

**GENERAL NOTES**

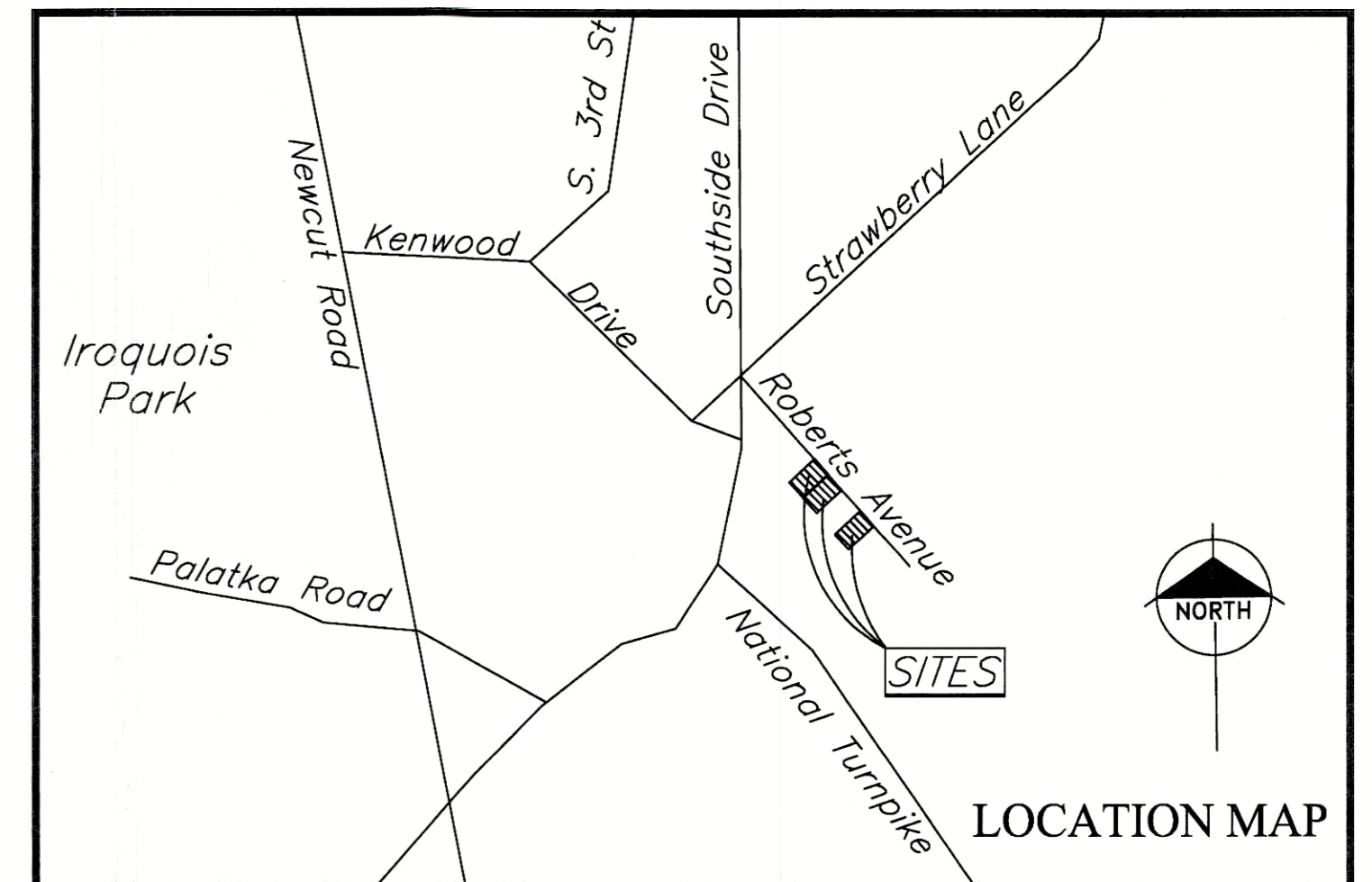
1. LOTS UNDER EACH OWNERSHIP TO BE CONSOLIDATED PENDING PLAN APPROVAL AND PRIOR TO CONSTRUCTION.
2. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

**WORKS NOTES**

1. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
2. CONSTRUCTION BOND AND PERMIT ARE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
3. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
4. A GENERAL CROSS-OVER ACCESS AGREEMENT TO BE AS
5. NO LOADING OR UNLOADING WILL ALLOWED BETWEEN 7-9AM.
6. WHEELSTOPS AND PROTECTIVE CURBING AT LEAST 6" HIGH AND 6" WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERTHROWING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEELSTOPS OR CURBING SHALL BE AT LEAST THREE FEET FROM ANY ADJACENT WALL, FENCE OR PROPERTY LINE, WOODY VEGETATION OR STRUCTURE.

