CONSTRUCTION NOTES

1. CONCRETE SIDEWALK W/ INTEGRAL CURB OR SIDEWALK - SEE SHEET D-1
2. EXTRUDED CURB - SEE SHEET D-1
3. FLUSH PAINTED CROSS WALK
4. HANDICAP PAVEMENT SYMBOL AND SIGN - SEE SHEET D-1
5. CURB AND WALK FLUSH WITH PAVEMENT - SEE GRADING SHEET G-1
6. BUMPER BLOCKS - SEE DETAIL SHEET D-1
7. PROPOSED BIG BOY STAUTUE SIGN- SEE "A" SERIES DRAWINGS
8. GREASE TRAP - SEE "P" SERIES FOR DETAIL
9. INTERNAL DIRECTIONAL SIGN - SEE "A" SERIES DRAWINGS
10. POLE MOUNTED SIGN - SEE "A" SERIES DWG. FOR DETAIL
11. FLUSH PAINTED ISLAND
12. EXISTING POLE SIGN TO BE REMOVED
13. CONCRETE CHANNEL TO BE REMOVED
14. EXISTING LIGHT POLE TO BE REMOVED
15. DRIVE THRU MENU BOARD
16. SAW-CUT AND REMOVE EXISTING MOUNTABLE MEDIAN. REPLACE WITH WITH FULL DEPTH ASPHALT AS PER ST. ANDREWS CHURCH ROAD PAVEMENT DETAIL - SEE SHEET D-1
17. DOUBLE YELLOW CENTERLINE STRIPING (2-4" DOUBLE SOLID STRIPING)
18. REMOVE AND REPLACE EXISTING CATCH BASIN. CONSTRUCT NEW CATCH BASIN OVER EXISTING 12" STORM CONDUIT-SEE SHEET D-1
19. REMOVE EXISTING SERVICE POLE
20. REMOVE EXISTING PAYPHONE
21. PAINTED WHITE TURNING ARROWS-K.T.C. 713
22. PAINTED 4" WHITE STRIPED CHANNELIZING LINE-K.T.C. 713
23. REMOVE EXISTING PUMP STATION COMPONENTS, REMOVE TOP 4' OF CONCRETE WET WELL AND SAFELOAD REMAINING WET WELL WITH SAND AND GRAVEL.
24. REMOVE EXISTING WATER METER
25. REMOVE EXISTING ELECTRIC BOX
26. DRIVE ENTRANCE - DEPRESSED CURB - SEE DETAIL SHEET D-1
27. RE-CONSTRUCT "MOUNTABLE" CONCRETE CURB AND GUTTER
28. REMOVE EXISTING UTILITIES
29. CONSTRUCT CURB RAMP-SEE KDOT STANDARD DRAWING NO. RPM-160 FOR DETAILS
30. TRAFFIC SIGN TO BE REMOVE AND RELOCATED BY CONTRACTOR
31. CONTRACTOR TO REMOVE TH EXISTING CURB ISLAND AND CONSTRUCT STANDARD CONCRETE BARRIER MEDIAN. SEE KDOT STANDARD DRAWING NO. RPM-010-05 FOR DETAILS
32. REMOVE EXISTING TRENCH DRAIN
33. PROPOSED SIGN "RIGHT TURN ONLY"
34. INSTALL APPROVED BYCYCLE RACK

PARKING TABLE

PARKING SUMMARY

RESTAURANT (1 SPC / 125 SQ. FT. GFA).....47 SPACES (MIN.)
RESTAURANT (1 SPC / 75 SQ. FT. GFA).....79 SPACES (MAX.)
PROVIDED PARKING SPACES.....~~71 SPACES (TOTAL)~~ 85
~~PROVIDED PARKING SPACES.....71 SPACES (LOT 1)~~
~~PROVIDED PARKING SPACES.....34 SPACES (LOT 2)~~

PROPOSED LIGHT DUTY BITUMINOUS PAVEMENT SEE DETAIL SHEET D-1

PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT SEE DETAIL SHEET D-1

PROPOSED CONCRETE SIDEWALK W/ INTEGRAL CURB SEE DETAIL SHEET D-1

PROPOSED CONCRETE PAVEMENT SEE DETAIL SHEET D-1

PROPOSED 5' CONCRETE SIDEWALK SEE DETAIL SHEET D-1

V.U.A. TABLE

GREENSPACE SUMMARY

TOTAL VUA	48760 SQ. FT.
ILA REQUIRED	3657 SQ.FT. (7.5%)
ILA PROVIDED	3707 SQ. FT.

