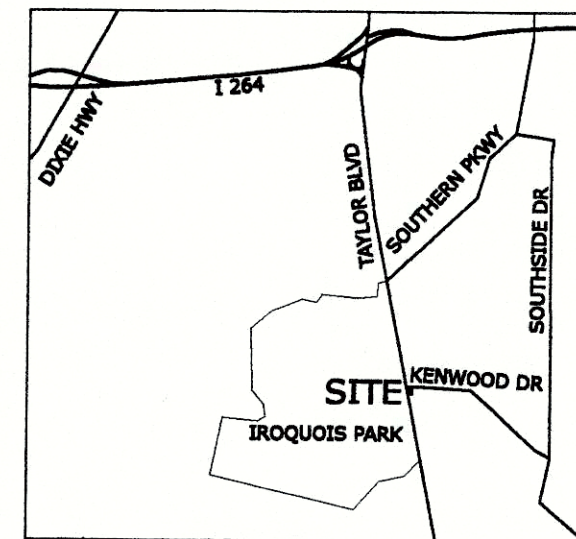
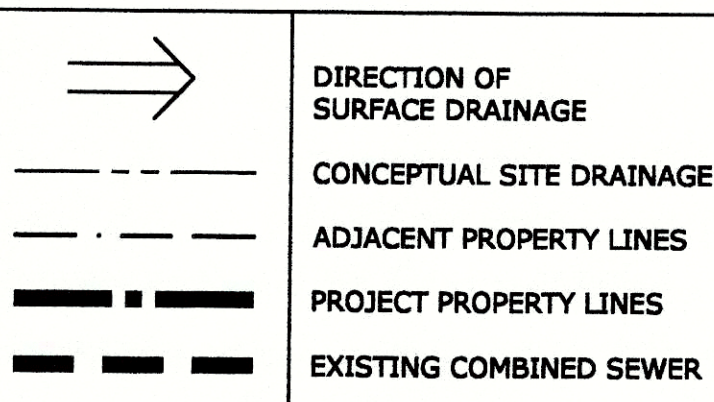




LOCATION MAP

NOT TO SCALE NORTH



GENERAL NOTES

- MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION. DOWNPOUTS FROM NEW BUILDINGS TO OUTLET ON SURFACE.
- ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL COMPLY WITH MSD'S WASTEWATER/STORMWATER DISCHARGE REGULATIONS (WDR) AND MSD'S FATS, OILS & GREASE (FOG) MANAGEMENT POLICY.
- ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL CONTACT MSD PRIOR TO CONDUCTING PRIVATE PLUMBING WORK AT THE MULTI-UNIT SITE.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE W/ CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- DETENTION WILL BE PROVIDED POST DEVELOPED 100 YEAR TO 10 YEAR PREDEVELOPED FLOW.
- ALL WORK WITHIN THE RIGHT OF WAY WILL REQUIRE ENCROACHMENT BOND AND PERMIT.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DRAINAGE STRUCTURES WITH STATE RIGHT OF WAYS SHALL BE STATE DESIGN.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA STANDARDS.
- DUMPSTER PICKUP WILL OCCUR OUTSIDE OF OPERATING HOURS.
- RIGHT-OF-WAY DEDICATION BY DEED OF CONVEYANCE OR BY MINOR PLAY SHALL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.

MSD NOTES

- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OILS, AND GREASE POLICY.
- A DOWNSTREAM SANITARY CAPACITY FACILITY REQUEST HAS BEEN SUBMITTED PRIOR TO PRELIMINARY PLAN APPROVAL. APPROVAL WILL BE COMPLETED BEFORE CONSTRUCTION PLAN APPROVAL.
- HYDRO APPROVAL REQUIRED FOR ANY REQUIRED STORM WATER WORK IN THE STATE RIGHT OF WAY PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- THIS PROJECT IS SUBJECT TO MSD WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE IS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN THE AREA OF DISTURBANCE IS AT 37,186 SQ FT.
- SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100 YEAR POST DEVELOPED DISCHARGE TO THE 10 YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.

