

GENERAL NOTES

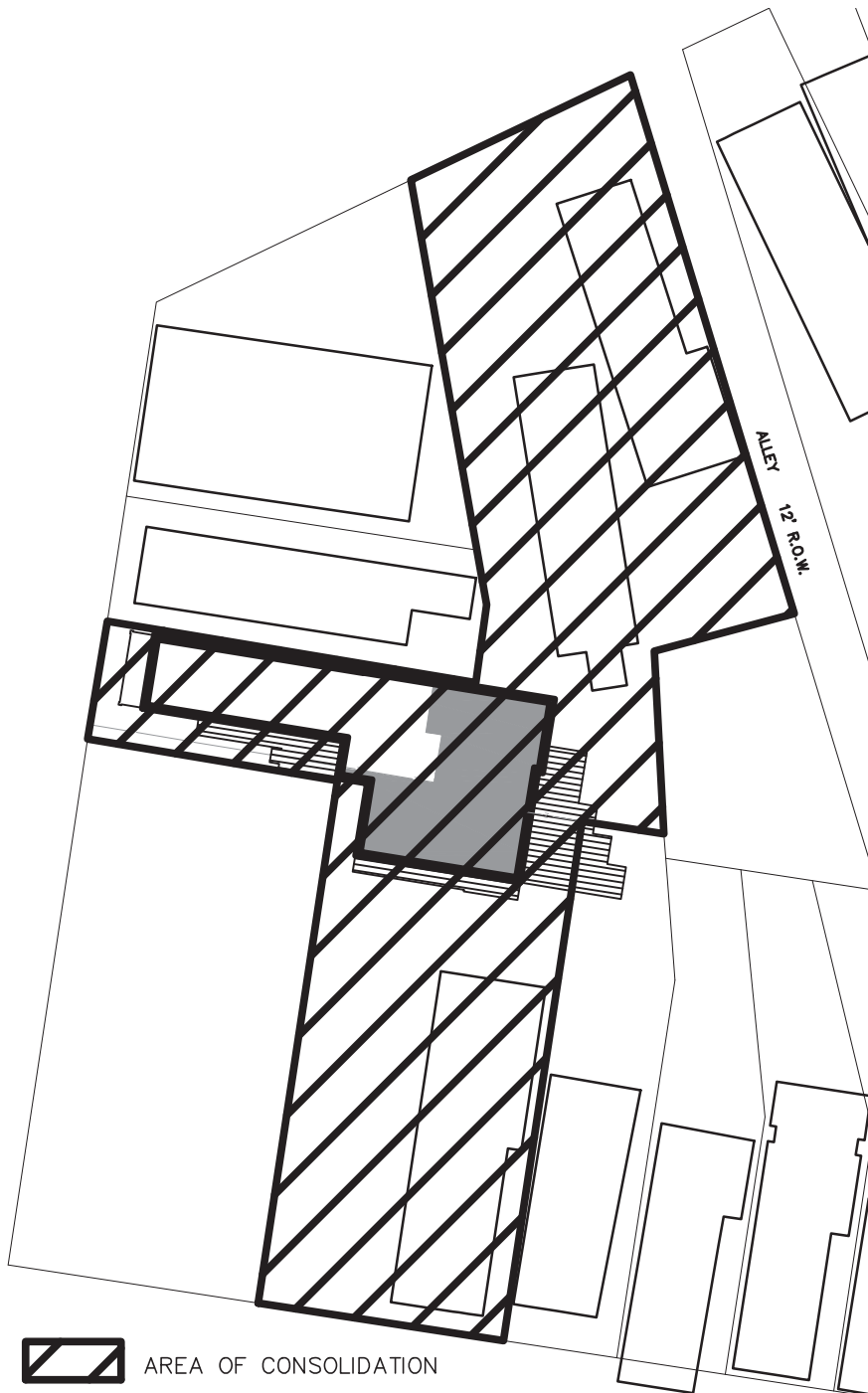
1. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCIES.
2. THIS SITE IS IN THE BUTCHERTOWN HISTORIC PRESERVATION DISTRICT AND THE BUTCHERTOWN NEIGHBORHOOD PLAN STUDY AREA.
3. TRASH SERVICE WILL BE PROVIDED WITH ROLL-OUT TRASH CANS OR A SHARED DUMPSTER AS SHOWN.
4. A STREET TREE IS REQUIRED.
5. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT ADA AND METRO STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
6. TRASH SERVICE WILL BE PROVIDED WITH ROLL OUT TRASH CANS.

