

GENERAL NOTES

- 1) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- 2) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0042E, DECEMBER 5, 2006)
- 3) SANITARY SEWERS ARE AVAILABLE BY CONNECTION UTILIZING EXISTING SEWER SYSTEM IN ALLEY EAST OF SITE. EXACT LOCATION OF CONNECTION TO BE DETERMINED PRIOR TO CONSTRUCTION.
- 4) DRAINAGE / STORM WATER DETENTION: STORMWATER CONNECTION TO EXISTING SEWER SYSTEM IN ALLEY EAST OF SITE. CONNECTION TO LIMIT 100 YEAR DEVELOPED FLOW RATE TO 10 YEAR RATE FOR FORMER USE. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 5) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- 6) KTC APPROVAL WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- 7) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 8) ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- 9) MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- 10) CONSTRUCTION PLANS, BOND & KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
- 11) APPROVAL FROM MSD'S INDUSTRIAL WASTE DEPARTMENT WILL BE REQUIRED.
- 12) DUMPSTERS SHALL BE SCREENED PER LDC CHAPTER 10 REQUIREMENTS.
- 13) ALL EXISTING PAVEMENT TO BE REMOVED.

LANDSCAPE NOTES

1. ALL PLANTS MUST BE HEALTHY, FREE OF PESTS AND DISEASES.
2. STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL PLANT MATERIAL.
3. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE BY THE OWNER. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) AREAS AND LAWNS UNTIL THE WORK AREAS ARE ACCEPTED IN TOTAL.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
6. ALL DISTURBED AREAS NOT CONTAINING OTHER PLANTING MATERIAL SHALL BE SEEDED OR SOODED BY THE LANDSCAPE CONTRACTOR AS SHOWN ON THIS DRAWING OR AS DIRECTED BY THE OWNER.
7. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.

PLANT LIST

SYMB.	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TS	17	THUJA OCCIDENTALIS 'SMARAGD'	SMARAGD ARBORVITAE	36" HT.	3' O.C.
TH	8	THUJA OCCIDENTALIS 'HETZ MIDGET'	HETZ MIDGET ARBORVITAE	18" HT.	3' O.C.
AF	3	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	1 3/4" CAL.	LIMBED UP 4'
CC	3	CERCIS CHINENSIS 'AVONDALE'	CHINESE REDBUD	6' HT.	SMALL TREE FORM



CHINESE REDBUD
10-12' HT. / 10-12' W.



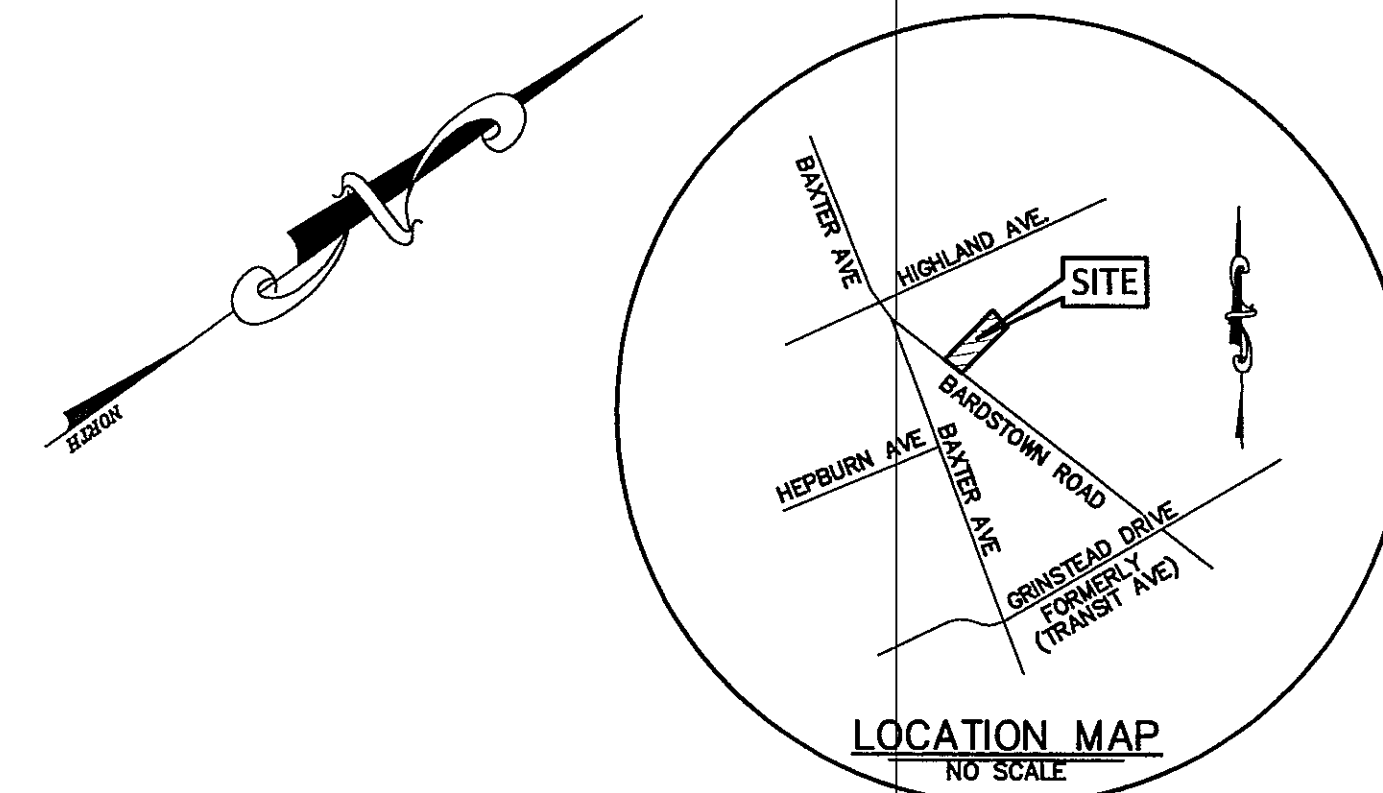
SMARAGD ARBORVITAE
12-14' HT. / 3-4' W.