**APCD NOTES**

1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.



**PROJECT DATA**

EXISTING ZONING SUBJECT TRACTS : R-4 PROPOSED ZONING : C-2  
 EXISTING FORM DISTRICT : TRADITIONAL NEIGHBORHOOD

**Thompson Brothers Plumbing 436 & 438 Roberts Avenue**

TOTAL SITE AREA : 0.91 ACRES 39,545 SF  
 AREA TO BE RE-ZONED : 0.45 ACRES 19,771 SF  
 EXISTING AND PROPOSED USE : PLUMBING CONTRACTORS SHOP  
 EXISTING BUILDING AREA : 1,856 SF  
 776 SF (OFFICE) 1,080 SF (STORAGE)  
 PROPOSED BUILDING AREA : 1,080 SF (STORAGE)  
 TOTAL PROPOSED BUILDING AREA : 2,936 SF  
 EXISTING FAR : 0.09 PROPOSED FAR : 0.11  
 REQUIRED PARKING : 5 SPACES MINIMUM - 8 SPACES MAXIMUM  
 Contractors Shop Minimum 1 space per employee (5) = 8 spaces minimum  
 Contractors Shop Maximum 1.5 spaces per employee = 8 spaces maximum  
 PROPOSED PARKING : 6 SPACES  
 VEHICULAR USE AREA : 14,400 SF ILA REQUIRED @ %5 - 720SF ILA PROVIDED - 790SF  
 TREE CANOPY CALCULATIONS TOTAL SITE AREA : 39,545 SF COMMERCIAL CLASS A  
 EXISTING TREE CANOPY TO REMAIN %0 NEW TREE CANOPY REQUIRED %10 OR 3,945SF  
 PROPOSED TREE CANOPY 4,320SF (6 TYPE "A" 1-3/4" CALIPER TREES @ 720SF EACH)

**Lago's Logos 440, 448 & 450 Roberts Avenue**

TOTAL SITE AREA : 1.45 ACRES 63,072 SQUARE FEET  
 AREA TO BE RE-ZONED : 0.46 ACRES 19,792 SQUARE FEET  
 EXISTING AND PROPOSED USE : ART/GRAPHICS STUDIO  
 EXISTING BUILDING AREA : 4,781 SF  
 1,968 SF (RESIDENCE) 2,813 SF (GRAPHICS SHOP)  
 PROPOSED BUILDING AREA : 1,600 SF (STORAGE)  
 TOTAL BUILDING AREA : 6,381 SF  
 EXISTING FAR : 0.11 PROPOSED FAR : 0.10  
 EXISTING AND PROPOSED USE : ART/GRAPHICS STUDIO  
 PROPOSED PARKING : 5 SPACES  
 REQUIRED PARKING : 4 SPACES MINIMUM - 9 SPACES MAXIMUM  
 Contractors Shop 3 space minimum (1 space per employee (3)) maximum 5 spaces (1.5 spaces per employee)  
 Residence 1 space minimum - 4 spaces Maximum  
 VEHICULAR USE AREA : 13,553 SF ILA REQUIRED @ %5 - 678SF ILA PROVIDED - 1,630SF  
 TREE CANOPY CALCULATIONS TOTAL SITE AREA : 63,072 SF COMMERCIAL CLASS A  
 EXISTING TREE CANOPY TO REMAIN 3,447SF OR %5 NEW TREE CANOPY REQUIRED %0

