

Tree Canopy Calculations
 % Preserved = 0%
 % Required = 15%
 *Type Selected = Type B, 432 sq. ft. (60% mature canopy size) x 2

USE CATEGORY	SPECIFIC USE	MINIMUM SPACE REQUIREMENT	MAXIMUM SPACE REQUIREMENT
RETAIL/OFFICE	Office/Professional Office (including parking)	1 space for each 100 sq. ft. of gross area	1 space for each 200 sq. ft. of gross area

Bike Parking
 Short Term 2
 Long Term 2
 *Long Term Bike Parking Inside Structure

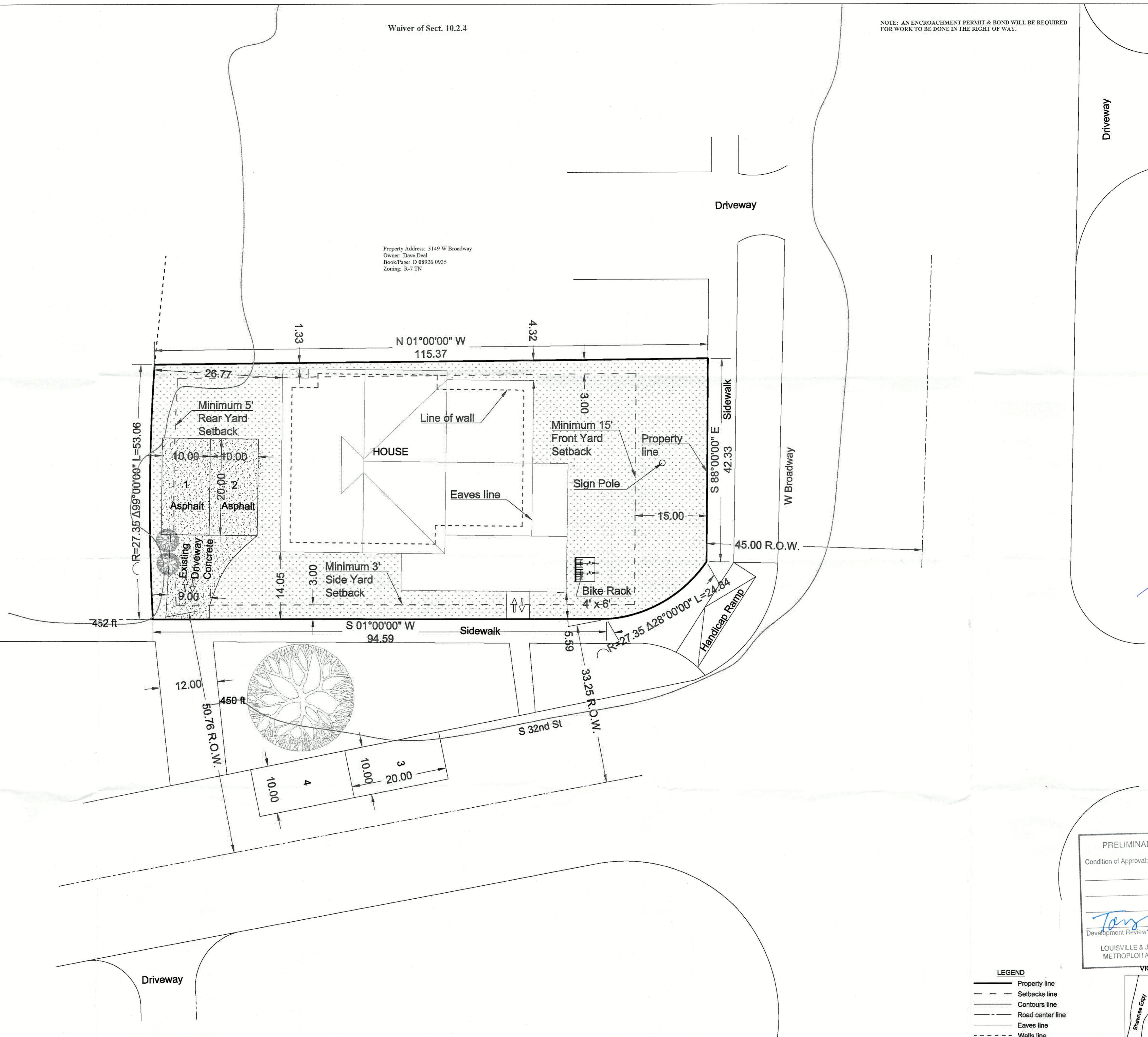
Note: Existing concrete driveway extends to S 32nd Street