MSD NOTES

1. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0026E, DECEMBER 5, 2006)
2. THE SITE IS LESS THAN 1 ACRE SO GREEN INFRASTRUCTURE REQUIREMENTS DO NOT APPLY.
3. MSD SITE DISTURBANCE PERMIT REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
4. 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.
5. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
6. SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJEC TO FEES AND ANY APPLICABLE CHARGES.
7. IF A PSC FOR 1006 R E WASHINGTON STREET IS LOCATED IT SHALL BE CAPPED WITH INSPECTION STAFF FROM MSD PRESENT. AN LE WOULD BE REQUIRED TO SERVE THIS LOCATION IF DEVELOPMENT OF THIS LOT SHOULD OCCUR.

UTILITY WARNING

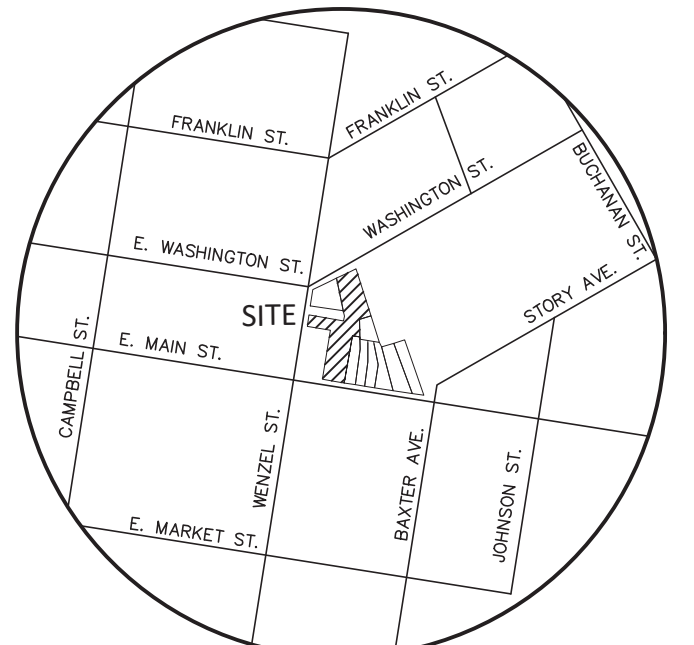
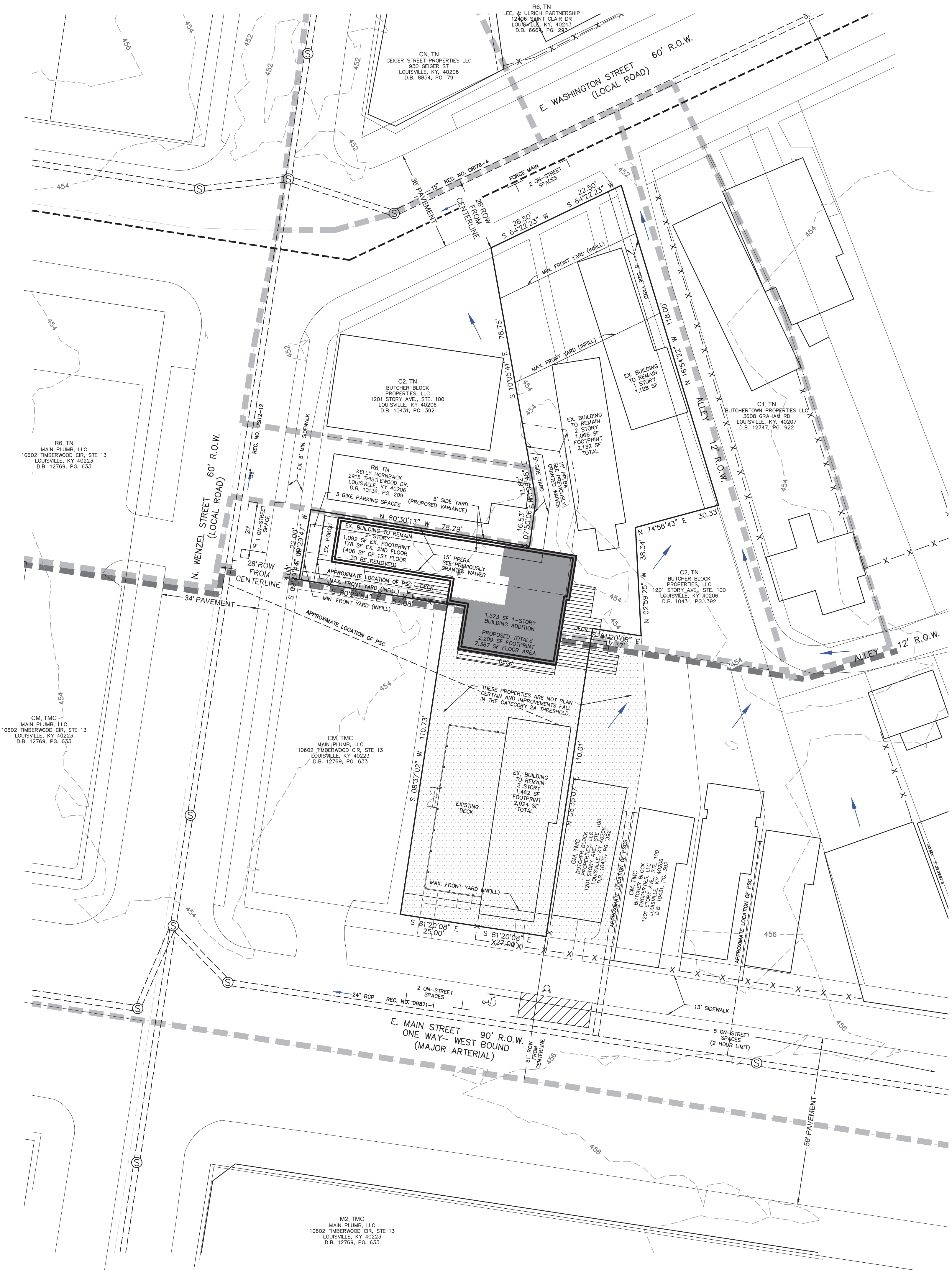
THE UNDERGROUND UTILITIES SHOWN ON THIS DOCUMENT HAVE NOT BEEN PRECISELY LOCATED BY EXCAVATION METHODS. SUB-SURFACE UTILITIES HAVE BEEN MAPPED FROM APPARENT SURFACE FEATURES AND INFORMATION FROM EXISTING PUBLIC RECORD DRAWINGS. FEATURES NOT IDENTIFIABLE UPON THE GROUND OR WITHIN CLOSE PROXIMITY OF THE PUBLIC UTILITY OF RECORD ARE NOT TO BE CONSIDERED ACCURATE FOR CONSTRUCTION PURPOSES, EVEN THOUGH THEIR POSITIONS MAY BE SCALED CLOSELY UPON THE MAP. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. (KENTUCKY 811-TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123)