**Jesse's Lawn Service 452 Roberts Avenue**

TOTAL SITE AREA : 0.45 ACRES 19,528 SQUARE FEET  
 AREA TO BE RE-ZONED : 0.45 ACRES 19,528 SQUARE FEET  
 EXISTING BUILDING AREA : 1,342 SF (RESIDENCE & GARAGE)  
 PROPOSED BUILDING AREA : 960 SF (LANDSCAPE CONTRACTORS SHOP)  
 TOTAL BUILDING AREA : 2,302 SF  
 EXISTING FAR : 0.11 PROPOSED FAR : 0.11  
 REQUIRED PARKING : 2 SPACES MINIMUM - 6 SPACES MAXIMUM  
 Contractors Shop 1 space minimum (1 space per employee (1)) maximum 2 spaces (1.5 spaces per employee)  
 Residence 1 space minimum - 4 spaces Maximum  
 PROPOSED PARKING : 2 SPACES  
 VEHICULAR USE AREA : 3,910 SF  
 NOTE: VIA INTERIOR LANDSCAPING REQUIREMENTS DO NOT APPLY.  
 NOTE: TREE CANOPY CALCULATIONS DO NOT APPLY.

A variance was approved under Case# 14ZONE1009 from Development Code Section 5.1.8B to allow the proposed building to be located outside setback.  
 A landscape waiver was approved under Case# 14ZONE1009 from the Development Code Section 10.2 to allow the 15' required LBA along both side yard lines to be reduced by up to 14'.  
 A variance is requested from the Development Code Section 5.1.8B to allow the proposed storage/shop buildings to be located outside required setback.  
 A landscape waiver is requested under from the Development Code Section 10.2 to allow the 15' required LBA along the south side of the property at 452 Roberts Avenue to be reduced by up to 50%.

**PROJECT# 16ZONE1025  
 Related PDS PROJECT# 13ZONE1003 & 14ZONE1009**

DEED BOOK 10540, PAGE 543 TAX BLOCK 1132, LOT 0029 PARCEL ID: 113200080029  
 DEED BOOK 10524, PAGE 882 TAX BLOCK 1132, LOT 0031 PARCEL ID: 113200480031  
 DEED BOOK 4680, PAGE 299 TAX BLOCK 1132, LOT 0033 PARCEL ID: 113200530033

**DETAILED DISTRICT DEVELOPMENT PLAN**

**Thompson Brothers Plumbing  
 Lago's Logos  
 Jesse's Lawn Service**

438, 444 & 452 ROBERTS AVENUE

Thompson Brothers Plumbing 436 Roberts Avenue, Louisville, KY 40214  
 Tommy A. & Donna L. Lago 448 Roberts Avenue, Louisville, KY 40214  
 Pauline Vititoe 452 Roberts Avenue, Louisville, KY 40214

RECEIVED  
 OCT 10 2016  
 PLANNING &  
 DESIGN SERVICES

FILE NO. **DDP**

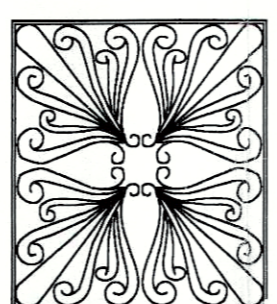
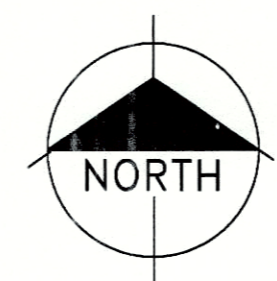
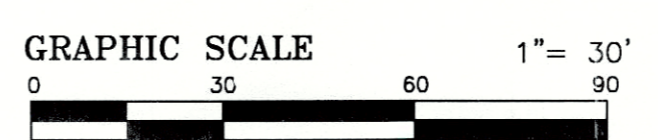
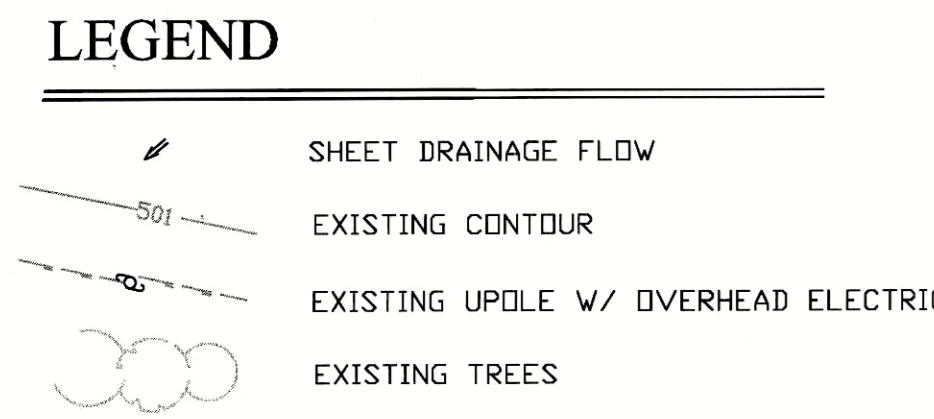
**MSD NOTES**

1. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA PANEL DATED DEC. 5, 2006.
2. DRAINAGE PATTERN DEPICTED BY ARROWS ( ) IS FOR INFORMATIONAL PURPOSES. ALL AREAS OF THE SITE ARE TO BE PAVED OR FINISH GRADED IN A MANNER THAT RESULTS IN SHEET FLOW AS DEPICTED. NO AREAS OF PONDING WATER WILL BE ACCEPTED.
3. EROSION & SILT CONTROL - PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD.
4. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF SOIL SYSTEMS OR TREES TO BE PRESERVED. THE ENCLOSURE THE AREA BENEATH THE DROPPING OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES PERMITTED WITHIN THE FENCED AREA.
5. AN MSD DRAINAGE BOND WILL BE REQUIRED.
6. ON-SITE DETENTION WILL BE REQUIRED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO AT OR BELOW PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, AND 100 YEAR DESIGN STORMS, OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM WHICHEVER IS MORE RESTRICTIVE.
7. SITE IS SERVED BY EXISTING SANITARY CONNECTION, NO NEW SANITARY SERVICE REQUIRED. ADDITIONAL BUILDINGS ARE WORKSHOP/STORAGE NO NEW CAPACITY REQUIRED.

**THOMPSON BROTHERS PLUMBING** 0.91 AC  
 EXISTING IMPERVIOUS: 9,222 SF PROPOSED NEW IMPERVIOUS: 16,420 SF  
 VQV = 0.95\*1.0\*0.377\*43,560/12 = 1300 CF  
 at TC = 10 min. and 0.91 ac  
 C = 0.30, existing 10 year = 5.6\*0.30\*0.91\*600 = 917 CF  
 C = 0.65, proposed 100 year = 7.2\*0.65\*0.91\*600 = 2,555 CF  
 C = 0.65, proposed 100 year = 7.2\*0.65\*0.91\*600 = 2,555 CF  
 Proposed rain garden 3,304 sf x 9' depth = 2,478 cf - no outflow

**LAGOS LOGOS** 1.45 AC  
 EXISTING IMPERVIOUS: 17,828 SF PROPOSED NEW IMPERVIOUS: 10,900 SF  
 VQV = 0.95\*1.0\*0.250\*43,560/12 = 862 CF  
 at TC = 10 min. and 1.35 ac  
 C = 0.30, existing 10 year = 5.6\*0.30\*1.35\*600 = 1361 CF  
 C = 0.45, proposed 100 year = 7.2\*0.45\*1.35\*600 = 2,624 CF  
 Proposed rain garden 2,754 sf x 12' depth = 2,754 cf - no outflow

**JESSE'S LAWN SERVICE** 0.45 AC  
 EXISTING IMPERVIOUS: 3,292 SF PROPOSED NEW IMPERVIOUS: 2,472 SF  
 VQV = 0.95\*1.0\*0.057\*43,560/12 = 197 CF  
 at TC = 10 min. and 0.49 ac  
 C = 0.30, existing 10 year = 5.6\*0.30\*0.49\*600 = 494 CF  
 C = 0.45, proposed 100 year = 7.2\*0.45\*0.49\*600 = 953 CF  
 Proposed rain garden 953 sf x 12' depth = 953 cf - no outflow



**MILLER • WIHRY**  
 MWLLC  
 Land Planners • Engineers • Surveyors  
 1387 South Fourth St. Louisville, KY 40208 Tel (502)636-5501 Fax (502)638-9538

REVISIONS	SCALE
	1"=30'
	DR.
	CK.
	DATE
	09-01-2016

