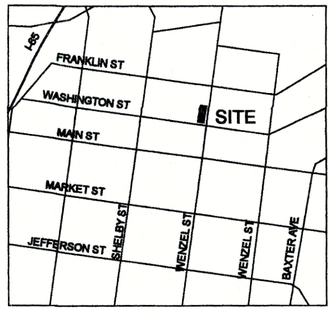
1808



LOCATION MAP

NOT TO SCALE NORTH

GENERAL NOTES

1. MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION.
2. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE w/ CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
3. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO *PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND* NEIGHBORING PROPERTIES.
4. ALL WORK WITHIN THE RIGHT OF WAY WILL REQUIRE ENCROACHMENT BOND AND PERMIT
5. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
6. ALL RETAIL SHOPS REQUIRE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY
7. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET HE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS
8. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE
9. CERTIFICATE OF APPROPRIATENESS FOR BUTCHERTOWN NEIGHBORHOOD ACQUIRED
10. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.

EPSC NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS 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 AREAS ARE SEEDED 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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN. WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

PARKING SUMMARY

	MINIMUM @1/500	MAX @1/200
RETAIL (1,412 SQ FT)	3 SPACES	7 SPACES
1 APARTMENT (1.5 PER UNIT)	2 SPACES	3 SPACES
-10% TARC -10% MIXED USE	-2 SPACES	
PROVIDED ON SITE (GARAGE)	1 SPACES	
ON-STREET PARKING	5 SPACE	
TOTAL REQUIRED	**3 SPACES**	
TOTAL PROVIDED	**6 SPACES**	