BEFORE YOU DIG NOTES

- ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN.
- THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (PHONE: 1-800-752-6007 OR LOCAL BO. 502-266-5123) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT.
- THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (i.e. cables, electrical wires, gas, and water lines). WHEN CONTACTING KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

SITE CALCULATIONS

GROSS SITE AREA ACRES	63,115 SQ FT 1.43 ACRES
EXISTING GROSS BUILDING FOOTPRINT	3,552 SQ FT
EXISTING GROSS FLOOR AREA	3,552 SQ FT
PROPOSED ADDITIONS BUILDING AREA	13,168 SQ FT
PROPOSED FLOOR AREA RATIO	0.23 FAR
EXISTING IMPERVIOUS AREA	63,115 SQ FT
PROPOSED IMPERVIOUS AREA	54,320 SQ FT
TOTAL PROPOSED VEHICULAR USE AREA REQUIRED ILA (7.5%, 30,000 SQFT > VUA > 12,000 SQFT)	23,194 SQ FT 1,740 SQ FT
PROPOSED INTERIOR LANDSCAPE AREA	1,419 SQ FT
PROPOSED WAIVER TO REDUCE ILA TO 6.1% & TO REDUCE MAX DISTANCE BETWEEN ILA TO 25 SPACES FROM 20	
AREA OF DISTURBANCE	37,186 SQ FT

SQUARE FOOTAGE & OCCUPANCY

BUILDING 1 SEATING AREAS (4,877 SQ FT @ 1/15) OUTDOOR SEATING (1,178 SQ FT @ 1/15) KITCHEN (1,500 SQ FT @ 1/100)	419 PEOPLE 325 PEOPLE 79 PEOPLE 15 PEOPLE
BUILDING 2 SEATING AREAS (2,474 SQ FT @ 1/15) OUTDOOR SEATING (800 SQ FT @ 1/15) KITCHEN (300 SQ FT @ 1/100)	221 PEOPLE 165 PEOPLE 53 PEOPLE 3 PEOPLE
BUILDING 3 SEATING AREAS (1,516 SQ FT @ 1/15) OUTDOOR SEATING (470 SQ FT @ 1/15) KITCHEN (1,516 SQ FT @ 1/100)	147 PEOPLE 101 PEOPLE 31 PEOPLE 15 PEOPLE
BUILDING 4 SEATING AREAS (1,919 SQ FT @ 1/15) OUTDOOR SEATING (470 SQ FT @ 1/15) KITCHEN (1,754 SQ FT @ 1/100)	177 PEOPLE 128 PEOPLE 31 PEOPLE 18 PEOPLE
GROSS SQ FT	
BUILDING 1	7,824
OUTDOOR 1	1,178
BUILDING 2	3,208
OUTDOOR 2	800
BUILDING 3	3,200
OUTDOOR 3	470
BUILDING 4	4,150
OUTDOOR 4	470

PARKING SUMMARY-DAY

	MINIMUM @1/125 47 SPACES	MAXIMUM @1/50 117 SPACES
BLDG. 1 REST. (5,850 SQ FT) -10% TARC -20% HISTORIC -20% GREEN DESIGN PARKING PER USE	-22 SPACES 25 SPACES	117 SPACES
BUILDINGS 2,3,4 (12,298 SQ FT) -10% TARC -20% GREEN DESIGN PARKING PER USE	@1/125 98 SPACES -28 SPACES 70 SPACES	@1/50 245 SPACES 245 SPACES
TOTAL REQUIRED SPACES	95 SPACES REQUIRED	362
ON-SITE PROVIDED HANDICAP SPACES ON-SITE ON-STREET PARKING JOINT USE PARKING TOTAL PARKING PROVIDED	74 SPACES 3 SPACES 5 SPACES 31 SPACES 113 SPACES	
BIKE PARKING SHORT TERM LONG TERM	REQUIRED 4 2	PROVIDED 12 6 INSIDE

NOTE: BLDG. #1 WILL BE OPEN ON THE 1ST FLR. ONLY WHEN BLDG. #3 IS OPEN FOR BUSINESS (BLDG. #3 APPROX. OPENING TIMES 7am - 3pm). PEAK HOURS OF BLDGS. #1, #3 & #4 WILL OCCUR IN THE EVENING, WHEN THE JOINT PARKING BUSINESS WILL BE CLOSED (BANK HOURS 9am - 4pm).

