

SITE DATA

GROSS SITE AREA	0.27 ACRES
EXISTING ZONING	R-5B
EXISTING FORM DISTRICT	TMCFD
EXISTING USE	CHURCH
PROPOSED ZONING	CR
PROPOSED USE	OFFICE
PHASE 1 - OFFICE	
PHASE 2 - OFFICE & RETAIL	
FLOOR AREA	
LOWER LEVEL	5,248 SQ.FT.
MAIN LEVEL	5,409 SQ.FT.
SECOND LEVEL	3,606 SQ.FT.
TOTAL	14,262 SQ.FT.
FLOOR AREA RATIO	1.21

EXISTING CHURCH SEATING	140 SEATS
(@ 18 INCHES PER SEAT PER KY BUILDING CODE)	
EXISTING PARKING REQUIRED	-47 SPACES
(1 SPACE/3 SEATS)	
NON CONFORMING CHURCH SPACES PER LDC CHAPTER 9.1.3.B.2.C	

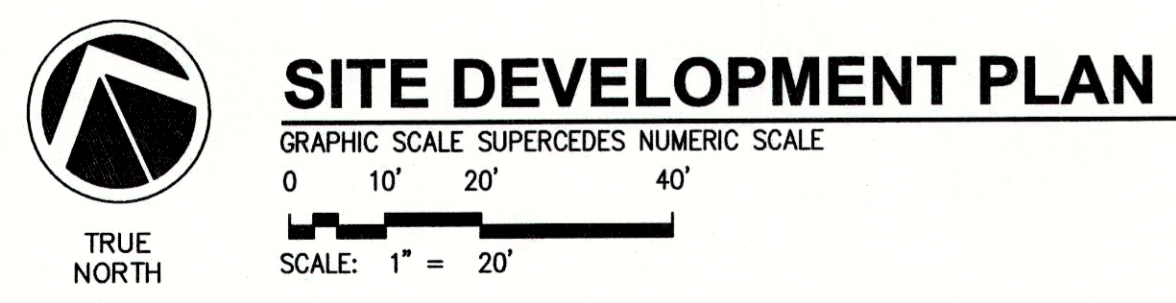
PARKING CALCULATIONS	
MINIMUM PARKING REQUIRED (1 SP/500 SF - OFFICE/RETAIL)	28 SPACES
MIN. PARKING REQ'D w/ 10% TARC CREDIT	
MIN. PARKING REQ'D w/ 20% NATIONAL REGISTER CREDIT	
MIN. PARKING REQ'D w/ 20% GREEN SITE DESIGN CREDIT	
MIN. PARKING REQUIRED WITH TOTAL 50% CREDITS	14 SPACES
MAXIMUM PARKING ALLOWED (1SP/200 SF)	71 SPACES
PARKING PROVIDED EX. ON-STREET PARKING	5 SPACES
TOTAL REQUIRED PARKING W/NON-CONFORMING CREDIT (14 MIN. FOR OFFICE USE -47 NON-CONFORMING FOR CHURCH USE)	-33 SPACES

BICYCLE PARKING

4 SHORT TERM SPACES	
4 LONG TERM SPACES (INSIDE BUILDING)	

BUILDING SETBACKS: EXISTING BUILDING COMPLIED WITH SETBACKS AT TIME OF CONSTRUCTION. NO NEW CONSTRUCTION PROPOSED.

WAIVER REQUEST: WAIVER OF LAND DEVELOPMENT CODE (L.D.C.) 10.2.4, NOT TO PROVIDE A MINIMUM 10-FOOT LANDSCAPE BUFFER AREA (L.B.A.) WITH TREES OR A FENCE OR WALL IN LIEU OF A PERIMETER L.B.A.



GENERAL NOTES

- DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDING AND STABILIZED.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- SHORT TERM BICYCLE PARKING DEVICE SHALL BE A DURABLE, SECURELY ANCHORED DEVICE THAT SUPPORTS THE FRAME OF THE BICYCLE, IS ABLE TO ACCOMMODATE A HIGH SECURITY LOCK AND IS DIMENSIONED AS REQUIRED BY THE LDC.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM DEEDS AND MSD LOGIC MAPPING.
- SANITARY SEWERS TO UTILIZE EXISTING CONNECTION.
- NO NEW SITE CONSTRUCTION.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OILS AND GREASE POLICY.
- SANITARY PSC/GREASETRAP MUST BE APPROVED BY MSD'S SANITARY DEPARTMENT.
- BUSINESS TO UTILIZE RESIDENTIAL SIZE TRASH CANS FOR CURB SIDE PICK-UP.

REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISION TO ADD WAIVER REQUEST	12-2-15	JMA

BTM Engineering, Inc.
 Consulting Engineers, Landscape Architects, Planners & Surveyors
 "Serving the Bluegrass and Beyond"
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 (502) 459-8400 www.btmeng.com

DATE

SIGNATURE

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BTM PROJECT NO.: 150218
 SITE INFORMATION:
 TAX BLOCK: 88A LOTS 34 & 35
 TAX BLOCK: 10397 P.C. 108
 D.B. 10397 P.C. 108

DEVELOPER:
 JVA PROPERTIES, LLC LOTS 10397 & 10398
 LOUISVILLE, KENTUCKY 40218

RECEIVED
 DEC 02 2015
 PLANNING & DESIGN SERVICES

DETAILED DEVELOPMENT PLAN
 1741 FRANKFORT AVENUE
 LOUISVILLE, KENTUCKY 40206

DRAWN BY: DHS
 DATE: SEPT. 21, 2015
 DRAWING: 150218-DDP
 SCALE: 1" = 20'
 SHEET: 1.00

NOT FOR CONSTRUCTION

15ZONE1049
 MSD WM #11277

15201E1049