

- GENERAL NOTES:**
- Title Examination may reveal roads and easements not shown hereon.
 - Property is subject to any restrictions or easements either implied or of record.
 - Adjoiners information was taken from the Jefferson Co. Tax Office.
 - Reference of Meridian was taken from Record Deed.
 - Total Acreage is 0.30 acres.
 - Property and adjoining areas are not located in the 100 year flood area as located by F.E.M.A. Map No. 21111C0029E Dated DEC. 5, 2006.
 - No increase in drainage run off to state roads.
 - There should be no commercial signs on the right of way.
 - There should be no landscaping in the right of way without an encroachment permit.
 - Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
 - An encroachment permit and bond will be required for any work done in the right of way.
 - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - Contours shown per LCU/C map and Drainage arrows based on said contours.
 - This Site lies within the City of St. Matthews and is subject to the Development Code L111 Hyprvial 14449#4.
 - Site is subject to MSD Regional Facility Fee's.
 - Site to be compliant with MSD EPSC requirements.



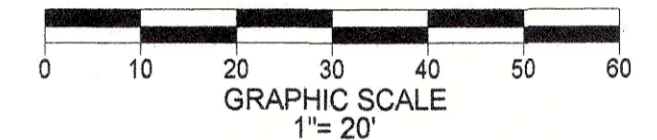
LOCATION MAP
No Scale

SITE DATA

LOCATION = 158 Thiernan Lane
 DEED BOOK 7288 PAGE 12
 TAX BLOCK, 0020 LOT, 219
 EXISTING ZONING = R6
 FORM DISTRICT = SMC
 COUNCIL DISTRICT = 9
 EXISTING LAND USE = RESIDENTIAL
 PROPOSED LAND USE = PROFESSIONAL OFFICE/
 SINGLE FAMILY DWELLING
 PROPOSED DWELLING UNITS: 1
 UNIT DENSITY = 3.3 PER ACRE
 EX. BUILDING = 1,997 sq ft
 EX. BUILDING HEIGHT = 1 STORY
 FLOOR AREA RATIO = 1,997/12,920 = 0.15
 LAND AREA = 0.30 AC. (12,920 S.F.)
 V.U.A. = 5,429 S.F.

SETBACK REQUIREMENTS

Front & Street Side Yard = 25'
 Side Yard = 5'
 Rear Yard = 25'
 Max. Building Height = 45' or 3 Stories



158 THIERNAN LANE
ZONING CHANGE
R-6 TO OR1

158 Thiernan Lane
LOUISVILLE, KY. 40207

PROPERTY OWNER: THOMAS WINTERS
 ADDRESS: 3434 WARNER AVENUE,
 LOUISVILLE, KY. 40207
 DEED BOOK & PAGE: DB 7288, PG 12

SCHROLL LAND SURVEYING LLC.

5450 Southview Dr., LOUISVILLE, KY. 40214
 Phone: 502-367-7660
 Mobile: 502-594-6773

DATE: December 1, 2016 SCALE 1" = 20'
 JOB NO: 1950-16 SHEET 1 OF 1

PLAN DATE 12-1-16

WM#11572

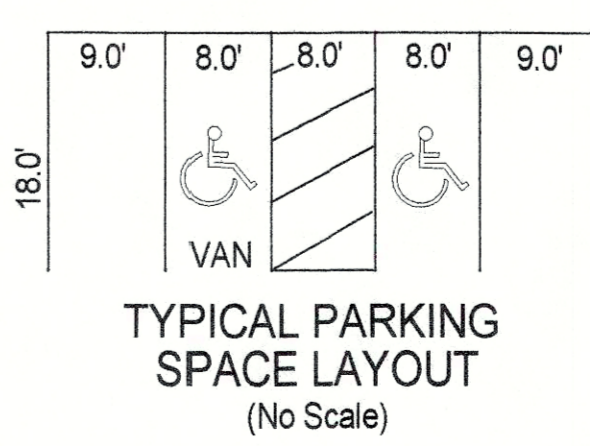
REVISIONS

NO.	DATE	DESCRIPTION	BY
1	5/17/17	Revisions per agency comments	W.S.



