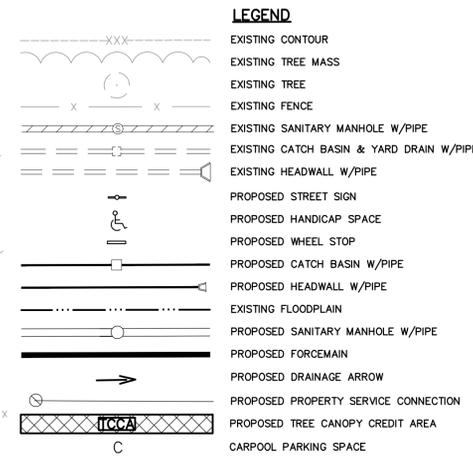
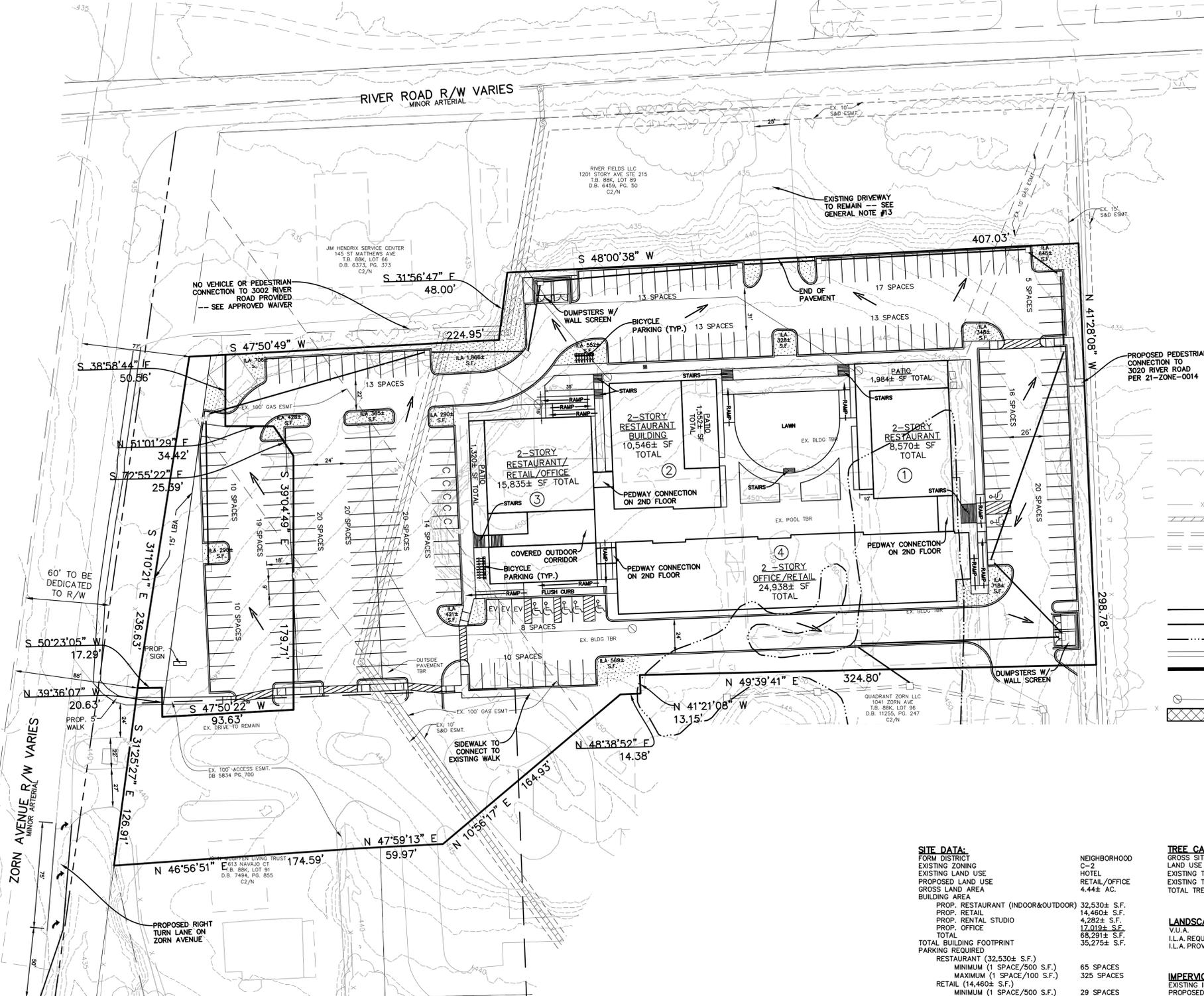




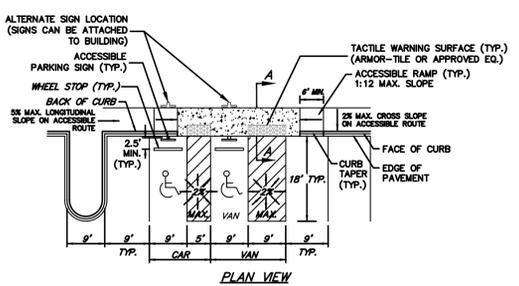
LOCATION MAP
NO SCALE



- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
 - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - THE DEVELOPMENT LIES IN THE FAIRDALE FIRE DISTRICT.
 - SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
 - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
 - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
 - PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY, A DEFINED OR GENERAL CROSSOVER ACCESS EASEMENT IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE CREATED AND RECORDED TO PERMIT ACCESS ACROSS THE RIVER FIELDS PROPERTY TO THE NORTH.
 - WHEEL STOPS AND PROTECTIVE CURBING WILL BE PROVIDED TO MEET VEHICLE OVERHANG REQUIREMENTS.

