## **PLANT LIST** LANDSCAPE NOTES GENERAL NOTES COMMON NAME SYMB. QUANT. BOTANICAL NAME SIZE NOTES ALL PLANTS MUST BE HEALTHY, FREE OF PESTS AND 1) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP THUJA OCCIDENTALIS 'SMARAGD' SMARAGD ARBORVITAE 36" HT. 3' O.C. 18" HT. THUJA OCCIDENTALIS 'HETZ MIDGET' HETZ MIDGET ARBORVITAE 3' O.C. 2. STANDARDS SET FORTH IN 'AMERICAN STANDARDS FOR NURSERY STOCK' REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL ACER X FREEMANII 'ARMSTRONG' ARMSTRONG MAPLE 1 3/4" CAL. LIMBED UP 4' 2) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0042E, DECEMBER 5, 2006) CERCIS CHINENSIS 'AVONDALE' CHINESE REDBUD 6' HT. SMALL TREE FORM 3 3) SANITARY SEWERS ARE AVAILABLE BY CONNECTION UTILIZING EXISTING CONNECTION FOR FORMER MIRACLE CLEANERS SITE. EXACT THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) LOCATION OF CONNECTION TO BE DETERMINED PRIOR TO CONSTRUCTION. YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE BY TH OWNER. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE 4) DRAINAGE / STORM WATER DETENTION: STORMWATER CONNECTION TO EXISTING SEWER SYSTEM IN ALLEY EAST OF SITE. CONNECTION TO LIMIT GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER). 100 YEAR DEVELOPED FLOW RATE TO 10 YEAR RATE FOR FORMER USE. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES SHALL BE 4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) AREAS AND LAWNS UNTIL THE WORK AREAS ARE ACCEPTED IN TOTAL. 5) COMPATIBLE UTILITIES SHALL BE PLACE IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE. . THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, 6) KTC APPROVAL WILL BE REQUIRED PRIOR TO CONSTRUCTION SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION. 7) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS CATION MAP 6. ALL DISTURBED AREAS NOT CONTAINING OTHER PLANTING MATERIAL SHALL BE SEEDED OR SODDED BY THE LANDSCAPE FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES. CONTRACTOR AS SHOWN ON THIS DRAWING OR AS DIRECTED 8) ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE 7. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN 9) MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES. THREE (3) MONTHS. SITE DATA **EXISTING ZONING:** SMARAGD ARBORVITAE ARMSTRONG MAPLE HETZ MIDGET ARBORVITAE CHINESE REDBUD TRADITIONAL MARKETPLACE CORRIDOR FORM DISTRICT: 10) CONSTRUCTION PLANS, BOND & KTC PERMIT WILL BE REQUIRED 12-14' HT. / 3-4' W. 50-75' HT. / 10-15' W. 3-4' HT. / 4-5' W. OVERLAY DISTRICT: BARDSTOWN RD./BAXTER AVE. 10-12' HT. / 10-12' W. PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS. EXISTING USE: **VACANT (FORMER DRY CLEANERS)** 11) APPROVAL FROM MSD'8 INDUSTRIAL WASTE DEPARTMENT WILL BE PROPOSED USE: RESTAURAN' 0.25 AC 2,954 SF GROSS SITE AREA: BUILDING FOOTPRINT BUILDING AREA: 6,400 SF 627 SF 12) DUMPSTERS SHALL BE SCREENED PER LDC CHAPTER 10 OUTDOOR DINING AREA: BUILDING HEIGHT: 13) ALL EXISTING PAVEMENT TO BE REMOVED. PARKING SUMMARY CAR PARKING REQUIREMENTS VUA BUFFER TAX BLOCK 75C, LOT 60 C. TODD BRASHEAR & PLANTINGS MIN. PARKING REQUIRED: PRINCETON DR. 18 SPACES PER CODE (1/250 SF LESS 30%, LESS 2) MAX. PARKING ALLOWED: EXISTING 2-STORY 56 SPACES FRAME BUILDING (1/125 SF) PARKING PROVIDED: 15 SPACES (INCLUDING 1 ACCESSIBLE SPOT) TAX BLOCK 75C, LOT 72 ICON PROPERTIES CHEROKEE I 1706 BARDSTOWN RD., FL 2 NOTE: REQUIRED PARKING CALCULATIONS REFLECT APPLICABLE REDUCTIONS FROM LDC CHAPTER 9 AS FOLLOWS: 1. LDC 9.1.3.F.1 - PROXIMITY TO TARC ROUTE = 10% REDUCTION 2. LDC 9.1.3.F.9 - MEETS GREEN SITE DESIGN STANDARDS = STORMWAITER BARD 20% REDUCTION (THIS SITE IS (1) PREVIOUSLY DEVELOPED (2) DETENTION ALONG TARC ROUTE 17 AND (11) HAS BEEN DOCUMENTED AS CONTAMINATED. THERE IS A PROPERTY MANAGEMENT PLAN IN 22' PLACE THAT HAS BEEN APPROVED BY THE KY ENERGY & ENVIRONMENT CABINET IN ORDER TO DEAL WITH THIS PROPOSED CONTAMINATION.) 