

LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 0.45± Ac. (19415.11 S.F.)
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING ZONING	= C-1
EXISTING USE	= VACANT
PROPOSED USE	= VOLLEYBALL COURTS / RESTAURANT / BAR
F.A.R.	= 0.10 (1.0 MAXIMUM PER ZONING)
BUILDING AREA	= 1,120 S.F.
RESTAURANT/BAR	= 800 S.F.
OUTDOOR SEATING AREAS	= 1 STORY (45' MAX. ALLOWED)
PROPOSED BUILDING HEIGHT	MIN. MAX.
PARKING REQUIRED	= 4 SPACES 20 SPACES
RESTAURANT / BAR (1,920 SF INCL OUTDOOR SEATING)	= 4 SP
1 SP/500 S.F. MIN.	= 20 SP
1 SP/100 S.F. MAX.	= 16 SPACES
TOTAL PARKING REQUIRED	= 4 SPACES 20 SPACES
TOTAL PARKING PROVIDED	= 16 SPACES
	(1 ACCESSIBLE SPACE INCLUDED)
BIKE PARKING REQUIRED	= 3 SPACES
BIKE PARKING PROVIDED	= 3 SPACES
TOTAL VEHICULAR USE AREA	= 4,764 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 357 S.F. (7.5% OF VUA)
INTERIOR LANDSCAPE AREA PROVIDED	= 370 S.F. (7.8% OF VUA)
EXISTING IMPERVIOUS	= 4,764 SF
PROPOSED IMPERVIOUS	= 7,632 SF (60% INCREASE)
SITE DISTURBANCE AREA	= 11,914 SF

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading 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. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate pre-existing curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement to run with the land and in a form acceptable to the Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Dumpster shall be screened in accordance with Land Development Code section 4.4.9.
- Street trees to be provided in each right-of-way per Land Development Code section 10.2.8. Final location and type to be shown on the approved landscape plan.
- There shall be no commercial signs on the right-of-way.
- There shall be no landscaping in the right-of-way without an encroachment permit. Tree species planted in the right of way must conform with District 5 list of approved trees.
- 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 within state right of way shall be state design.
- There will be no parking nor any portion of any parking lot on state right of way.
- All new and existing sidewalks shall be either brought up to or built to ADA standards.
- Parkway setbacks, buffering, and landscaping requirements to be provided per LDC 10.3.5.

MSD NOTES:

- Sanitary sewer service provided by PSC, subject to Fee's and any applicable charges.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0108 F dated February 26, 2021.
- Drainage pattern depicted by arrows (⇒) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- Site will be subject to MSD Regional Facilities Fee.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- A Downstream Facilities Capacity Request has been submitted to MSD.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
- Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Site is subject to KYTC approval and or KYTC Drainage Certification prior to MSD construction plan approval.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications and other local, state and federal ordinances.
- All retail shops must have individual connections per MSD's fats, oil and grease policy.

TREE CANOPY CALCULATIONS

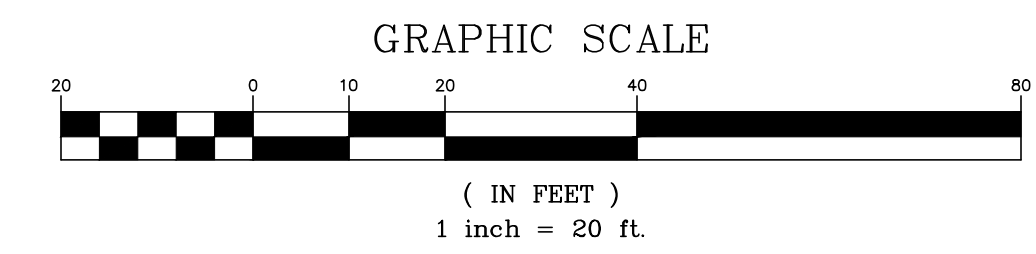
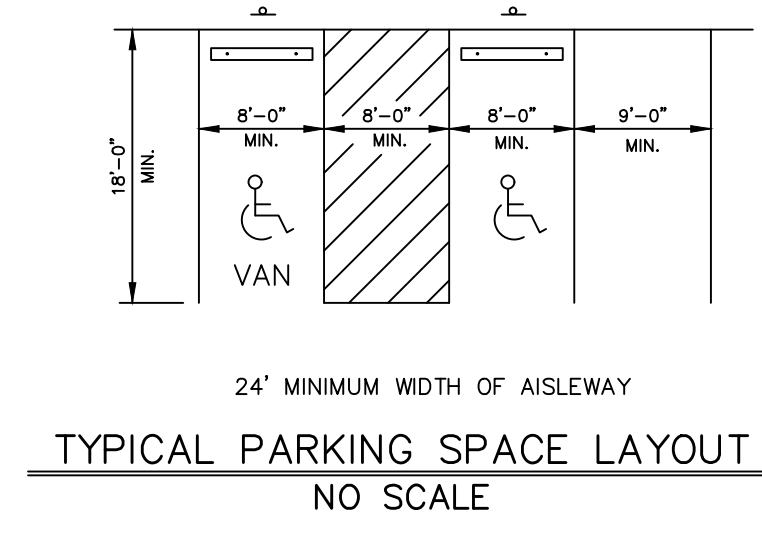
TOTAL SITE AREA	= 19,415 S.F.
TOTAL TREE CANOPY REQUIRED	= 35% (6,795 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0 S.F.
EXISTING TREE CANOPY	= 0 SF (0%)
PROPOSED TREE CANOPY TO BE PLANTED	= 6,795 S.F. (35%)

SITE ADDRESS:
2819 N HURSTBOURNE PARKWAY
LOUISVILLE, KY 40223
D.B. 6980, PG. 0270
PARCEL NO. 001301920000
COUNCIL DISTRICT - 17
FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN

OWNER:
DWT INC
11701 ROBINDALE ROAD
LOUISVILLE, KY 40243

WATER# 12665

- LEGEND**
- Utility Pole
 - Guy Anchor
 - Light Pole
 - Catch Basin
 - Storm Drainage Manhole
 - Fire Hydrant
 - Water Meter
 - Sanitary Sewer Manhole
 - Sanitary Clean-Out
 - 12" Undergound Water Line
 - 4" Undergound Gas Line
 - OHE Overhead Electric Line
 - ETC Overhead Electric, Telephone & Cable Lines



NO.	DATE	DESCRIPTION	BY

REVISIONS

PROJECT DATA

FILE NAME: 23082.dwg
DATE: 6/25/23
CHECKED BY: TB
SCALE: AS SHOWN
DRAWN BY: TB

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS • LAND SURVEYING • LANDSCAPE ARCHITECTURE
505 WARDEN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40222
PA. 502.625.9797 FAX 502.625.9494
WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

SandBar
OWNER/DEVELOPER
DWT INC.
11701 ROBINDALE ROAD
LOUISVILLE, KY 40243

JOB NO. 23082
SHEET 1 OF 1