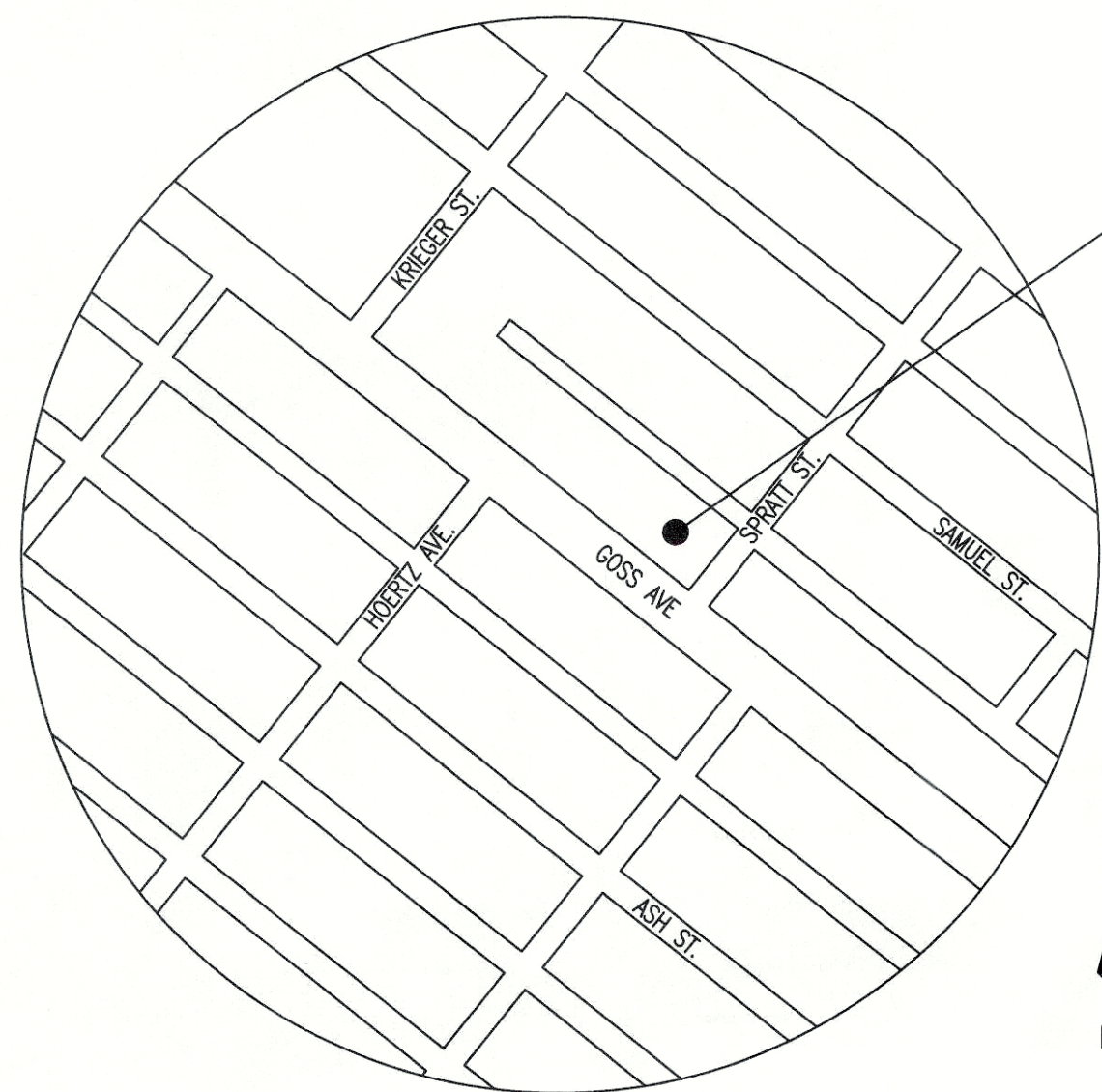


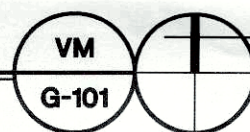
VICINITY MAP



PROJECT LOCATION

VICINITY MAP

SCALE: NTS



GENERAL NOTES

1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
2. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
3. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
4. ALL FOOD SERVICE ESTABLISHMENTS MUST BE SEPARATED FROM THE PARKING.

