

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
 CONDITIONS:  
 BY: *Erin M. Miller*  
 DATE: *3-11-15*  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



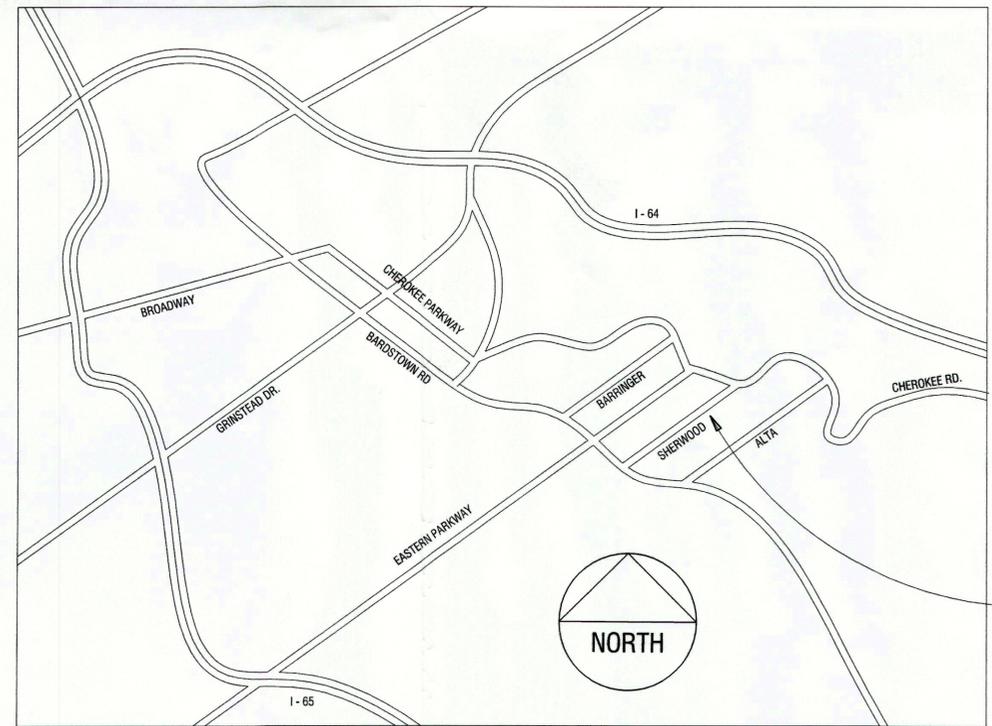
**HANSEN ARCHITECTURE**  
 Tel : 502-640-0767  
 www.ehf.hansen@gmail.com  
 web site: erichansenarch.com



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 1/4 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  
 req'd separate structures  
 be separately requested & S/S. Need to address how  
 may carriage house will be connected  
 Development Review *3-11-15*  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

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

**NOTICE**  
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

**APPROVED DISTRICT DEVELOPMENT PLAN**  
 DOCKET NO. *14 ZONE 1007*  
 APPROVAL DATE *May 7, 2015*  
 EXPIRATION DATE  
 SIGNATURE OF PLANNING COMMISSION  
 PLANNING COMMISSION

REVISIONS		
NUMBER	COMMENT	DATE

PARCEL ID. 077D 0039 0000	BLOCK LOT
EXISTING ZONING R5A (HSA AND ADJACENT PROPERTIES)	PROPOSED ZONING R6
PLAN DATE 3.3.15	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

*19721107*

### **Case No. 14ZONE1007 Binding Elements**

**RESOLVED**, that the Louisville Metro Planning Commission does hereby **APPROVE** the Detailed District Development Plan and binding elements as found on page 13 of the staff report for Case No. 14ZONE1007 based on the staff report and testimony heard today and **SUBJECT** to the following Binding Elements:

#### **Proposed Binding Elements**

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed 2,932 square feet of gross floor area.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
  - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. The property owner/developer must obtain approval of a detailed plan for tree canopy compliance as described in Chapter 10 prior to obtaining a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
7. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the May 7, 2015 Planning Commission meeting.