	REQUIRED	PROVIDED
SHORT TERM BIKE PARKING	0	0
LONG TERM BIKE PARKING	2	2 INDOOR

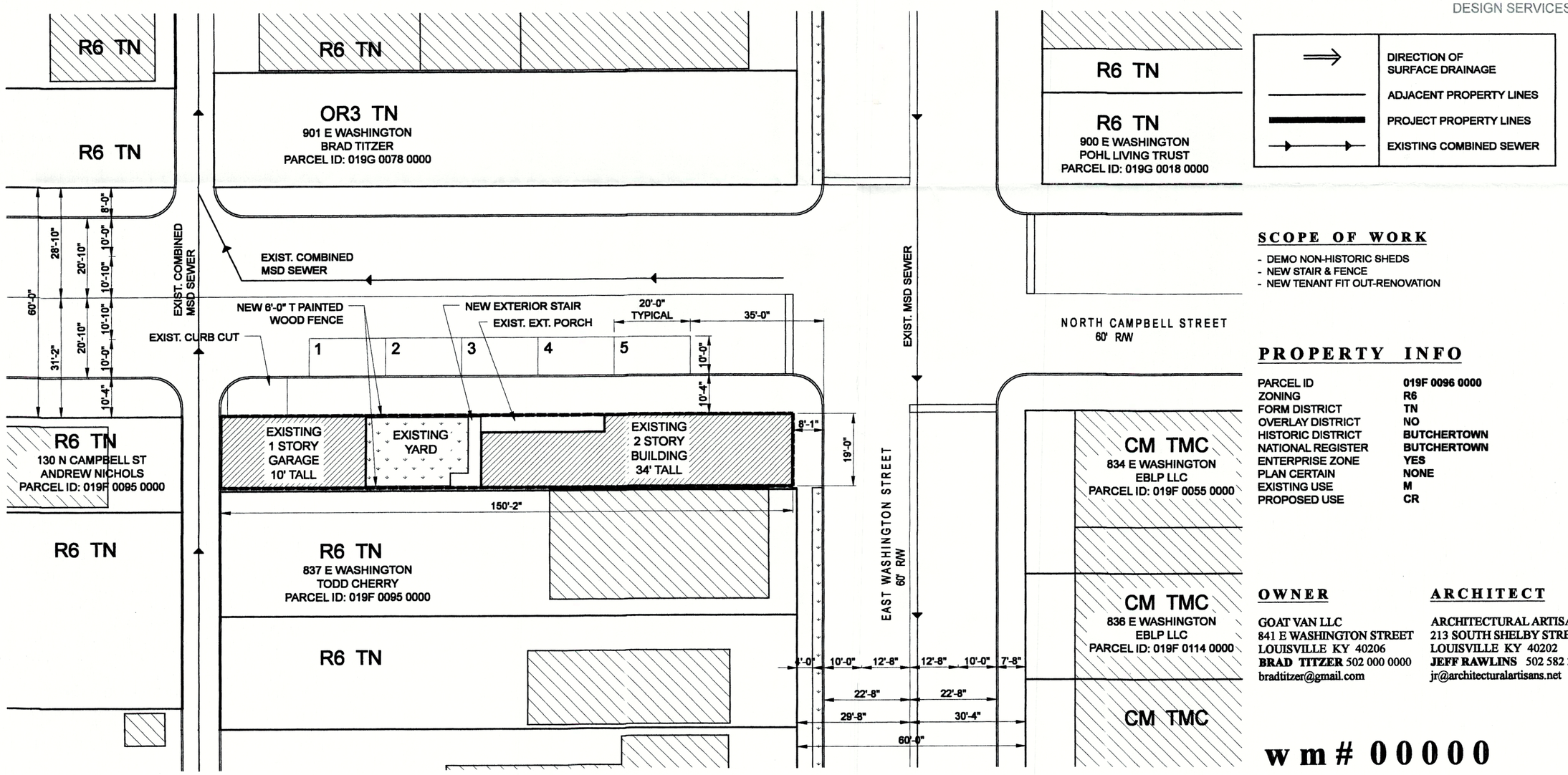
SITE CALCULATIONS

GROSS SITE AREA	2,853 SQ FT
ACRES	0.065 ACRES
EXISTING ZONING	R6
PROPOSED ZONING	CR
EXISTING USE	MERCANTILE & RESIDENTIAL
PROPOSED USE	RETAIL & RESIDENTAIL
EXISTING GROSS BUILDING FOOTPRINT	2,624 SQ FT
PROPOSED GROSS BUILDING FOOTPRINT	2,137 SQ FT
PROPOSED BUILDING AREA	4,346 SQ FT
PROPOSED FLOOR AREA RATIO	0.66 FAR
NO NEW CONSTRUCTED INTERIOR AREA	
EXISTING IMPERVIOUS AREA	2,698 SQ FT
PROPOSED IMPERVIOUS AREA	2,330 SQ FT
DECREASE IN IMPERVIOUS AREA	368 SQ FT
TOTAL PROPOSED VEHICULAR USE AREA	
REQUIRED ILA (5%, VUA > 6000 SQFT)	0 SQ FT
AREA OF DISTURBANCE	573 SQ FT

SQUARE FOOTAGE

GROSS SQ FT TOTAL	4,347
BASEMENT (MECHANICAL ONLY)	798
1ST FLOOR	1,412
2ND FLOOR	1,412
GARAGE	725

RECEIVED
JUL 12 2018
PLANNING & DESIGN SERVICES



SITE PLAN

SCALE: 1" = 20'-0" NORTH

SCOPE OF WORK

- DEMO NON-HISTORIC SHEDS
- NEW STAIR & FENCE
- NEW TENANT FIT OUT-RENOVATION

PROPERTY INFO

PARCEL ID	019F 0096 0000
ZONING	R6
FORM DISTRICT	TN
OVERLAY DISTRICT	NO
HISTORIC DISTRICT	BUTCHERTOWN
NATIONAL REGISTER	BUTCHERTOWN
ENTERPRISE ZONE	YES
PLAN CERTAIN	NONE
EXISTING USE	M
PROPOSED USE	CR

OWNER

GOAT VAN LLC
841 E WASHINGTON STREET
LOUISVILLE KY 40206
BRAD TITZER 502 000 0000
bradtitzer@gmail.com

ARCHITECT

ARCHITECTURAL ARTISANS INC
213 SOUTH SHELBY STREET
LOUISVILLE KY 40202
JEFF RAWLINS 502 582 3907
jr@architecturalartisans.net

JEFFREY M. RAWLINS REGISTERED NO 4717 COMMONWEALTH OF KENTUCKY ARCHITECT

wm# 00000

REVISIONS
11 JULY 2018
07 JUNE 2018
30 MARCH 2018

DATE
05 MARCH 2018

SHEET 1

18 ZONE 1021

841 WASHINGTON
DEVELOPMENT PLAN
841 WASHINGTON STREET LOUISVILLE KENTUCKY 40206

ARCHITECTURAL ARTISANS INC
213 SOUTH SHELBY STREET LOUISVILLE KY 40202 502 582 3907