

GENERAL NOTES

1. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
2. Wheelstops and protective curbing at least 6" high and 6" wide shall be provided to prevent vehicles from overhanging sidewalks, properties or public rights of ways to protect landscaped areas and adjacent properties. Such wheelstops or curbing shall be at least three feet from any adjacent property line, woody vegetation or structure.
3. Off-street loading and refuse collection areas shall be located and screened so as not to be visible from adjacent public streets and residential uses.

WORKS NOTES

1. Construction plans, bond and permit are required by Metro Public Works prior to construction approval.
2. Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current MPW standards and shall be inspected prior to final bond release.
3. All roadway and entrance intersections shall meet requirements for landing areas as set by Metro Public Works, standards and shall be inspected prior to final bond release.

APCD NOTES

1. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

MSD NOTES

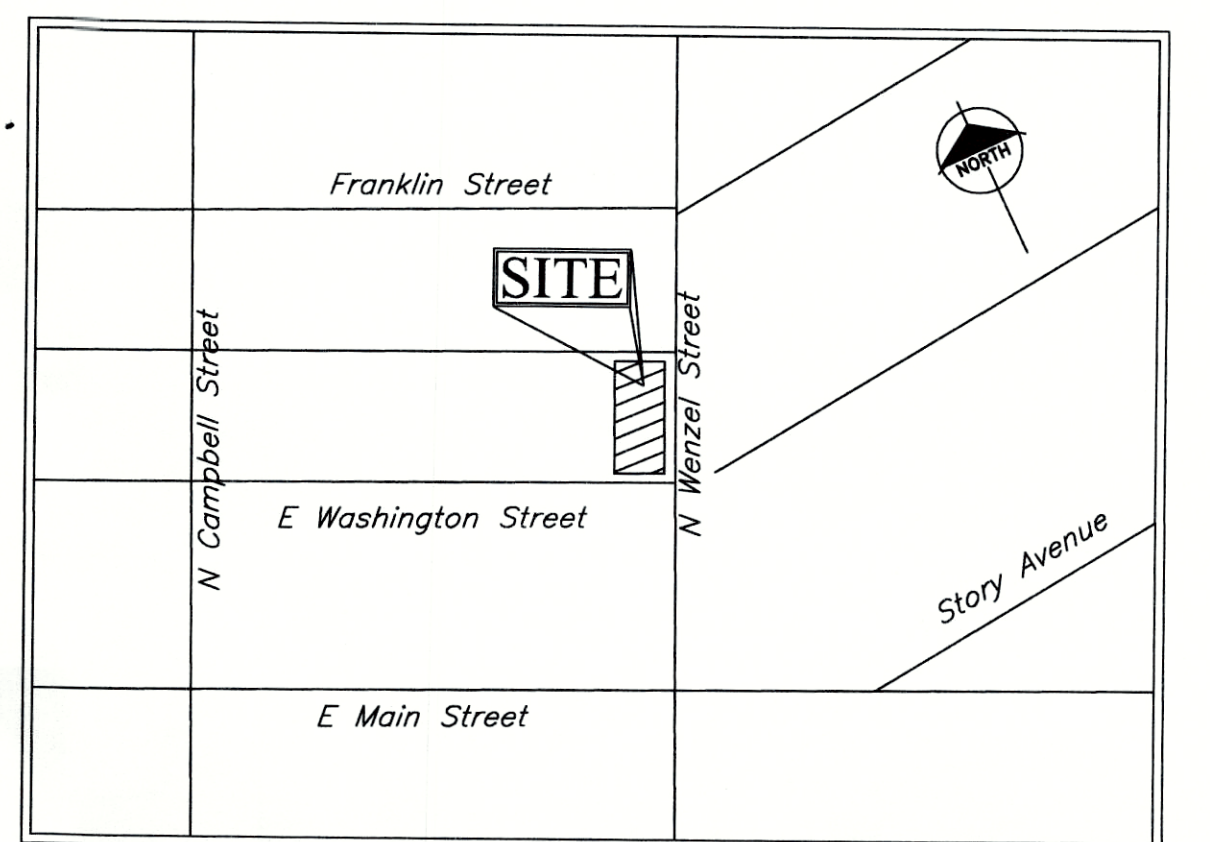
1. Drainage pattern depicted by arrows (→) is for information purposes only, all areas of the site are to be paved or finish graded in a manner that results in sheet flow as depicted. No areas of ponding water will be accepted.
2. Construction plans and documents shall comply with the Louisville & Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
3. Site will sheet flow to the catch basin in the alley. Verification of the catch basin capacity required prior to MSD construction plan approval.
4. All retail shops must have individual connections per MSD's fats oils and grease policy.