PARKING SUMMARY-NIGHT

	MINIMUM @1/125 72 SPACES	MAXIMUM @1/50 180 SPACES
BLDG. 1 REST. (9,002 SQ FT) -10% TARC -20% HISTORIC -20% GREEN DESIGN PARKING PER USE	-35 SPACES 37 SPACES	180 SPACES
BUILDINGS 2 & 4 (8,880 SQ FT) -10% TARC -20% GREEN DESIGN PARKING PER USE	@1/125 71 SPACES -22 SPACES 50 SPACES	@1/50 177 SPACES 177 SPACES
TOTAL REQUIRED SPACES	87 SPACES REQUIRED	357
ON-SITE PROVIDED HANDICAP SPACES ON-SITE ON-STREET PARKING JOINT USE PARKING TOTAL PARKING PROVIDED	74 SPACES 3 SPACES 5 SPACES 31 SPACES 113 SPACES	
BIKE PARKING SHORT TERM LONG TERM	REQUIRED 4 2	PROVIDED 12 6 INSIDE

NOTE: BLDG. #3 WILL CLOSE FOR BUSINESS AT 3pm & THE 2ND FLR OF BLDG. #1 WILL OPEN. PEAK HOURS OF THE RESTAURANTS WILL OCCUR IN THE EVENING, WHEN THE JOINT PARKING BUSINESS WILL BE CLOSED (BANK HOURS 9am - 4pm).

EPSC NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING AREAS ARE SEEDS AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDS, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING BR-02. SEDIMENT-LOADED GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN. WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

PROPERTY INFO

PARCEL ID	062G 0068 0000
ZONING	C1
FORM DISTRICT	N
HISTORIC SITE	NO
CONSTRUCTION TYPE	SB
USE GROUP	A2 ASSEMBLY
EXISTING USE	RESTAURANT
PROPOSED USE	RESTAURANT

SCOPE OF WORK

- RENOVATE EXISTING SPACE FOR NEW TENANT
- CONSTRUCT NEW RESTAURANT BUILDINGS
- CONSTRUCT NEW PARKING AND LANDSCAPING

CURRENT OWNER

JEFFERSON COUNTY METRO LOUISVILLE
527 W JEFFERSON STREET
LOUISVILLE KY 40202
CONTACT 502 574 5700
countyclerk@jeffersoncountyclerk.org

