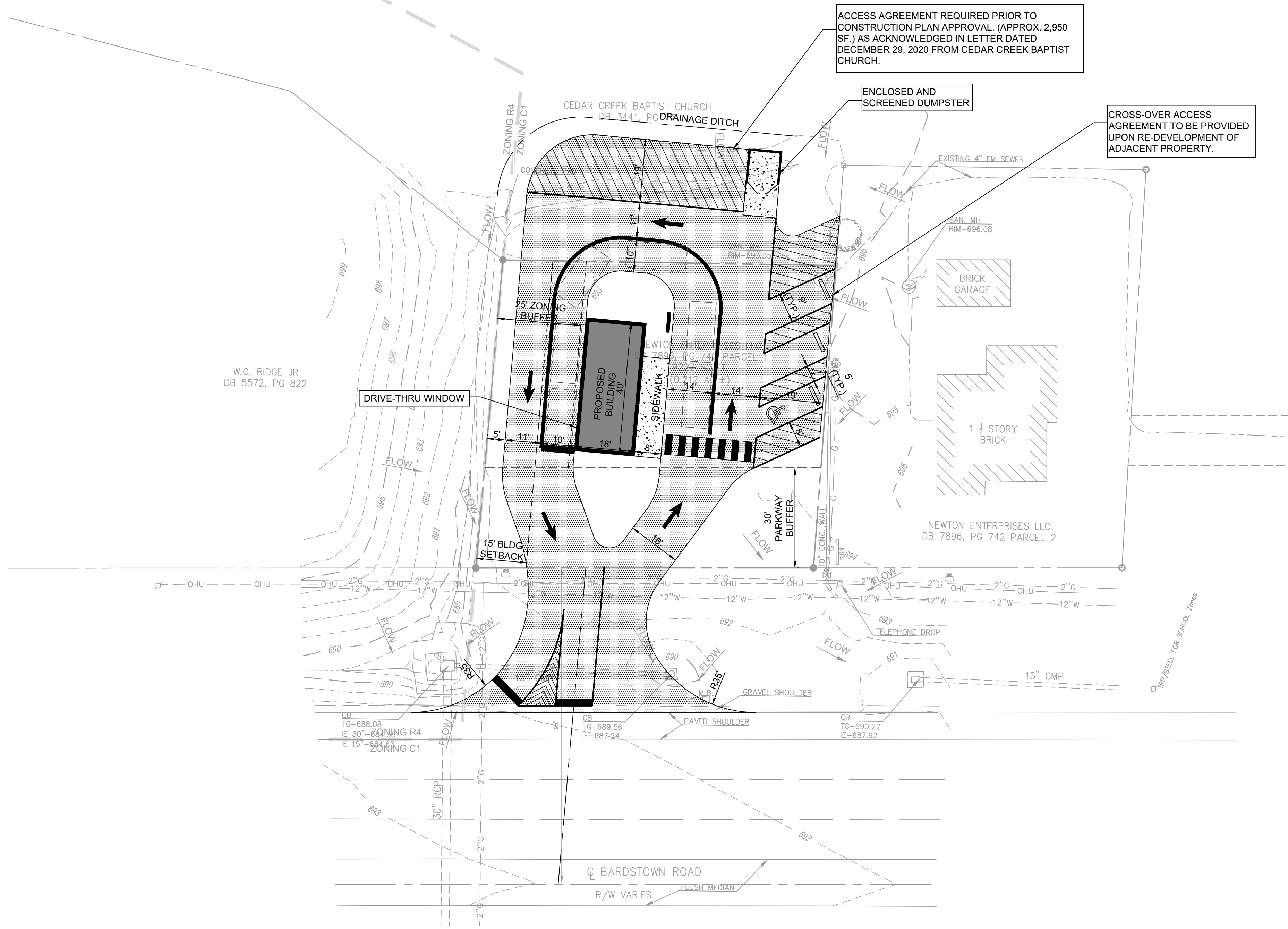
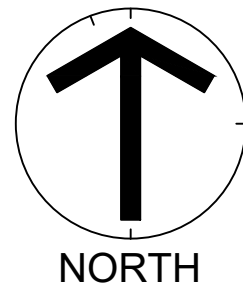


7703 BARDSTOWN ROAD
DEVELOPMENT PLAN
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 10 20 40 60
GRAPHIC SCALE



LOCATION MAP
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

SITE DATA

ADDRESS: 7703 BARDSTOWN ROAD
OWNER: NEWTON ENTERPRISES, LLC
DEED BOOK/PAGE: 7898/0742
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
*WAIVER BELOW
1.0
25 FT.
640 SF
20 FT. MAX.
0.052
9,000 SF

LANDSCAPE SUMMARY

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

LANDSCAPE DESIGN (LDC 10.2) *WAIVER REQUEST BELOW
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) *WAIVER REQUEST BELOW
1 TYPE A TREE FOR EACH 40 FT. OF FRONTAGE AND A VISUALLY CONTINUOUS SCREEN ADJACENT TO THE VUA. 3 FT. TALL AND ATLEAST $\frac{1}{3}$ OF THE FRONTAGE PLANTED.

PARKING SUMMARY

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

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

1. WAIVER OF PROPERTY PERIMETER LANDSCAPE BUFFER AREA OF 25 FT. ALONG C-1/R-4 ZONING LINE. LDC 10.2.4
2. WAIVER OF PARKWAY BUFFER TO ALLOW DRIVEWAY ENCROACHMENT. LDC 10.3
3. VARIANCE OF 15 FT. BUILDING SETBACK FOR NON-RESIDENTIAL STRUCTURES IN NEIGHBORHOOD FORM DISTRICT ADJOINING RESIDENTIAL. LDC 5.3.1

HEINE BROS. COFFEE
7730 BARDSTOWN ROAD
LOUISVILLE, KY 40291

REVISIONS	DATE
1	
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COMM. NO. 2020.000	
MADE BY EME	CHECKED RLC
DATE 1-07-2021	
DEVELOPMENT PLAN	
DRAWING NO.	BID PKG.

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