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
 - RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
 - AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
 - ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
 - THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL ROADWAY PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
 - CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
 - TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
 - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
 - NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.
 - CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - TRAFFIC IMPACT STUDY IN PROGRESS.

- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - WASTEWATER: SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND APPLICABLE CHARGES.
 - DRAINAGE/STORMWATER DETENTION: DUE TO THE PROPOSED PROJECT SITE HAVING LESS IMPERVIOUS AREA THAN THE EXISTING SITE, THE STORMWATER RUNOFF IS LESS THAN EXISTING, AS SUCH PROVIDING DETENTION IS NOT NECESSARY.
 - EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
 - A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111C0108).
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - ANY REQUIRED FILL IN THE FLOODPLAIN CAN BE COMPENSATED ON SITE AT 1.5 TO 1 OR THE VOLUME CAN BE PURCHASED DIRECTLY THROUGH MSD.
 - LOWEST FINISHED FLOOR AT 451.1' AND THE LOWEST MACHINERY TO BE AT OR ABOVE 452.1'.



PLAN VIEW
 TYPICAL ACCESSIBLE PARKING SPACES
 NO SCALE

SITE DATA:

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	C-2
PROPOSED LAND USE	COMMERCIAL
GROSS LAND AREA	4,444± A.C.
BUILDING AREA	4,282± S.F.
PROP. RESTAURANT (INDOOR&OUTDOOR)	32,530± S.F.
PROP. RETAIL	14,460± S.F.
PROP. RENTAL STUDIO	4,282± S.F.
PROP. OFFICE	17,019± S.F.
TOTAL	68,291± S.F.
TOTAL BUILDING FOOTPRINT	35,276± S.F.
PARKING REQUIRED	
RESTAURANT (32,530± S.F.)	65 SPACES
MINIMUM (1 SPACE/500 S.F.)	325 SPACES
MAXIMUM (1 SPACE/100 S.F.)	
RETAIL (14,460± S.F.)	29 SPACES
MINIMUM (1 SPACE/500 S.F.)	72 SPACES
MAXIMUM (1 SPACE/200 S.F.)	
RENTAL STUDIO (4,282± S.F.)	14 SPACES
MINIMUM (1 SPACE/300 S.F.)	29 SPACES
MAXIMUM (1 SPACE/150 S.F.)	
OFFICE (17,019± S.F.)	43 SPACES
MINIMUM (1 SPACE/400 S.F.)	113 SPACES
MAXIMUM (1 SPACE/150 S.F.)	
TOTAL	151 SPACES
MINIMUM	539 SPACES
MAXIMUM	
PARKING PROVIDED	241 SPACES
(INCLUDES 7 ADA SPACES & 5 CARPOOL SPACES)	
RENTAL STUDIO (4,282± S.F.)	15 SPACES
MINIMUM (1 SPACE/300 S.F.)	
MAXIMUM (1 SPACE/150 S.F.)	
BICYCLE PARKING REQUIRED	
(10% REQUIRED PARKING)	
FRONT/STREET SIDE YARDS	10-150'
MAXIMUM BUILDING HEIGHT	35'

TREE CANOPY DATA:

GROSS SITE AREA	4,444± A.C.
LAND USE	COMMERCIAL
EXISTING TREE CANOPY	3,842± S.F. (2%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	67,692± S.F. (35%)

LANDSCAPE DATA:

V.U.A.	90,133± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	6,760± S.F.
I.L.A. PROVIDED	7,588± S.F.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	165,210± S.F.
PROPOSED IMPERVIOUS AREA	143,128± S.F.
NET IMPERVIOUS DECREASE	22,082± S.F.

APPROVED WAIVER (22-WAIVER-0232):
 A WAIVER OF LDC 5.5.2.B.1 WAS APPROVED ON 1/18/23 TO OMIT THE PEDESTRIAN AND VEHICULAR CONNECTION TO 3002 RIVER ROAD DUE TO TOPOGRAPHY CONSTRAINTS.

VARIANCE REQUEST:
 A VARIANCE OF LDC 5.3.1.C.5 IS REQUESTED TO ALLOW BUILDINGS 3 AND 4 TO EXCEED THE MAXIMUM STREET SIDE SETBACK OF 80'.

CASE #23-CAT3-0016
 RELATED CASE
 #22-CAT3-0010
 #13DEVPAN1115
 WM #10895