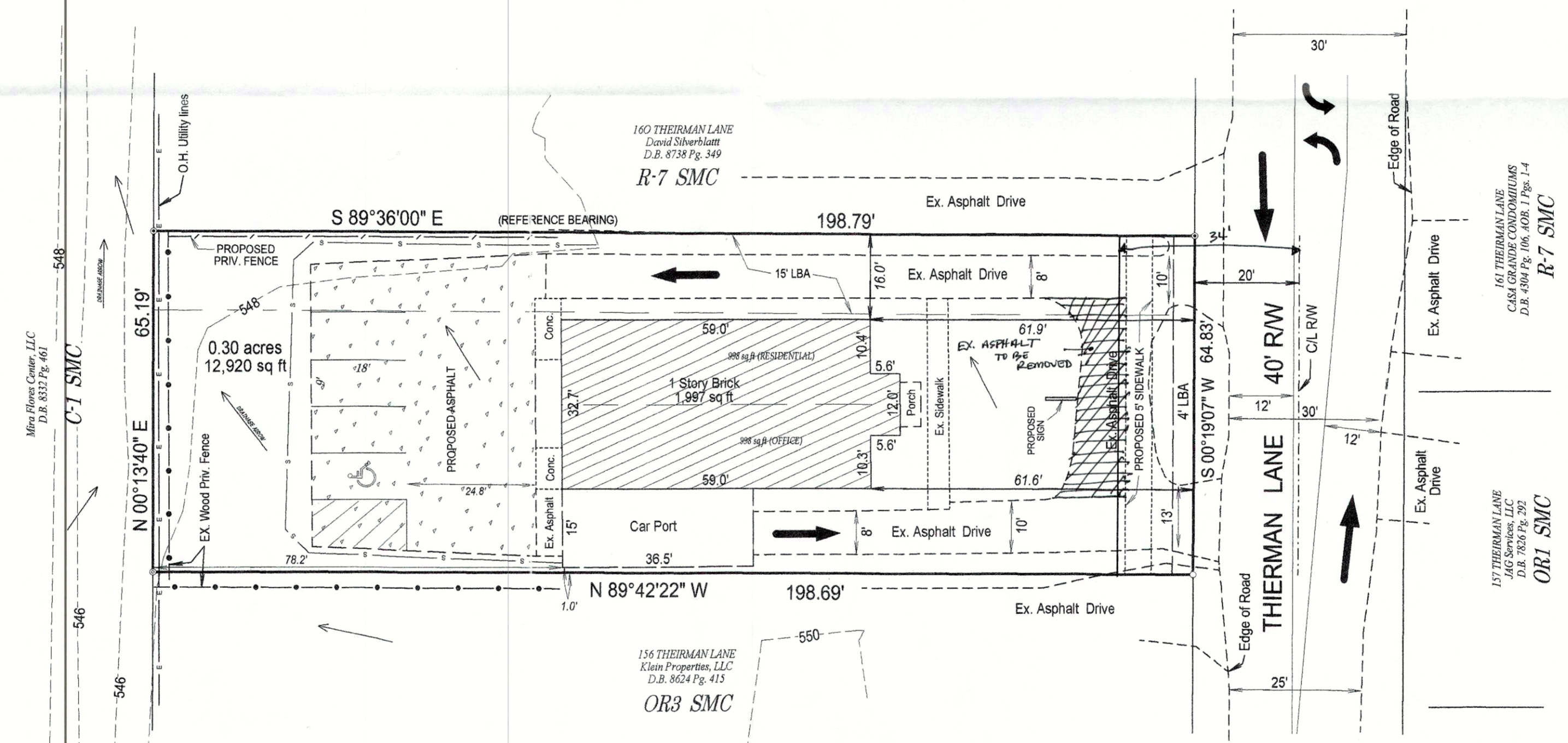
- LEGEND**
- = Existing 5/8" Rebar
 - ⊕ = Existing 1" Rebar with cap stamped "JHM 3064"
 - ⊕ = Set 1/2" Rebar with cap stamped "SCHROLL 3570"
 - = Existing Property Line
 - - - = Existing Edge of Pavement
 - - - = Existing Priv. Fence
 - - - = Existing O.H. Utilities
 - ▨ = Existing Building
 - ▨ = Proposed Paving
 - ▨ = Proposed Priv. Fence
 - ▨ = Temp. Silt Fence

- VARIANCE:**
- A variance of the Land Development Code to allow Proposed Asphalt to encroach into the required 5' side yard setbacks.
- WAIVER:**
- A waiver of the Land Development Code to allow encroachments into the 15' LBA.



