DRAWING LIST:

SHEET NUMBER	DRAWING	ISSUED THIS SET
Z-001	ZONING SHEET, SITE INFORMATION, SITE PLAN	[✓]

TEAM INFORMATION:

OWNER
PURPLE CABAGE, INC
C/O OWNERS RANDY BAYERS & EMILY KELLER
938 MINONA AVE, LOUISVILLE, KY 40217
502-751-2243 RANDYBAYERSLAW@GMAIL.COM; TASTEETREATS.LOU@GMAIL.COM

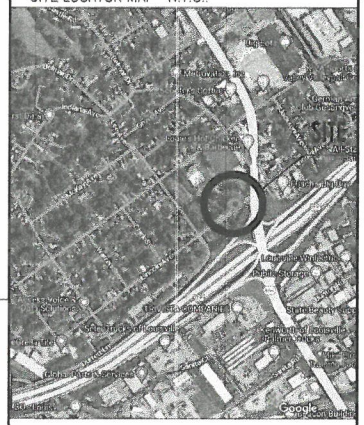
SURVEYOR
WILLETT & ASSOCIATES
C/O TODD K. WILLETT, PLS
7329 SAINT ANDREWS CHURCH ROAD, LOUISVILLE, KY 40214
502-968-9272

ARCHITECT
SNDBX DESIGN COLLABORATIVE
C/O CHRISTOPHER MANZO, AIA
139 N. BAILEY AVE, LOUISVILLE, KY 40208
314-964-1846 · WWW.SNDBX.DESIGN · CMANZO@SNDBX.DESIGN

(NOTE: ALL SYMBOLS MAY NOT BE USED ON THE DRAWINGS.)

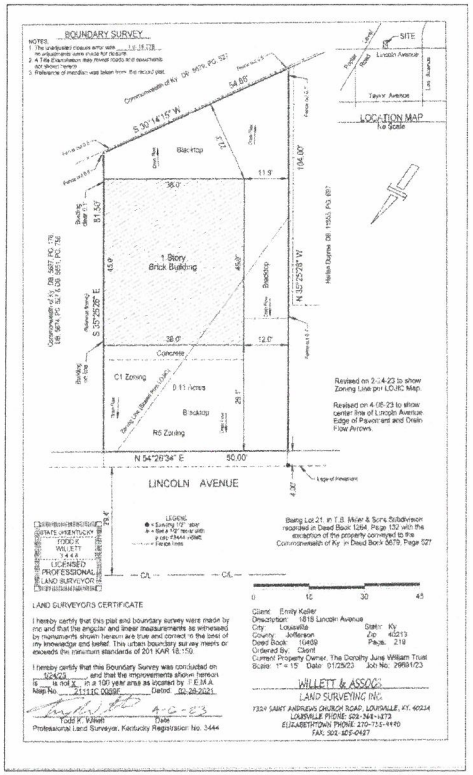
SITE SYMBOLS

SITE LOCATOR MAP - N.T.S.:



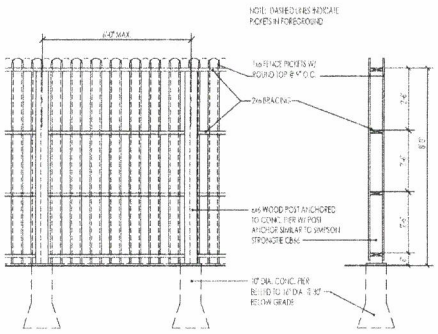
SITE MAP - N.T.S.:

EXISTING SITE PLAN:



RECEIVED
JUN 05 2023
PLANNING & DESIGN SERVICES

LANDSCAPE BUFFER VARIANCE FENCE DETAIL:



DETAILS @ WD. FENCE
SCALE: 3/4"=1'-0" FENCE 03.03.2023

PROPOSED SITE PLAN:

PARCEL ID: 085F00130000

OWNER: THE TRUST OF DOROTHY JUNE WILLMAN

(E) ZONING: R5 / C1 - N

PROPOSED ZONING: C1 - N

FORM DISTRICT: NEIGHBORHOOD

PROPOSED USE: LAW OFFICE AND BOUTIQUE CATERING BAKERY

PARKING REQUIREMENTS: WAIVER REQUESTED
LAW OFFICE: MIN. 1:400gsf = MIN. 2 SPACES
CATERING BAKERY: MIN 1:500gsf = MIN. 2 SPACES
(4) SPACES TOTAL REQUIRED - ZONING HAS ASKED THAT CARS NOT PULL BACK INTO TRAFFIC; (1) ON-STREET PARKING SPACE PROVIDED AND (2) SPACES PROVIDED AT EXISTING PAVING - WAIVER REQUESTED

WAIVER REQUESTED FOR LDC 10.2.10 TO OMIT THE REQUIRED VEHICLE USE AREA LANDSCAPE BUFFER AREA

WAIVER REQUESTED: LANDSCAPE BUFFER ADJACENT TO R-5.