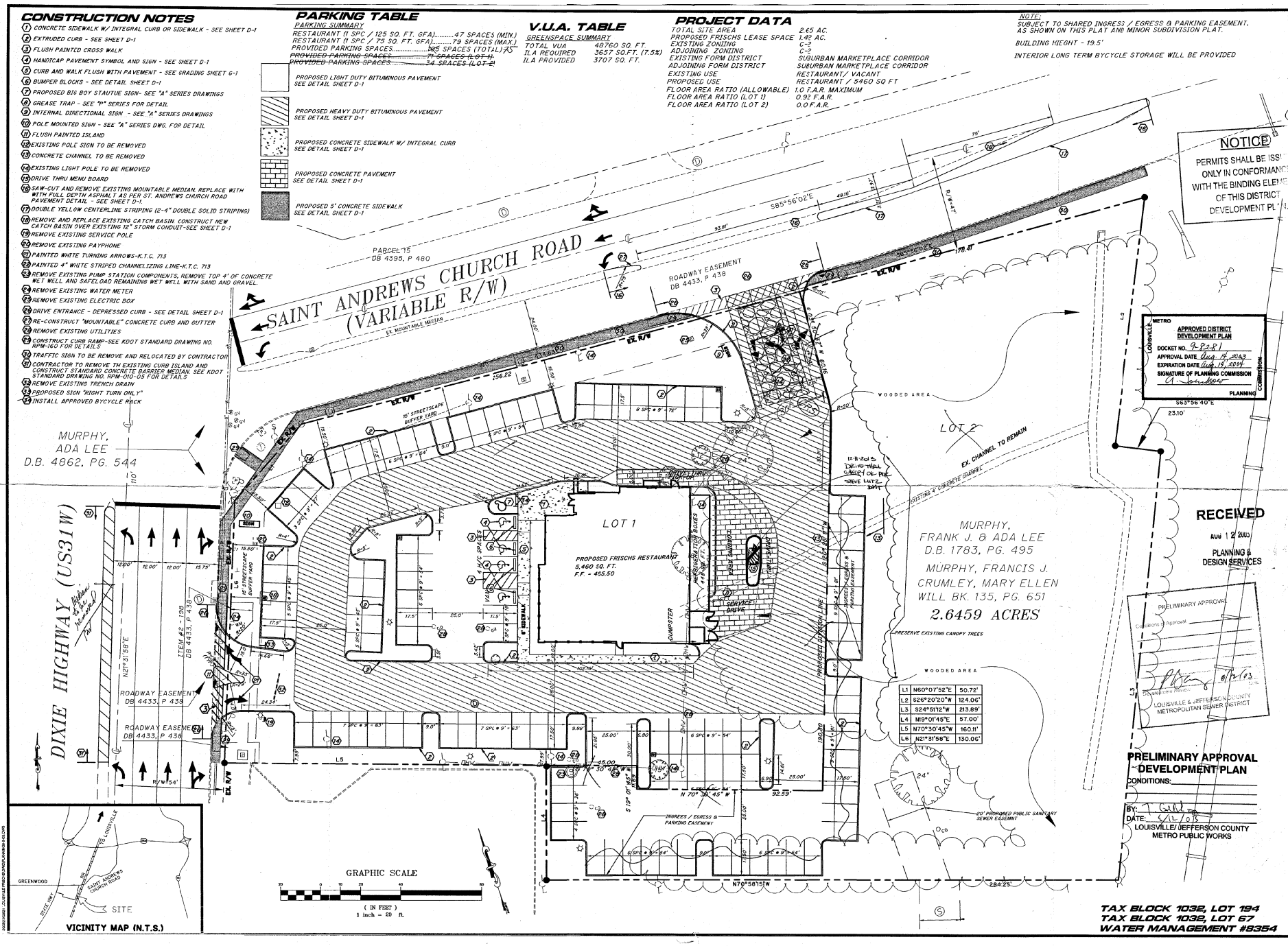
PROJECT DATA

TOTAL SITE AREA	2.65 AC.
PROPOSED FRISCHS LEASE SPACE	1.42 AC.
EXISTING ZONING	C-2
ADJOINING ZONING	C-2
EXISTING FORM DISTRICT	SUBURBAN MARKETPLACE CORRIDOR
ADJOINING FORM DISTRICT	SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	RESTAURANT/ VACANT
PROPOSEG USE	RESTAURANT / 5460 SQ FT
FLOOR AREA RATIO (ALLOWABLE)	1.0 F.A.R. MAXIMUM
FLOOR AREA RATIO (LOT 1)	0.92 F.A.R.
FLOOR AREA RATIO (LOT 2)	0.0 F.A.R.

NOTE:
SUBJECT TO SHARED INGRESS / EGRESS & PARKING EASEMENT, AS SHOWN ON THIS PLAT AND MINOR SUBDIVISION PLAT.

BUILDING HIEGHT - 19.5'

INTERIOR LONG TERM BYCYCLE STORAGE WILL BE PROVIDED



L1	N60°07'52"E	50.72'
L2	S26°20'20"W	124.06'
L3	S24°51'12"W	213.89'
L4	N19°01'45"E	57.00'
L5	N70°30'45"W	160.11'
L6	N21°31'58"E	130.06'

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

METRO
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 9-82-81
APPROVAL DATE Aug. 14, 2003
EXPIRATION DATE Aug. 14, 2004
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION

RECEIVED
AUG 12 2003
PLANNING & DESIGN SERVICES

PRELIMINARY APPROVAL
Drawing Approval
Development Review
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY:
DATE:
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

TAX BLOCK 1032, LOT 194
TAX BLOCK 1032, LOT 67
WATER MANAGEMENT #8354

8/11/03

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DRAWING TITLE: LAYOUT PLAN
PROJECT TITLE: ST. ANDREWS CHURCH ROAD & DIXIE HIGHWAY
7401 DIXIE HIGHWAY
LOUISVILLE, KENTUCKY 40258

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	8/11/03	DGAR	PER KDOT REVIEW COMMENTS
2	8/21/03	DGAR	PER KDOT REVIEW COMMENTS

SCALE 1"=20' DATE 7-1-03
DRAWN BY DGAR CHECKED BY JSHU
PROJECT NO. 2003821 FILE KY-89
DRAWING NO. C1
SHEET 1 OF 1

9-82-81