FLOODPLAIN NOTE

NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA PANEL NO. 2111C0026E, DATED DEC. 5, 2006.

IMPERVIOUS AREA

EXISTING IMPERVIOUS 4.036SF PROPOSED IMPERVIOUS 6,060 SF



LOCATION MAP

Site Data

EXISTING ZONING : R-6
 PROPOSED ZONING : C-1
 EXISTING FORM DISTRICT : TN
 PROPOSED LAND USE : RESTAURANT
 TOTAL SITE AREA : 0.18 ACRES / 7,875 SF
 TOTAL BUILDING AREA : 2,822 SF
 1st FLOOR : 2,056 SF 2nd FLOOR : 766 SF
 FLOOR AREA RATIO : 0.36

PARKING CALCULATION
 Maximum Allowed 2,822sf @ 1 space / 125sf - 23 spaces
 Minimum Required 2,822sf @ 1 space / 250sf - 9 spaces*
 (*11 spaces - 20% per section 9.1.1.F.8 of the Development Code)
PARKING PROVIDED : 10 SPACES

BICYCLE PARKING 2 spaces at a rack as shown 2 inside
 2 short term spaces @ 1 per 50 customer seats
 2 long term spaces

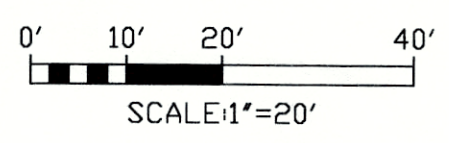
TREE CANOPY CALCULATION
 Site Area 7,875 SF Required Tree Canopy 5% or 394 sf
 Preserved Tree Canopy 960 sf
 No New Tree Canopy Required

A Landscape Waiver will be required to permit the required 15' LBA required pper LDC Section 10.2.4 along the west property line to be reduced to 4' with the proposed mitigation measures of an 8' wood fence and columnar evergreen trees.



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 BY: [Signature]
 DATE: 12/11/19
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



LEGEND

○	MH	Manhole
□	CB	Catch Basin
●	UP	Utility Pole
•	FN	Fire Hydrant
⊙	LT	Light Standard
—	oop	Edge of Pavement
—	OHE	Overhead Electric
—		Sanitary Sewer
▨		Proposed Crosswalk
—		Proposed Wheelstop

PDS CASE# 19-ZONE-0071

District Development Plan

DB 11219 P 239
 PARCEL #019G00940000

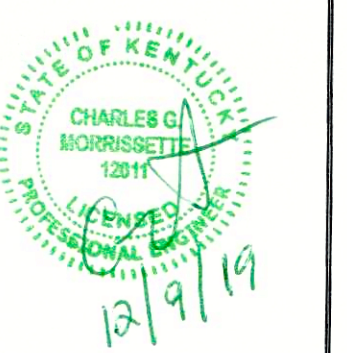
Washington House

939 E. Washington Street Louisville, KY 40206

Owner/Developer Nichols Ventures LLC
 130 N. Campbell Street
 Louisville, KY 40206

MILLER · WIHRY
 NWGLLC
 Engineers · Surveyors · Planners
 1387 South Fourth St. Louisville, KY 40208 Tel (502)636-5501

REVISIONS	SCALE
	1" = 20'
	DR.
	CK.
	DATE
	12/9/19



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