NOTES:

NO CHANGE TO EXISTING ASPHALT OR CONCRETE
NO CHANGES TO EXISTING DRAINAGE PATTERNS
ONLY RE-STRIPING OF EXISTING PARKING AREA.

ADA ACCESSIBLE ROUTE INTO BUILDING IS VIA THE EXISTING PAVING UP TO THE EXISTING AT-GRADE FLUSH SIDE ENTRANCE. NO RAMP REQUIRED.

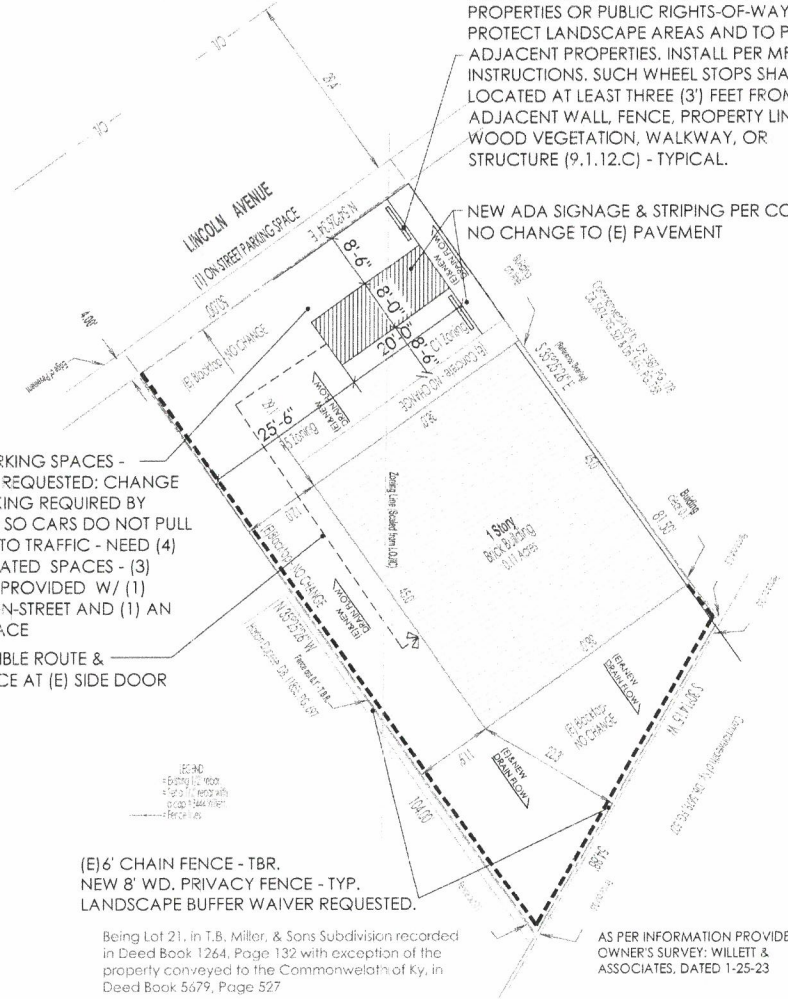
BICYCLE PARKING (3 SPACES) IS AVAILABLE INDOORS

RETAIL SHOP SHALL COMPLY WITH ALL MSD REQUIRED STANDARDS AND POLICY'S REGARDING GREASE.

NO SITE DISTURBANCE IS PROPOSED. SEE SURVEY FOR EXISTING DRAINAGE PATTERNS. NEW DRAINAGE PATTERNS ARE TO REMAIN THE SAME - NO CHANGE.

CONCRETE WHEEL STOPS AT LEAST 6"H.x6"W. SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPE AREAS AND TO PROTECT ADJACENT PROPERTIES. INSTALL PER MFGR'S INSTRUCTIONS. SUCH WHEEL STOPS SHALL BE LOCATED AT LEAST THREE (3') FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOOD VEGETATION, WALKWAY, OR STRUCTURE (9.1.12.C) - TYPICAL.

NEW ADA SIGNAGE & STRIPING PER CODE - NO CHANGE TO (E) PAVEMENT



1618 LINCOLN SITE PLAN
SCALE: 1"=10'-0" SitePlan 03.01.2023

SNDBX design collaborative

ZONING REVIEW FOR INTERIOR ALTERATIONS TO 1618 LINCOLN AVE
LOUISVILLE, KY 40213
TITLE SHEET, SITE INFO., CODE INFO.

JOB NO.	2022-019
DRAWN BY:	CAM
CHECKED BY:	CAM
ISSUE NUMBER:	1
REMARKS:	ZONING
PREVIOUS ISSUES/ REVISIONS:	
DATE	04.26.2022
SHEET NO.	Z-001

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