Property Address: 679 Eastlawn Ave
 Owner: Glenda & Terri Turner
 Book/Page: D 09178 0137
 Zoning: R-6 1N

Waiver of Sect. 10.2.4

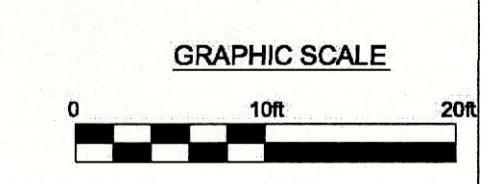
NOTE: AN ENCROACHMENT PERMIT & BOND WILL BE REQUIRED FOR WORK TO BE DONE IN THE RIGHT OF WAY.

Property Address: 3149 W Broadway
 Owner: Dave Deal
 Book/Page: D 08926 0935
 Zoning: R-7 TN



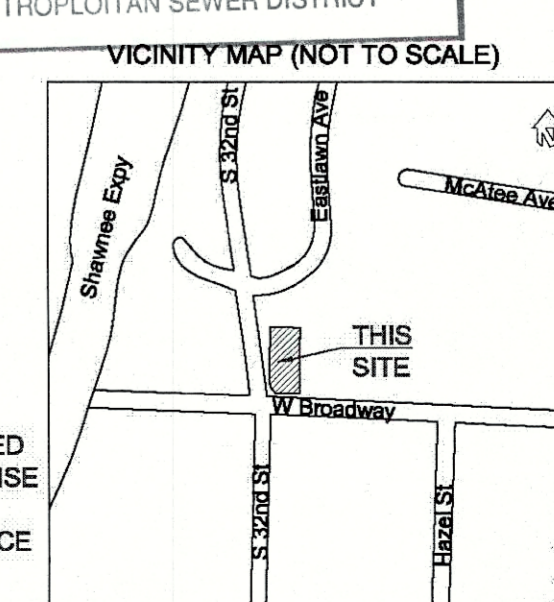
PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS:
 BY: *[Signature]*
 DATE: 04/27/16
 LOUISVILLE JEFFERSON COUNTY
 METRO PUBLIC WORKS

PRELIMINARY APPROVAL
 Condition of Approval:
 Development Review Date: *[Signature]* 4/27/16
 LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT



- LEGEND**
- Property line
 - Setbacks line
 - Contours line
 - Road center line
 - Eaves line
 - Walls line

NOTES:
 - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES;
 - SITE IS LOCATED IN THE MARLOWE PLACE BUNGALOW HISTORIC DISTRICT;



Revisions	Date
4-19-2016	

Project Name: Best Choice
 Property Address: 3151 W BROADWAY, LOUISVILLE, KY 40211-1434
 County Name: JEFFERSON
 Assessor Parcel Number: 006J0010000
 Assessor Legal Description: 48 X 100 NS BROADWAY
 Land Use: Office/Residential
 Zoning District: R7
 Proposed Zoning District: CN
 Owner: Best Choice LLC
 Owner's Address: 1839 Cypress Street, Louisville, KY 40210
 Assessed Value: \$25,340.00
 Acres: 0.14704, 791 SF
 Neighborhood: 102104 - Traditional Neighborhood
 Floor Area: 1,290 SF
 Floor Area Ratio/Max F.A.R.: 27%/35%
 Date: June 2, 2015
 Scale: 1"=10'