CONSOLIDATION EXHIBIT
SCALE: 1" = 40'

LEGEND

- EX. ZONING DISTRICT
- EX. FORM DISTRICT
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. SANITARY SEWER
- BUILDING ADDITION
- PROPOSED DECK
- CATEGORY 2A REVIEW AREA
- DRAINAGE FLOW ARROWS



LOCATION MAP
NOT TO SCALE

SITE DATA

TOTAL SITE AREA: 0.35 ACRES
EXISTING ZONING: C2 & CM
EXISTING FORM DISTRICT: TN & TMC
EXISTING USE: VACANT COMMERCIAL
PROPOSED USE: RESTAURANT/COMMERCIAL
PROPOSED FOOTPRINT: 5,865 SF
GROSS FLOOR AREA: 8,571 SF
FAR: 0.56
EXISTING BUILDING HEIGHT: 23'
PERMITTED BUILDING HEIGHT TN: 45' OR 3 STORIES
PERMITTED BUILDING HEIGHT TMC: 50' OR 4 STORIES

PARKING CALCULATIONS

MINIMUM PARKING REQUIRED: 4 SPACES
1/1,000 LESS 50% PER BELOW (8,571/1,000/2=4)
MAXIMUM PARKING ALLOWED: 69 SPACES
SHOPPING @ 1/200 SF (3,260/200=16)
RESTAURANT @ 1/100 SF (5,311/100=53)

