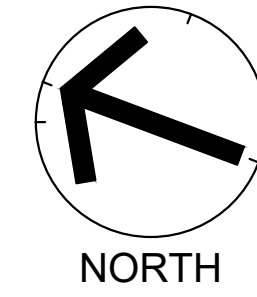


7730 BARDSTOWN ROAD  
DEVELOPMENT PLAN  
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE  
0 10 20 40 60  
GRAPHIC SCALE



LOCATION MAP  
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

#### SITE DATA

ADDRESS: 7703 BARDSTOWN ROAD  
OWNER: NEWTON ENTERPRISES, LLC  
DEED BOOK/PAGE: 7896/0742  
TAX LOT/LOT: 005600250000  
ACREAGE: 0.211 (9,227 SF)  
ZONING: C1  
FORM DISTRICT: NEIGHBORHOOD  
FLOODPLAIN: NO  
KARST: YES  
EXISTING USE: AUTO SERVICE  
PROPOSED USE: COFFEE DRIVE-THRU AND PICK-UP  
SETBACKS: (LDC 5.3.1) 10' FRONT, 15' SIDE YARD AGAINST RESIDENTIAL USE  
MAX F.A.R. (LDC 2.4.3) 1.0  
MAX. BUILDING HEIGHT (LDC 2.4.3) 25 FT.  
PROPOSED BUILDING: 640 SF  
PROPOSED BUILDING HEIGHT: 20 FT. MAX.  
PROPOSED F.A.R.: 0.052

#### LANDSCAPE SUMMARY

TREE CANOPY (LDC 10.1)  
35% TREE CANOPY IS REQUIRED FOR COMMERCIAL LAND USE

LANDSCAPE DESIGN (LDC 10.2)  
PROPERTY PERIMETER LANDSCAPE BUFFER AREA (LDC 10.2.4)  
25 FT. BUFFER AT C-1/R-4 ZONE LINE WITH 1.5 MULTIPLIER OF PLANTING REQUIREMENTS OF 3 TREES AND 8 FT. SCREEN.

PARKWAY BUFFER (LDC 10.3)  
1 TYPE A TREE FOR EACH 40 FT. OF FRONTAGE AND AVISUALLY CONTINUOUS SCREEN ADJACENT TO THE VUA. 3 FT. TALL AND ATLEAST 1/4 OF THE FRONTAGE PLANTED.

#### PARKING SUMMARY

PARKING (LDC 9.1)  
RESTAURANT CARRY-OUT AND DRIVE-THRU  
MINIMUM REQUIRED: 1 SPACE/250 SF, 2 SPACES  
MAXIMUM ALLOWED: 1 SPACE/250 SF, 3 SPACES  
PROVIDED: 3 SPACES

QUEUING REQUIREMENTS (LDC 9.1.14)  
6 QUEUING SPACES

#### LAYOUT NOTES

SEWERS: AVAILABLE THROUGH PRIVATE CONNECTION TO MSD SEWER MAIN .

#### HATCH LEGEND

PROPOSED ASPHALT PAVEMENT  
PROPOSED CONCRETE PAVEMENT

#### WAIVERS AND VARIANCES REQUESTED

- WAIVER OF PROPERTY PERIMETER LANDSCAPE BUFFER AREA OF 25 FT. ALONG C-1/R-4 ZONING LINE. LDC 10.2.4
- VARIANCE OF 15 FT. BUILDING SETBACK FOR NON-RESIDENTIAL STRUCTURES IN NEIGHBORHOOD FORM DISTRICT ADJOINING RESIDENTIAL. LDC 5.3.1

REVISIONS	DATE
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COMM. NO.	2020.000
MADE BY	EME
CHECKED	PS
DATE	12-28-2020
DEVELOPMENT PLAN	
DRAWING NO.	BID PKG.