

Legend

Symbols	Abbreviations
Drainage Flow	EP Edge of Pavement
CB Catch Basin	R/W Right of Way
UP Utility Pole	Typ. Typical
MH Manhole	—OHE— Overhead Electric
FH Fire Hydrant	--- Sanitary Sewer Line
	--- Fence

GENERAL NOTES

- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- WHEELSTOPS AND PROTECTIVE CURBING AT LEAST 6" HIGH AND 6" WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJACENT SIDEWALKS. PROPERTIES OR PUBLIC RIGHT OF WAYS TO PROTECT LANDSCAPED AREAS AND ADJACENT PROPERTIES. SUCH WHEELSTOPS OR CURBING SHALL BE THREE FEET FROM ANY ADJACENT PROPERTY LINE, WOODY VEGETATION OR STRUCTURE.
- STREET TREES TO BE PROVIDED IN ADJACENT RIGHTS-OF-WAY PER LAND DEVELOPMENT CODE SECTION 10.2.8. FINAL LOCATION AND TYPE TO SHOWN ON THE APPROVED LANDSCAPE PLAN.
- DUMPSTER TO BE SCREENED IN ACCORDANCE WITH LAND DEVELOPMENT CODE 4.4.9.
- UPON REDEVELOPMENT OF THE PROPERTY TO THE SOUTH FOR ANY COMMERCIAL USE, A RECIPROCAL ACCESS AND CROSSOVER EASEMENT AGREEMENT IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION LEGAL COUNSEL SHALL BE CREATED BETWEEN THE ADJOINING PROPERTY OWNERS AND RECORDED.

WORKS NOTES

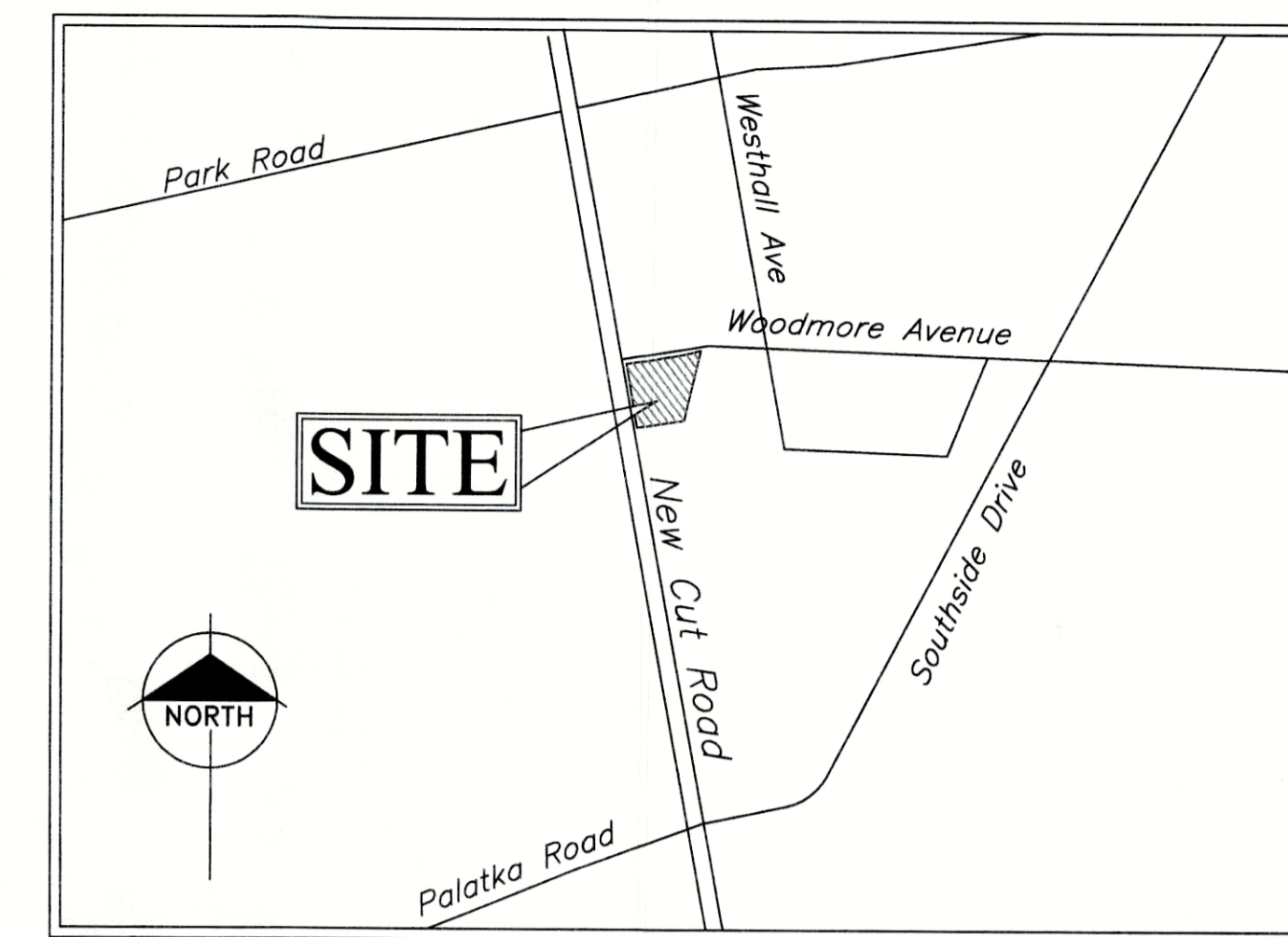
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