ARMSTRONG MAPLE
50-75' HT. / 10-15' W.



HETZ MIDGET ARBORVITAE
3-4' HT. / 4-5' W.



SITE DATA

EXISTING ZONING: C-2
FORM DISTRICT: TRADITIONAL MARKETPLACE CORRIDOR
OVERLAY DISTRICT: BARDSTOWN RD./BAXTER AVE.
EXISTING USE: VACANT (FORMER DRY CLEANERS)
PROPOSED USE: RESTAURANT
GROSS SITE AREA: 0.25 AC
BUILDING FOOTPRINT: 2,954 SF
BUILDING AREA: 6,400 SF
OUTDOOR DINING AREA: 627 SF
BUILDING HEIGHT: 32.5'

PARKING SUMMARY

CAR PARKING REQUIREMENTS
MIN. PARKING REQUIRED: 18 SPACES
(1/250 SF LESS 30% LESS 2)
MAX. PARKING ALLOWED: 56 SPACES
(1/125 SF)
PARKING PROVIDED: 15 SPACES
(INCLUDING 1 ACCESSIBLE SPOT)

NOTE: REQUIRED PARKING CALCULATIONS REFLECT APPLICABLE REDUCTIONS FROM LDC CHAPTER 9 AS FOLLOWS:
1. LDC 9.1.3.1 - PROXIMITY TO TARC ROUTE = 10% REDUCTION
2. LDC 9.1.3.1 - MEETS GREEN SITE DESIGN STANDARDS = 20% REDUCTION (THIS SITE IS (1) PREVIOUSLY DEVELOPED (2) ALONG TARC ROUTE 17 AND (1) HAS BEEN DOCUMENTED AS CONTAMINATED. THERE IS A PROPERTY MANAGEMENT PLAN IN PLACE THAT HAS BEEN APPROVED BY THE KY ENERGY & ENVIRONMENT CABINET IN ORDER TO DEAL WITH THIS CONTAMINATION.)
3. LDC 9.1.12.1 - 10 SHORT TERM BICYCLE PARKING SPACES ARE BEING PROVIDED IN EXCESS OF THE REQUIRED SPACES FOR A REDUCTION OF TWO VEHICULAR SPACES.

BICYCLE PARKING REQUIREMENTS

REQUIRED SHORT TERM SPACES: 4 SPACES
PROVIDED SHORT TERM SPACES: 14 SPACES
REQUIRED LONG TERM SPACES: 2 SPACES
PROVIDED LONG TERM SPACES: 2 SPACES

* LONG TERM BICYCLE SPACES ARE PROVIDED WITHIN BUILDING.

TREE CANOPY REQUIREMENTS

EXISTING SITE AREA: 10,800 SF
TREE CANOPY TO REMAIN: 0 SF (0%)
TREE CANOPY REQUIRED: 1,080 SF (10%)

ILA CALCULATIONS

VUA: 5,664 SF
NO ILA IS REQUIRED FOR THIS SITE PER LDC 10.2.12 BECAUSE THE VUA IS UNDER 6,000 SF.

BENCH MARK (NAVD 88 DATUM)

BM 1 RAILROAD SPIKE SET IN THE SOUTHWEST SIDE OF UTILITY POLE #43594 (TEL) 87633 ON THE NORTH SIDE OF PAVED PUBLIC ALLEY. ELEV. 497.37

ADDITIONAL REQUESTS

1. A WAIVER OF LDC 10.2.10 TO ALLOW THE RAISED SEATING AREA TO ENCR OACH LESS THAN 1' INTO THE REQUIRED 5' VUA BUFFER BETWEEN THE PROPOSED DRIVE AISLE AND THE 1ST FLOOR RESIDENTIAL USE TO THE SOUTH EAST.
2. A WAIVER OF LDC 10.2.11 TO NOT PROVIDE THE VUA BUFFER BETWEEN THE PROPOSED DRIVE AISLE AND THE 1ST FLOOR RESIDENTIAL USE TO THE SOUTH EAST.
3. A PARKING WAIVER OF LDC 8.1.3 TO PROVIDE 3 LESS SPACES THAN REQUIRED BY THE LDC.
4. A VARIANCE FROM LDC 5.2.3.D.3.b TO ALLOW THE RAISED SEATING AREA TO ENCR OACH JUST OVER 1' INTO THE REQUIRED 6' SIDE YARD TO THE SOUTH EAST.

