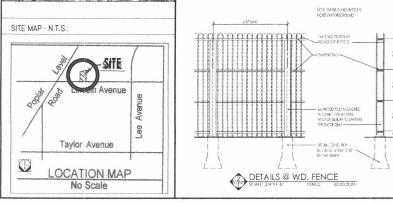


## RECEIVED

JUN 0 5 2023

PLANNING & DESIGN SERVICES

ANDSCAPE BUFFER VARIANCE FENCE DETAIL



PROPOSED SITE PLAN: PARCEL ID: 085F00130000

OWNER: THE TRUST OF DOROTHY JUNE WILLMAN

(E) ZONING: R5 / C1 - N

PROPOSED ZONING: C1 - N

FORM DISTRICT: NEIGHBORHOOD

PROPOSED USE: LAW OFFICE AND BOUTIQUE CATERING BAKERY

PARKING REQUIREMENTS: WAIVER REQUESTED LAW OFFICE: MIN. 1:400gsf = MIN. 2 SPACES CATERING BAKERY: MIN 1:500gsf = MIN. 2 SPACES (4) SPACES TOTAL REQUIRED - ZONING HAS ASKED THAT CARS NOT PULL BACK INTO TRAFFIC: (1) ON-STREET PARKING SPACE PROVIDED AND (2) SPACES PROVIDED

WAIVER REQUESTED FOR LDC 10.2.10 TO OMIT THE REQUIRED VEHICLE USE AREA LANDSCAPE BUFFER AREA

AT EXISTING PAVING - WAIVER REQUESTED

WAIVER REQUESTED: LANDSCAPE BUFFER ADJACENT TO R-5.

NO CHANGE TO EXISTING ASPHALT OR CONCRETE NO CHANGES TO EXISTING DRAINAGE PATTERNS

NOTES:

ONLY RE-STRIPING OF EXISTING PARKING AREA ADA ACCESSIBLE ROUTE INTO BUILDING IS VIA THE EXISTING PAVING UP TO THE EXISTING AT-GRADE

FLUSH SIDE ENTRANCE. NO RAMP REQUIRED. BICYCLE PARKING (3 SPACES) IS AVAILABLE **INDOORS** 

RETAIL SHOP SHALL COMPLY WITH ALL MSD REQUIRED STANDARDS AND POLICY'S REGARDING GREASE.

NO SITE DISTURBANCE IS PROPOSED. SEE SURVEY FOR EXISTING DRAINAGE PATTERNS, NEW DRAINAGE PATTERNS ARE TO REMAIN THE SAME -NO CHANGE.

CONCRETE WHEEL STOPS AT LEAST 6"H.x6"W. SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPE AREAS AND TO PROTECT ADJACENT PROPERTIES, INSTALL PER MFGR'S INSTRUCTIONS, SUCH WHEEL STOPS SHALL BE LOCATED AT LEAST THREE (3') FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOOD VEGETATION, WALKWAY, OR STRUCTURE (9.1.12.C) - TYPICAL.

NEW ADA SIGNAGE & STRIPING PER CODE -NO CHANGE TO (E) PAVEMENT

SNDBX design collaborative 

ZONING REVIEW FOR INTERIOR ALTERATIONS TO 1618 LINCOLN AVE LOUISWILLE, KY 40213

CAM CAM SSUE NUMBER ZONING

04.26.2022

Z-001



(E)6' CHAIN FENCE - TBR. NEW 8' WD. PRIVACY FENCE - TYP. LANDSCAPE BUFFER WAIVER REQUESTED.

Being Lot 21, in T.B., Miller, & Sons Subdivision recorded in Deed Book 1264, Page 132 with exception of the property conveyed to the Commonwelath of Ky, in Deed Book 5679, Page 527

1618 LINCOLN SITE PLAN



AS PER INFORMATION PROVIDED BY

OWNER'S SURVEY: WILLETT &

ASSOCIATES, DATED 1-25-23