MSD NOTES

- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- SANITARY SEWER SERVICE PROVIDED BY PSC SUBJECT TO ANY FEES AND APPLICABLE CHARGES.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL STATE AND FEDERAL ORDINANCES.
- AN EPSC PLAN SHALL BE APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION APPROVAL.

Drainage Data

DISTURBED AREA : 16,700 SF
EXISTING IMPERVIOUS : 12,680 SF PROPOSED IMPERVIOUS : 12,520 SF NET DECREASE : 160 SF



LOCATION MAP

Development Data

EXISTING ZONING : C-2
EXISTING FORM DISTRICT : TOWN CENTER
EXISTING LAND USE : SERVICE STATION
PROPOSED LAND USE : RETAIL
TOTAL SITE AREA : 0.41 ACRES / 17,755 SF
PROPOSED BUILDING AREA : 4,125 SF
PROPOSED FAR : 0.23
PROPOSED BUILDING HEIGHT : 18'
PARKING CALCULATION:
REQUIRED PARKING: SHOPPING MINIMUM 4,000 SF/ 1000 4 SPACES : 9 SPACES
TOTAL PROPOSED PARKING : 7 SPACES
BICYCLE PARKING - 3 RACK SPACES 2 short-term & 1 long-term space required

A variance is requested from the Development Code Section 5.5.1.A.2 to allow the proposed building to be located more than 5' from Woodmore Avenue.

A waiver is requested from Development Code Section 5.5.1.A.1.b to allow the the proposed building to be not have a door facing New Cut Road due to site grade issues.

A landscape waiver is requested from Development Code Section 10.2 to allow the 15' required LBA along the east property line to be reduced by up 11' as shown on the plan.

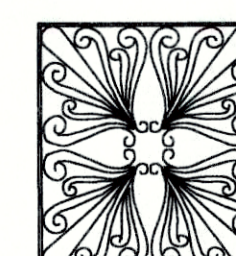
RECEIVED
MAR 28 2022
PLANNING & DESIGN
SERVICES

Development Plan

New Cut Liquors

DB 12082 P 515 PARCEL ID: 062J01180000
5389 New Cut Road, Louisville, KY 40219

Owner & Developer : Gajmuk LLC
16210 Spitfire Lake Path, Louisville, KY 40245



MILLER · WIHRY
Engineers · Surveyors · Planners

1387 South Fourth St. Louisville, KY 40208 Tel (502) 636-5501 Fax (502) 638-9538

REVISIONS	SCALE
1	1" = 20'
2	DR.
3	CK.
4	DATE
5	3/22/22



FILE 25033
NO.

DP