

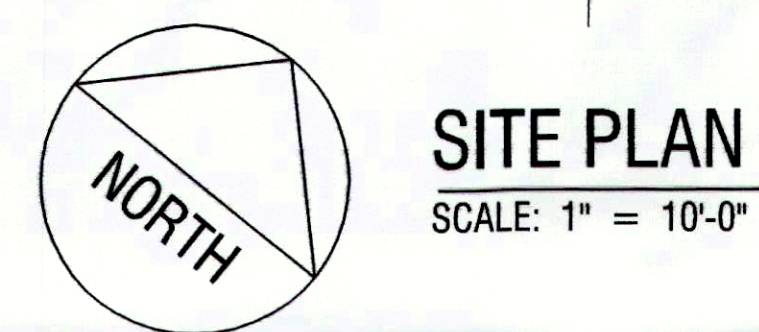
**HANSEN ARCHITECTURE**

Tel : 502-640-0767  
 www.ehf.hansen@gmail.com  
 web site: erichansenarch.com

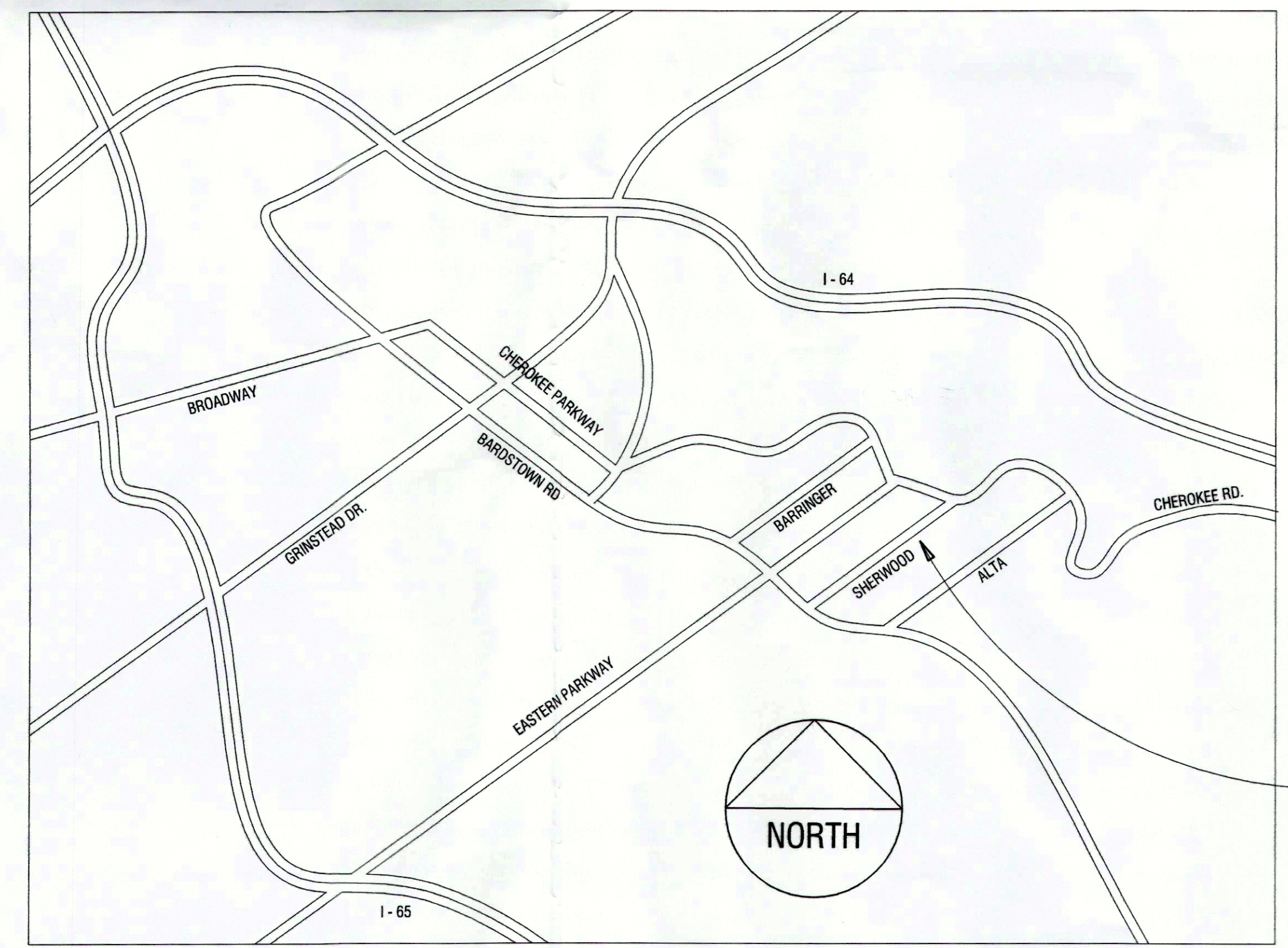


**site address:**  
 2160 SHERWOOD

**owner/developer address:**  
 Eric Hansen  
 2027 Bonnycastle  
 Louisville KY 40205



**SITE PLAN**  
 SCALE: 1" = 10'-0"



**VICINITY MAP**  
 NO SCALE

**FLOOR AREA RATIO - COVERED FLOOR AREA / AREA OF PLOT = 2922 / 6066 = 0.48**

**DWELLING UNITS / ACRE - 2 UNITS / .1393 ACRES = 14.35**

**SIDE YARD SETBACK - 3'-4" AS REQ'D BY TABLE 5.2.2**

**PROPOSED ROOF HEIGHT = 30'**

**NEIGHBOR'S ON EITHER SIDE ROOF HEIGHT = 28'**

**LEGAL DESCRIPTION:**

Beginning on the Southeast side of Sherwood 1658.86 1/2 feet Northeastwardly from the Bardstown Road, as now improved, as measured along the southeast side of Sherwood Avenue; running thence North 50 degrees, 45 min. and .00 sec. along the South side of Sherwood Avenue 30' - 4" and extending to the alley property line at a bearing of South 39 degrees 15 min. and 00 sec. a distance of 200' - 0" and running back along the rear property line at a bearing of South 50 degrees 45 min. and 00 sec. a distance of 30' 4" and extending back to the North West corner of the property at a bearing of North 39 degrees, 15 min. and 00 sec. a distance of 200' - 0".