BUD (BEFORE YOU DIG)

NOTE: CAUTION EXISTING UTILITIES
 THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. LOCATION, SIZE AND MATERIAL SHOWN ON UTILITIES ARE FROM AVAILABLE RECORDS, SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES. B.U.D. MUST BE NOTIFIED 48 HOURS PRIOR TO ANY EXCAVATION, FOR VERIFICATION OF LOCATION, SIZE AND MATERIAL CALL 266-5123 OR 1-800-752-6007



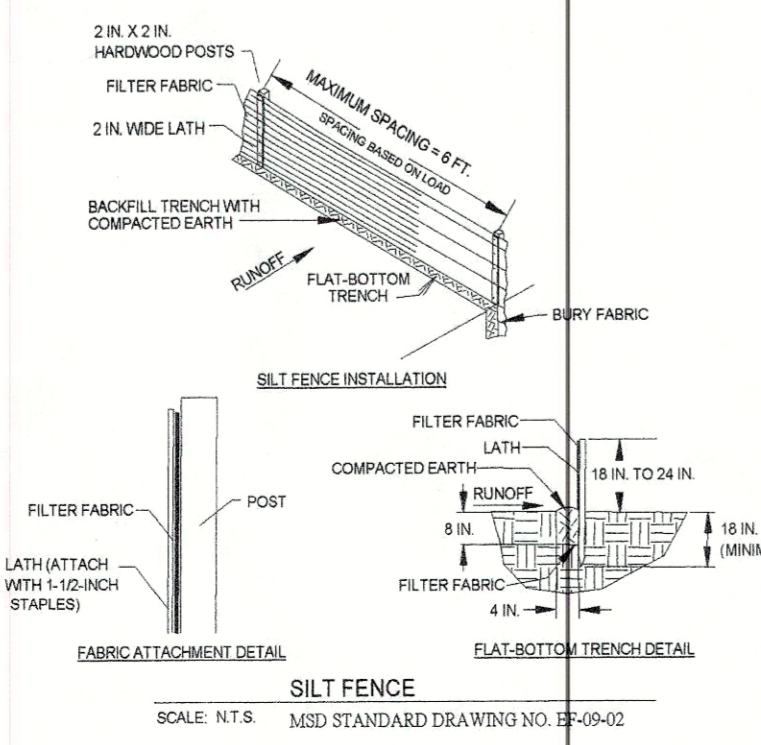
PARKING SUMMARY

RESIDENTIAL: 996 SF
 MINIMUM REQUIRED: 2 SPACES
 MAXIMUM ALLOWED: 4 SPACES

OFFICE: 996 SF
 MINIMUM REQUIRED: 1 SPACE PER 350 S.Q. OF GROSS FLOOR AREA (3 SPACES)
 MAXIMUM ALLOWED: 1 SPACE PER 200 S.Q. OF GROSS FLOOR AREA (5 SPACES)
 AVAILABLE REDUCTIONS: -10% FOR BUS ROUTE
 -10% FOR AT LEAST 25% GROSS FLOOR SPACE
 MINIMUM REQUIRED AFTER REDUCTIONS: (2 SPACES)

TOTAL PARKING PROVIDED: 5 SPOTS (INCLUDING 1 ADA SPACE)

IMPERVIOUS AREA
 Impervious Surface (Ex. Building) 1,997 Square Feet
 Impervious Surface (Ex. VUA) 3,023 Square Feet
 Impervious Surface (Proposed VUA) 2,406 Square Feet
 Impervious Surface (Total) 7,426 Square Feet
 Total Area of Site 12,920 Square Feet



- EROSION PREVENTION AND SEDIMENT CONTROL NOTE**
- 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 revised 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 seeded and stabilized.
 - Action must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracking 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 fences.
 - All stream crossings must utilize low-water crossing structures per MSD Standard Drawing ER-02.
 - Where construction or land disturbance 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.
 - Sediment-laden groundwater encountered during trenching, boring, or other excavation activities shall be pumped to a sediment trapping device prior to being discharged into a stream, pond, swale, or catch basin.