



PROJECT DATA

TOTAL SITE AREA	= 0.64± Ac. (27,929 SF)
EXISTING ZONING	= EZ-1
FORM DISTRICT	= TOWN CENTER
EXISTING USE	= RESTAURANT
PROPOSED USE	= RESTAURANT
BUILDING HEIGHT	= 1 STORY (120' MAX. ALLOWED)
BUILDING AREA	= 1,660 SF
F.A.R.	= 0.06 (5.0 MAX. ALLOWED)

PARKING DATA

EXISTING PARKING SPACES	= 28 SPACES
PARKING SPACES REQUIRED:	
1,660/1,000 S.F. MIN.	= MIN. 2 SP
1,660/500 S.F. MAX.	= MAX. 3 SP
TOTAL PARKING PROVIDED	= 15 SPACES (2 HC SP INCLUDED)

TOTAL VEHICULAR USE AREA	= 14,990 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 750 SF (5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 1094 SF

EXISTING IMPERVIOUS	= 23,720 SF
PROPOSED IMPERVIOUS	= 17,650 SF (26% DECREASE)
APPROX. AREA OF DISTURBANCE	= 750 SF

WAIVER REQUESTED

1. A Waiver is requested from Section 5.5.1.A.3.a of the Louisville Metro Land Development Code to allow parking in front of the building.
2. A Waiver is requested from Section 10.2.10 to allow a retaining wall over 4 ft and concrete curb to encroach into the S. 28th St vehicular use area landscape buffer area.

VARIANCE REQUESTED

1. A Variance is requested from Section 5.5.1.A.1 of the Louisville Metro Land Development Code to exceed the 5ft maximum setback for a corner lot.

GENERAL NOTES:

1. Street trees will be provided per Land Development Code section 10.2.8. Final location and type will be shown on approved landscape plan.
2. All service structures shall be visually screened per LDC Section 10.2.6.

MSD NOTES:

1. 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.
2. All retail shops must have individual connections per MSD's fats, oil and grease policy.
3. An EPSC plan shall be developed and approved in accordance with MSD Design Manual and Standard Specifications prior to construction plan approval.
4. A portion of the site is located within the combined sewer overflow floodplain. Lowest Finished floor to be at or above 448.5 and the lowest machinery to be at or above 449.5.
5. Sanitary Sewer services provided by existing PSC, subject to fee's and any applicable charges.
6. Any required fill in the combined sewer overflow floodplain shall be compensated onsite at a ratio of 1.5 to 1.

SITE ADDRESS:  
2801 WEST BROADWAY  
TAX BLOCK 001F, LOT 0005  
D.B. 9132, PG. 0022  
COUNCIL DISTRICT - 5  
FIRE PROTECTION DISTRICT - LOUISVILLE #1  
MUNICIPALITY - LOUISVILLE

RECEIVED  
MAR 08 2021  
PLANNING & DESIGN SERVICES

WM# 3026