PROPOSED PARKING: 5 ON-STREET SPACES

APPLICABLE REDUCTIONS PER LDC 9.1.3.F

1. 10% - WITHIN 1000' OF TRANSIT
8. 20% - REHABILITATING BUILDING ELIGIBLE FOR NR.
9. 20% - 2 GREEN SITE DESIGN CRITERIA
> ALREADY DEVELOPED SITE
> 20% VEGETATED OPEN SPACE

BICYCLE PARKING CALCULATIONS

BICYCLE PARKING REQUIRED: 3 SPACES
PARKING PROVIDED: 3 SPACES

VUA CALCULATIONS

PROPOSED VUA AREA: 0 SF

TREE CANOPY CALCULATIONS

NO MINIMUM TREE CANOPY IS REQUIRED FOR THIS SITE.

IMPERVIOUS AREA CALCULATIONS

EXISTING SITE AREA: 15,377 SF
EXISTING IMPERVIOUS AREA: 6,863 SF
PROPOSED IMPERVIOUS AREA: 8,466 SF
CHANGE: 1,603 SF

ADDITIONAL REQUESTS

REQUESTS GRANTED UNDER CASE # 16ZONE1004

1. WAIVER OF LDC 10.2.4 TO WAIVE THE PROPERTY PERIMETER LBA REQUIREMENT (INCLUDING ALL PLANTING) ON LOTS 1, 2, & 10. (THIS APPLIES TO THE WESTERN BUILDING FACING WASHINGTON STREET.)
2. WAIVER OF LDC 10.2.10 TO WAIVE THE VUA LBA REQUIREMENT (INCLUDING ALL PLANTING) ALONG THE ALLEY FOR LOTS 3, 4, 8, 9, & 10. (THIS APPLIES TO THE EASTERN BUILDING FACING WASHINGTON STREET.)
3. VARIANCE FROM LDC 5.2.2.C & 5.2.3.D TO ALLOW PROPOSED PARKING TO ENCR OACH INTO THE REQUIRED YARD ON LOTS 3, 4, 8, 9, & 10. (THIS IS NOT APPLICABLE TO THIS PLAN.)

REQUESTS GRANTED UNDER CASE #23-ZONE-0046

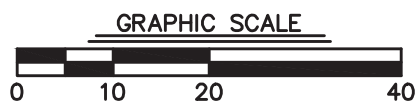
1. PREVIOUSLY GRANTED WAIVER OF LDC 10.2.4 TO WAIVE THE PROPERTY PERIMETER LBA REQUIREMENT (INCLUDING ALL PLANTING) ALONG THE NORTH PROPERTY LINE. (THIS IS FOR THE BUILDING FACING WENZEL.)

NEW REQUESTS

1. VARIANCE FROM LDC TABLE 5.2.2 TO ENCR OACH INTO REQUIRED SIDE YARD WITH BUILDING ADDITION. (THIS IS FOR THE BUILDING FACING WENZEL.)

NOTE: VARIANCES AREN'T REQUIRED WHERE EXISTING BUILDINGS ENCR OACH INTO REQUIRED YARDS PER LDC 5.1.2.

NOTE:
CURRENT ESTIMATED SITE
DISTURBANCE IS 1,856 SF.



WM # 11342
CASE # 24-DDP-0021
RELATED CASE #S 23-ZONE-0046
& 16ZONE1004

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY
608 S. THIRD STREET,
LOUISVILLE, KENTUCKY 40202
(502) 584 - 6271



NO.	REVISION	DATE
1	REVISED PER AGENCY COMMENTS	03/29/24
2	REVISED PER AGENCY COMMENTS	04/16/24
3	REVISED PER AGENCY COMMENTS	04/20/24

SHEET TITLE: REVISED DETAIL DEVELOPMENT PLAN

PROJECT TITLE: YACHT SEA OYSTER BAR
111 N. WENZEL, 1004 E. WASHINGTON & 1007 E. MAIN ST., LOUISVILLE, KY 40206
TAX BLOCK 196, LOTS 36, 56, 57, & 58
OWNER/DEVELOPER: BUTCHER BLOCK PROPERTIES, LLC
1201 STORY AVENUE, ST 100, LOUISVILLE, KY 40206
D.B. 12461, PG. 106, D.B. 14042, PG. 306, & D.B. 16042, PG. 630

JOB NO. 2975
SCALE: 1"=20'
DATE: 03/07/24
DRAWING NO:

DDP
SHEET 1 OF 1