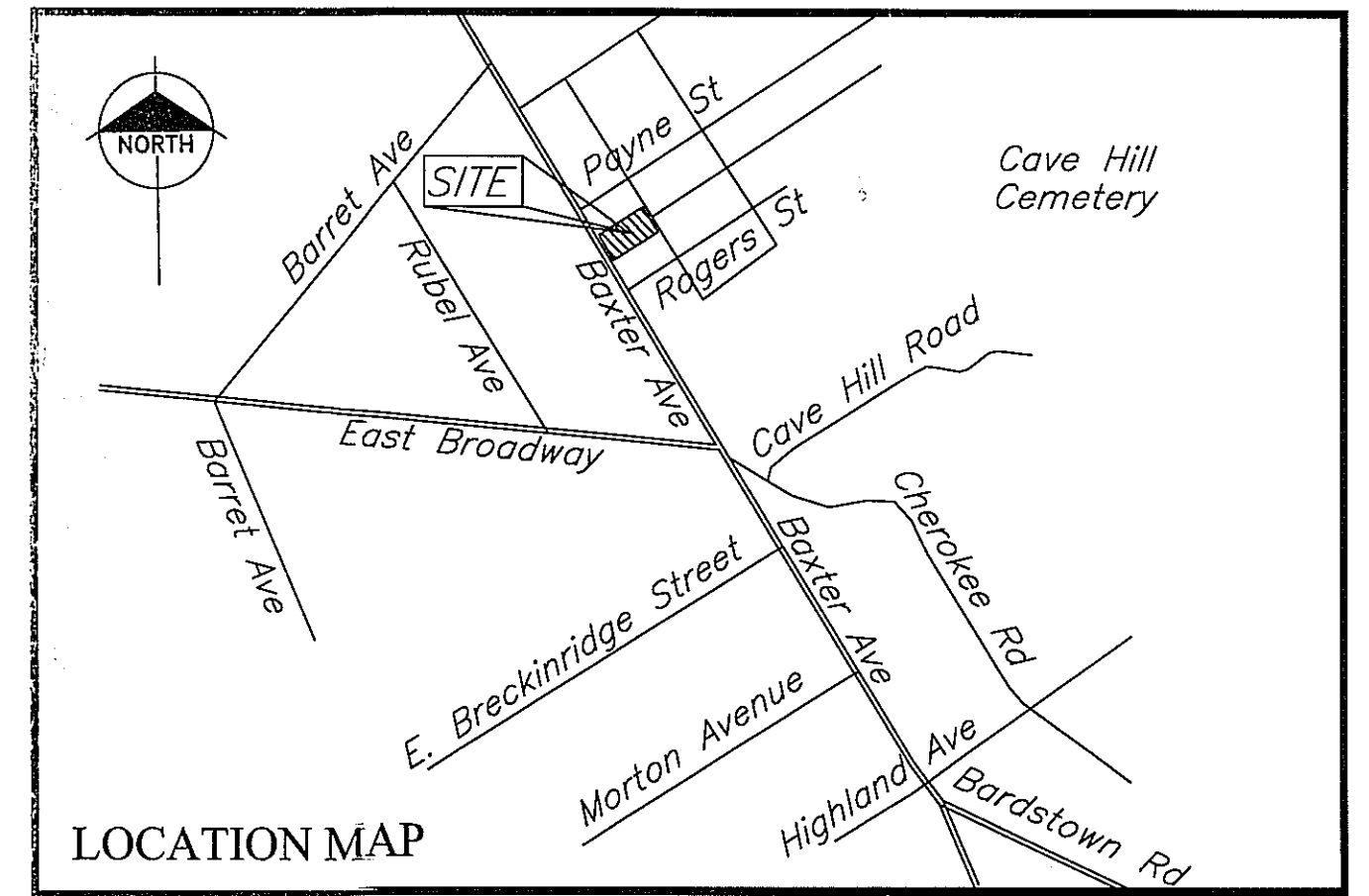


- MSD NOTES**
- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP No. 21111 C 089E AND FIRM MAP No. 21111 C 090 E DATED DECEMBER 5, 2006.
  - DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR INFORMATIONAL PURPOSES. ALL AREAS OF THE SITE ARE TO BE PAVED OR FINISH GRADED IN A MANNER THAT RESULTS IN STREET FLOW AS DEPICTED. NO AREAS OF PONDING WATER WILL BE ACCEPTED.
  - EROSION & SILT CONTROL: PRIOR TO ANY CONSTRUCTION ACTIVITIES ON FOR APPROVAL, THE SITE, AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD.
  - CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
  - SANITARY SEWER SERVICE WILL BE PROVIDED BY EXISTING CONNECTION.
  - ONSITE DETENTION WILL BE REQUIRED. POSTDEVELOPED 100-YEAR RUNOFF RATE TO BE AT OR BELOW THE PREDEVELOPED 10 YEAR RUNOFF RATE.
  - UNDERGROUND DETENTION & ABSORPTION CALCULATION  
 DETENTION CAPACITY 1680 CF, ESTIMATED 10-YR STORM RUNOFF - 900 CF  
 $0.28 Q_{\text{EFFECTIVE}} \text{ RUNOFF (RUNOFF - ABSORPTION)} * 5.31 \text{ L} * 10/60 * 43560/12 = 900 \text{ CF}$