GENERAL INFORMATION

SITE ADDRESS:
1045 GOSS AVENUE (D.B.5975 P.101)
LOUISVILLE, KENTUCKY 40217

OWNER:
TenFiftyEight LLC
1058 HIGHLAND AVENUE
LOUISVILLE, KENTUCKY 40204
(CONTACT: LAURA NEELY)

- a. NET AND GROSS ACREAGE OF SITE: .278 ACRES
- b. GROSS BUILDING FOOTPRINT AREA: 2943 GSF
- c. TAX BLOCK AND LOT NUMBER: 25J 019
- d. ZONING OF PROPERTY: C1
- e. ZONING OF ADJACENT PROPERTIES: C1
- f. EXISTING USE: FORMER VFW POST
- g. PROPOSED USE: RESTAURANT & BAR
- h. FORM DISTRICT: TRADITIONAL NEIGHBORHOOD
- i. ILA/VUA CALCULATION: 6900 SQ. FT.

1. FLOOR AREA RATIO
SUMMARY BUILDING AREA
INTERIOR GSF: 2900 GSF
SITE GSF: 12088.24 GSF
FLOOR AREA RATIO=2900/12088.24=24% (1:4.2)

PARKING SUMMARY

PER CHAPTER 9 REQUIREMENTS

REQUIRED PARKING SPACES: 10

PARKING SPACES PROVIDED: 14

SUMMARY OF PARKING CALCULATION

INTERIOR GSF: 2900 GSF

MINIMUM # OF SPACES REQUIRED:
1 SPACE REQUIRED PER 250 GSF: $\frac{2900}{250} = 12$ SPACESMAXIMUM # OF SPACES ALLOWED:
1 SPACE ALLOWED PER 250 GSF: $\frac{2900}{250} = 12$ SPACES

ACCESSIBLE PARKING SPACES REQUIRED

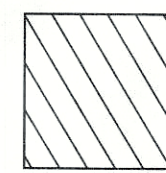
PER TABLE 208.2 (P.69) OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (DOJ):

TOTAL NUMBER OF PARKING SPACES PROVIDED (1 TO 25)=
(1) REQUIRED ACCESSIBLE PARKING SPACE.

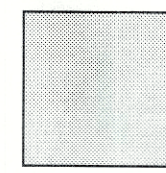
PROPOSED PARKING LAYOUT:

TOTAL PARKING SPACES PROPOSED: 13+1 VAN ACCESSIBLE.