OWNER IN JULY 2017

UNDERHILL ASSOCIATES
808 LYNDON LANE #204
LOUISVILLE KY 40222
COLIN UNDERHILL 502 581 8800
colin@uhill.org

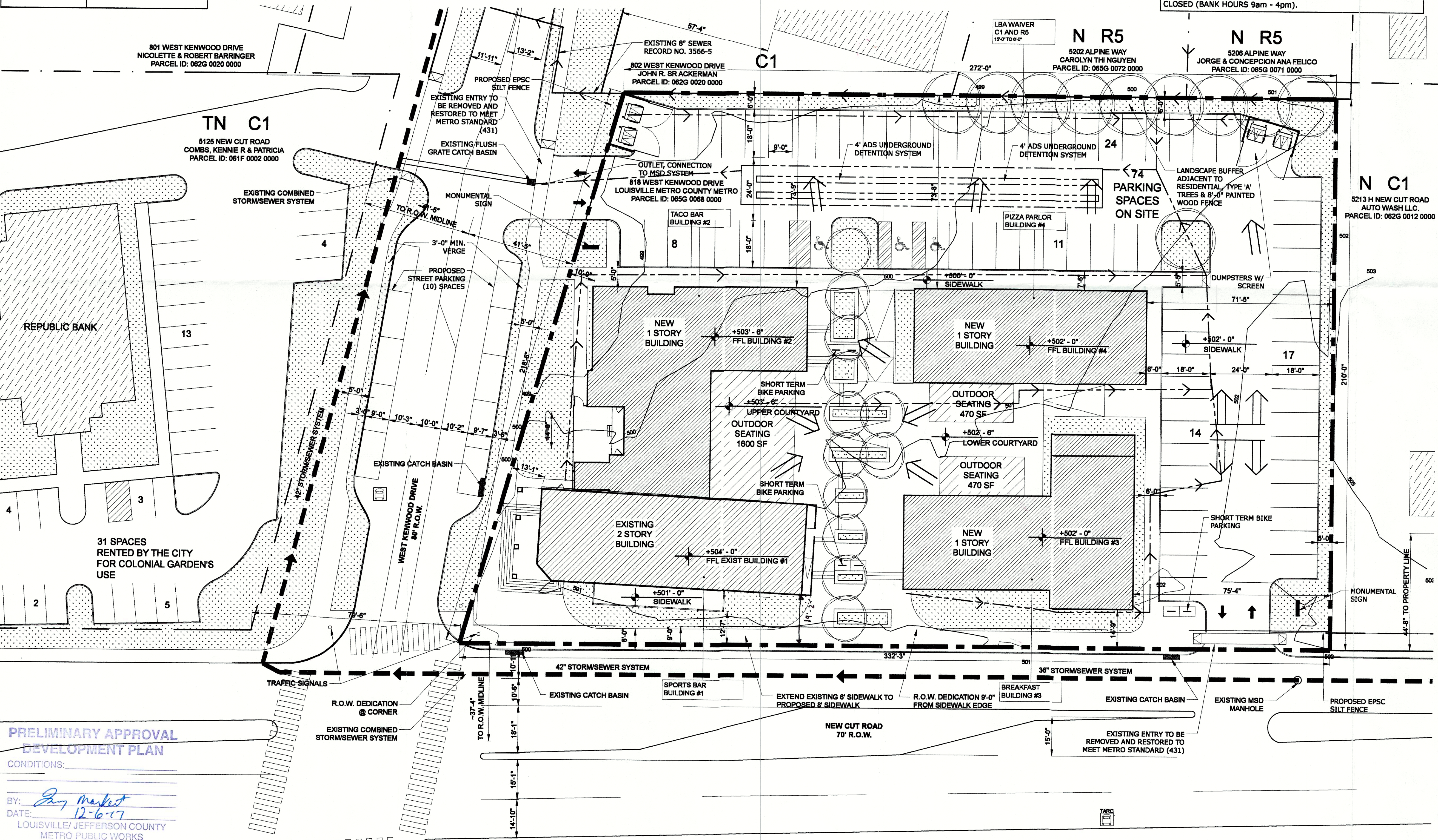
ARCHITECT

ARCHITECTURAL ARTISANS INC
213 SOUTH SHELBY STREET
LOUISVILLE KY 40202
JEFF RAWLINS 502 582 3907
jr@architecturalartisans.net

CONTRACTOR

TBD

w m # 11595

PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:

BY: *Jeff Rawlins*
DATE: 12-6-17
LOUISVILLE JEFFERSON COUNTY
METRO PUBLIC WORKS

PROPOSED SITE & VICINITY PLAN

SCALE: 1/20" = 1'-0"

NORTH

RECEIVED
NOV 28 2017
PLANNING &
DESIGN SERVICES

PRELIMINARY APPROVAL

Condition of Approval:

REVISIONS

1. 10/10/2017
2. 10/10/2017
3. 10/10/2017

DATE

12/6/2017

SHEET

1 OF 1

17 CUP 1005

COLONIAL GARDENS
CONDITIONAL USE PERMIT
NEW CUT ROAD & WEST KENWOOD DRIVE LOUISVILLE KENTUCKY 40214