Being a portion of the same property conveyed to CSG Limited Liability Company from Jean Graham aka Jeanne Graham, unmarried, by deed dated January 2, 2011, of record in Deed Book 9669, Page 897, in the records for Jefferson County, KY.

**PARKING CALCULATION TABLE 9.1.2A:**

MIN. SPACES REQUIRED - 2 SPACES  
 MAX. SPACES REQUIRED - 4 SPACES OUTDOORS  
 SPACES PROVIDED - 3 IN GARAGE, 2 OUTDOORS

**TREE CANOPY REQUIREMENTS:**

INCREASE IN BUILDING AREA OR IMPERVIOUS SURFACE AREA OF > 20% < 50% SHALL PROVIDE 1/2 OF THE REQUIRED TREE CANOPY REQUIRED  
 1/2 X 15% OF 6060 SQ. FT. = 455 SQ. FT. OF NEW CANOPY

**KARST SURVEY:**

A SURVEY OF THE PROPERTY HAS BEEN PERFORMED BY GREENBAUM ASSOCIATES GEO-ENGINEERING ON THE WEEK OF FEBRUARY 10 TO 14, 2015.

**PRELIMINARY APPROVAL**

Conditions of Approval:  
*State plumbing code*  
*top's separate structures be separately connected to S/S.*  
*Need to address how garage/laundry house will be connected. 3-11-15*

Development Review *[Signature]* Date *3-11-15*

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

LEGEND	
TOPOGRAPHICAL LINE	
PROPERTY LINE	
MIN. 1" CAL. TREE	

REVISIONS		
NUMBER	COMMENT	DATE

PARCEL ID: 0770 0002 0000	BLOCK: LOT:
EXISTING ZONING: RSA (THIS AND ADJACENT PROPERTIES)	PROPOSED ZONING: RS
PLAN DATE: 3.15.15	SCALE: 1" = 10'-0"
EXISTING USE - VACANT LOT	PROPOSED USE - RESIDENTIAL
SITE PLAN / VICINITY MAP	
SHEET	

**RECEIVED**  
 MAR 04 2015  
 PLANNING & DESIGN SERVICES

**A1.A**

*172015007*