3. LDC 9.1.12.L — 10 SHORT TERM BICYCLE PARKING SPACES ARE BEING PROVIDED IN EXCESS OF THE REQUIRED SPACES FOR A REDUCTION OF TWO VEHICULAR SPACES. S MURAL TO BE PAINTED ON BICYCLE PARKING REQUIREMENTS FREEZER WALL KITCHEN REQUIRED SHORT TERM SPACES: 4 SPACES YARD PROVIDED SHORT TERM SPACES 14 SPACES REQUIRED LONG TERM SPACES: 2 SPACES $\mathbf{Z}$ \_ "DO NOT PROVIDED LONG TERM SPACES\*: ENTER" R/W \* LONG TERM BICYCLE SPACES ARE PROVIDED WITHIN BUILDING. SIGN TAX BLOCK 75C, LOT 1 KFC USA P.O. BOX 35370 LOUISVILLE, KY, 40232-5370 D.B. 8450, PG. 983 TREE CANOPY REQUIREMENTS EXISTING SITE AREA: 10,800 SF 0 SF (0%) 1,080 SF (10%) TREE CANOPY TO REMAIN: H.C. RAMP 2ND STORY PATIO TREE CANOPY REQUIRED: TAX BLOCK 75C, LOT 73 DAVID J. FINN & TIMOTHY DAVID MATTINGLY 1012 CHEROKEE RD. LOUISVILLE, KY 40204—1214 D.B. 9789, PG. 614 Õ H.C. RAMP R/W 'SIDE YARD (ADJ. WINDOWS) ILA CALCULATIONS 5' VUA LBA ADJ. TO RESIDENTIAL USE 5,664 SF NO ILA IS REQUIRED FOR THIS SITE PER LDC 10.2.12 BECAUSE THE VUA IS UNDER 6,000 SF. 180.00' 6 SHORT TERM PORCH BENCH MARK (NAVD 88 DATUM) **BICYCLE** EXISTING 2-STORY PROPOSED\_6' 8 SHORT PARKING-EXISTING 2-STORY FRAME BUILDING EXISTING STORM PIPE BM 1 RAILROAD SPIKE SET IN THE SOUTHWEST SIDE OF FENCE AND TERM SPACES FRAME BUILDING UTILITY POLE #45594 (TEL) 87633 ON THE NORTH SIDE OF PAVED PUBLIC ALLEY. ARBORVITAE \ BICYCLE **PARKING** SCREEN \ ELEV. 497.37 EX. CATCH BASIN GE = 495.65 SPACES (SEE DETAIL) E = 492.65TAX BLOCK 75C, LOT 57 FOOTHOLD ENTERPRISES, LLC 3126 W. CARY ST., STE. 144 RICHMOND, VA, 23221-3504 D.B. 9568, PG. 867 ADDITIONAL REQUESTS 1. A WAIVER OF LDC 10.2.10 TO ALLOW THE RAISED SEATING AREA TO ENCROACH LESS THAN 1' INTO THE REQUIRED 5' VUA BUFFER **LEGEND** TO ENCROACH 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 TREES BETWEEN THE PROPOSED DRIVE AISLE AND THE 1ST FLOOR RESIDENTIAL USE TO THE SOUTH EAST. 3. A PARKING WAIVER OF LDC 9.1.3 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 ENCROACH JUST OVER 1' INTO THE REQUIRED BY SIDE YARD TO THE SOUTH EAST. 3' HT. CONCRETE-EX. STORM SEWER FILLED BOLLARD, TYP. PROP. STORM SEWER 2-8 CY EX. SANITARY SEWER DUMPSTER 8' CMU BLOCK WALL-PROP. FLOW GLAZED BLACK TO MATCH BUILDING -6" REINF. CONC 6' SIDE YARD TO THE SOUTH EAST. PAVEMENT W/ EX. WATER METER **5B** #35 **9** 12" O.C.E.W. EX. GAS VALVE CATEGORY Ġ. **5** / --- 6' SOLID EX. LIGHT **WOOD FENCE** RECEIVED **ENCLOSURE GATE-**STAIN BLACK. HEDGE EX. FENCE STAIN BLACK. PRE-CAST CAP-APR 3 U 2014 8' 8' 8' 9' TYP. 8' CMU BLOCK WALL GLAZED— BLACK TO MATCH BUILDING PLANNING & DESIGN SERVICES PROP. UPRIGHT EVERGREEN 8" VERT. CEDAR SIDING ON 2X8 WOOD-FRAME W/ 2X6 DIAGONAL SIDING. STAIN BLACK. USE GALVANIZED BOLTS WM# 10976 AT ALL CONNECTIONS CASE #S 14BRQD1005, 14VARIANCE1030, TYPICAL PARKING SPACES GALVANIZED HINGES-14PARK1000, & 2-15-14 PROP. DECIDUOUS TREE NO SCALE GALV. GATE LATCH-TAX BLOCK 75C, LOTS 58 & 59 JOB NO. SCALE: 1" = 10' DATE: 04/30/14 OWNER/DEVELOPER AREA OF WAIVER ADDYWORLD, LLC. DRAWING NO: AREA OF VARIANCE 1201 STORY AVENUE 6' SCREEN DETAIL - SOUTHEAST PROPERTY LINE **CAT-2B** FORM DISTRICT LINE LOUISVILLE, KY 40206 DUMPSTER ENCLOSURE & GATE NO SCALE D.B. 10086, PG. 358 NO SCALE SHEET 1 OF 1