RECEIVED

APR 30 2014

PLANNING & DESIGN SERVICES

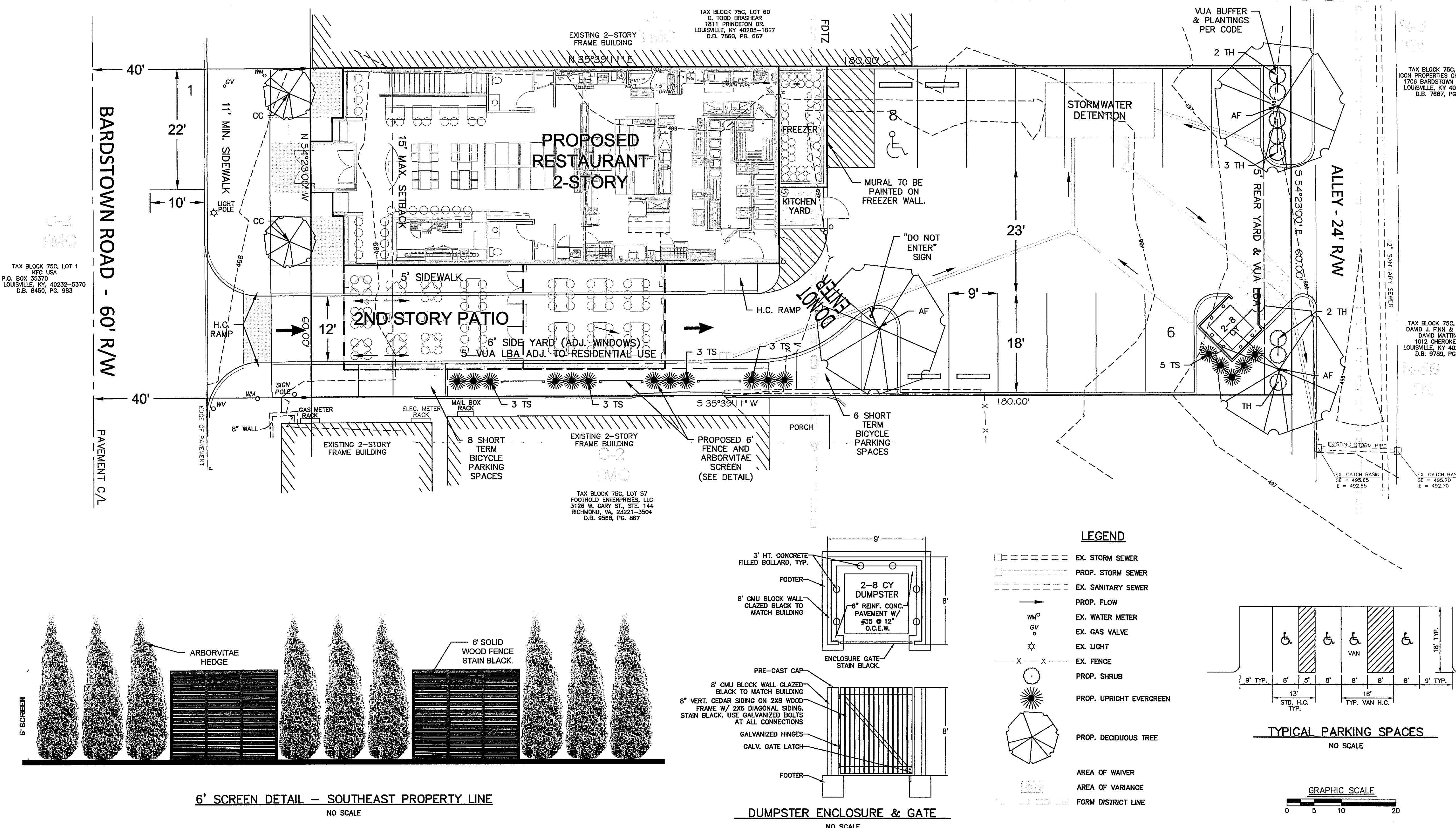
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CASE #S 14BROD1005, 14VARIANCE1030, 14PARK1000, & 2-15-14
TAX BLOCK 75C, LOTS 58 & 59

OWNER/DEVELOPER
ADDYWORLD, LLC
1201 STORY AVENUE
LOUISVILLE, KY 40206
D.B. 10086, PG. 358

SHEET TITLE: CATEGORY 2B / BARDSTOWN OVERLAY PLAN
PROJECT TITLE: MELLOW MUSHROOM 1023 + 1025 BARDSTOWN ROAD LOUISVILLE, KY 40204

JOB NO. 2883
SCALE: 1" = 10'
DATE: 04/30/14
DRAWING NO: CAT-2B
SHEET 1 OF 1



2-15-14 14PARK1000 14VARIANCE1030