LINETYPE AND HATCH KEY



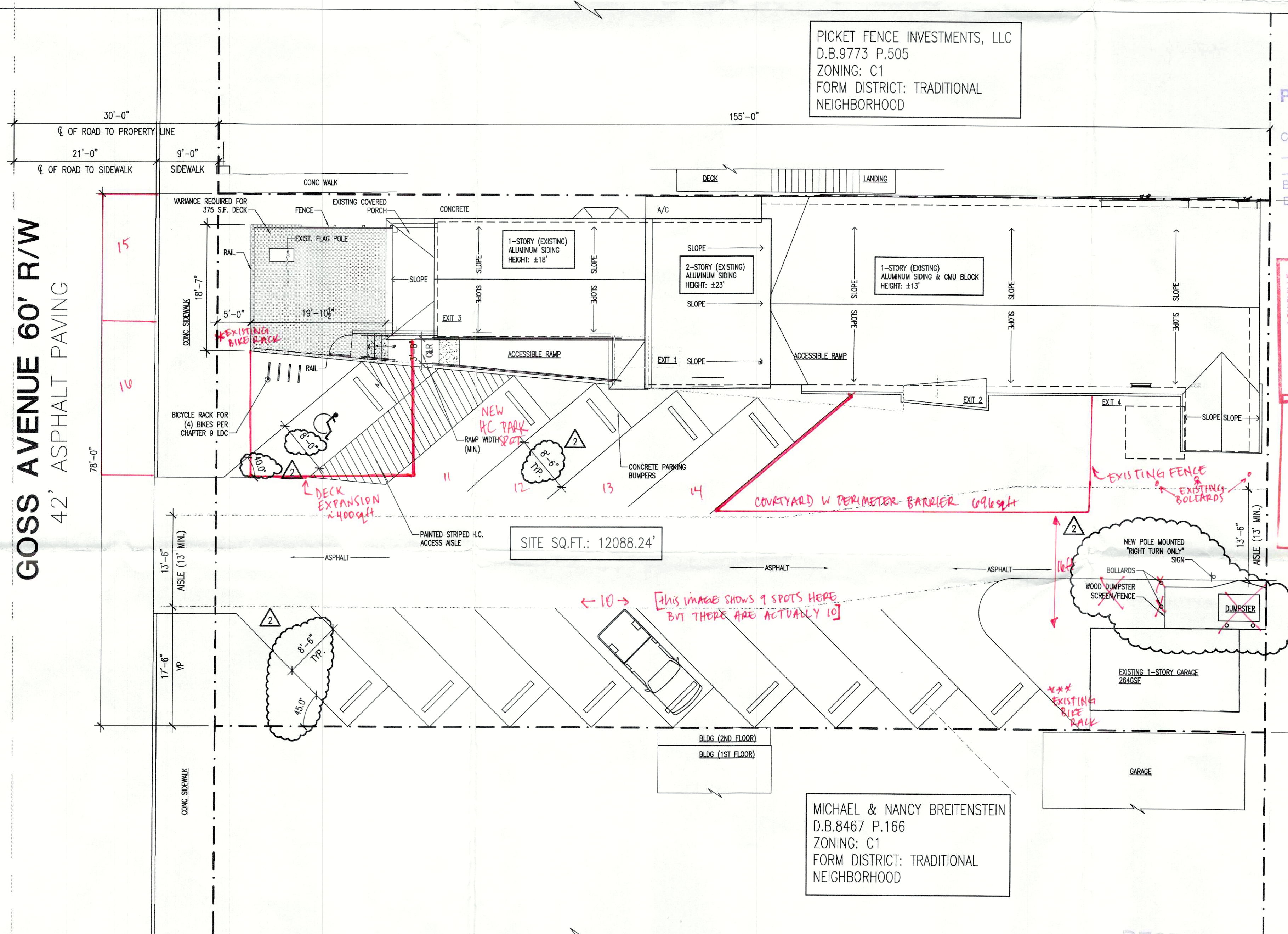
PAINTED H.C. ACCESS AISLE STRIPING



LANDSCAPED BUFFER

PROPERTY LINE

CENTERLINE OF ROAD



PICKET FENCE INVESTMENTS, LLC
D.B.9773 P.505
ZONING: C1
FORM DISTRICT: TRADITIONAL NEIGHBORHOOD

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *[Signature]*
DATE: 7-27-14
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 10-13-2014-1022
APPROVAL DATE: 8-28-2014
EXPIRATION DATE: NOV 6 2016
LOUISVILLE/JEFFERSON COUNTY METRO PLANNING COMMISSION

NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN

ALLEY 20' R/W

MICHAEL & NANCY BREITENSTEIN
D.B.8467 P.166
ZONING: C1
FORM DISTRICT: TRADITIONAL NEIGHBORHOOD

PRELIMINARY APPROVAL

Condition of Approval:

[Signature] 7/30/14
Development Review

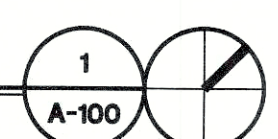
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT
RECEIVED

JUL 25 2014

PLANNING & DESIGN SERVICES

SITE PLAN

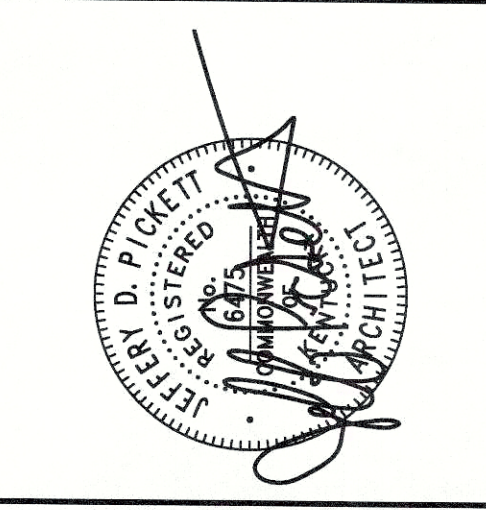
SCALE: 1" = 10'



THE POST / RESTAURANT & BAR

1045 GOSS AVENUE / LOUISVILLE, KY 40217

PPA
PICKETT/PASSAFIUME / ARCHITECTS
2538 Carolina Ave. Louisville, KY 40205
www.ppkarch.com



ISSUES AND REVISIONS	
MARK	DESCRIPTION
DATE	05/30/14
REVISIONS	06/18/14
REVISIONS	07/24/14

PROJECT NUMBER: 017-027

DATE: May 30th, 2014

DRAWN BY:

CHECKED BY:

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PROPOSED SITE PLAN

A-100

20-MVARIANCE-004
13ZONED1022

Case No. 13ZONE1022 Binding Elements

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the Detailed District Development Plan, **SUBJECT** to the following binding elements:

Binding Elements

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed 2,900 square feet of gross floor area.
3. No small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
7. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements
8. No idling of trucks shall take place within 200 feet of single-family residences. No overnight idling of trucks shall be permitted on-site.
9. The following uses shall not be permitted on site: boarding and lodging houses, community residences, community service facility, day care centers, nurseries, kindergartens, extended stay lodging, pawn shop, residential care facilities, transitional housing, homeless shelter, and fraternities and sororities. Notice of a request to amend this binding element shall be given in accordance with the Planning Commission's policies and procedures. A committee of the Planning Commission may require a public hearing on the request to amend this binding element.
10. No outdoor consumption of alcohol on the site past 2 am.