EXISTING SITE AREA 17,015  
 EXISTING IMPERVIOUS 8,582 SF (NOT INCLUDING EXISTING GRAVEL PARKING 6,012 SF)  
 PROPOSED IMPERVIOUS 13,598 SF



**PROJECT DATA**

EXISTING ZONING: R-6 PROPOSED ZONING: C-1  
 EXISTING FORM DISTRICT: TRADITIONAL NEIGHBORHOOD  
 TOTAL SITE AREA: 0.390 ACRES 17,015.6 SQUARE FEET  
 \* Lots at 611, 613 & 615 Baxter to be consolidated per this plan.  
 EXISTING TOTAL BUILDING AREA: 7,068 SF  
 PROPOSED TOTAL BUILDING AREA: 9,877 SF  
 EXISTING TOTAL BUILDING AREA TO BE DEMOLISHED: 1,520 SF  
 PROPOSED TOTAL BUILDING AREA TO BE CONSTRUCTED: 4,329 SF  
 EXISTING FAR: 0.42 PROPOSED FAR: 0.58  
 Does not include two storage sheds to be removed or proposed 1,320 sf garage.

**611 Baxter Avenue**  
 SITE AREA: 0.09 ACRES  
 EXISTING BUILDING AREA: 1,870 SF 926 SF 1ST FLOOR 944 SF 2ND FLOOR  
 EXISTING AND PROPOSED USE: RESIDENTIAL (1 Dwelling Unit)  
 Does not include 108 sf storage shed to be removed.

**613 Baxter Avenue**  
 SITE AREA: 0.09 ACRES  
 EXISTING BUILDING TO BE REMOVED: 1,520 SF 843 SF 1ST FLOOR 677 SF 2ND FLOOR  
 EXISTING USE: RESIDENTIAL (2 Dwelling Units)  
 PROPOSED BUILDING AREA: 4,329 SF  
 PROPOSED USE: FIRST FLOOR (Office 1,003 sf)  
 SECOND FLOOR (Office - 1,003 sf)  
 THIRD FLOOR (Residential - 1 Dwelling Unit, 1,003 sf)  
 GARAGE 2ND FLOOR (1,320 SF Maintenance Office)  
 Does not include 245 sf storage shed to be removed or proposed 1,320 sf garage.

**615 Baxter Avenue**  
 SITE AREA: 0.09 ACRES  
 EXISTING BUILDING AREA: 1,790 SF 1,318 SF 1ST FLOOR 472 SF 2ND FLOOR  
 EXISTING AND PROPOSED USE: General Office

**617 Baxter Avenue**  
 SITE AREA: 0.09 ACRES  
 EXISTING BUILDING AREA: 1,888 SF 1,560 SF 1ST FLOOR 324 SF 2ND FLOOR  
 EXISTING AND PROPOSED USE: General Office

**COMBINED PARKING CALCULATION:**

REQUIRED OFFICE PARKING	MAXIMUM 7,004 SF/200	: 35 SPACES
	MINIMUM 7,004 SF/500	: 14 SPACES
REQUIRED RESIDENTIAL PARKING	MAXIMUM 2 DU @ 2.5 EA	: 5 SPACES
	MINIMUM 2 DU @ 1.5 EACH	: 3 SPACES
TOTAL REQUIRED PARKING	MAXIMUM	: 40 SPACES
	MINIMUM	: 14 SPACES**
		18 SPACES PROPOSED ***

\*\* Includes 10% deduction for transit proximity & 10% for having 20% of floor area in residential use.  
 \*\*\* Includes 4 on-street parking spaces

EXISTING VUA: 5,910 SF PROPOSED VUA: 5,712 SF NO ILA REQUIRED

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA 17,015 SF COMMERCIAL AREA CLASS "B"  
 EXISTING TREE CANOPY TO REMAIN 2% REQUIRED NEW TREE CANOPY 4% (12% - 66% FOR FAR REDUCTION)  
 REQUIRED NEW TREE CANOPY COVERAGE = 680 SF  
 PROPOSED NEW TREE CANOPY COVERAGE = 1,440 SF (2 TYPE "A" 1-3/4" CALIPER TREES 720 SF EACH)

A WAIVER IS REQUESTED TO ALLOW BUILDINGS AND PARKING TO ENCR OACH UP TO 13.5' INTO THE REQUIRED 15' LANDSCAPE BUFFER ALONG THE NORTHWEST PROPERTY LINE, WITH SCREENING TO BE PROVIDED BY AN 8' WOOD FENCE TO THE REAR BUILDING CORNER INSTEAD.  
 A WAIVER IS REQUESTED TO ALLOW THE REQUIRED 5' LANDSCAPE BUFFER ALONG BISHOP STREET TO BE REDUCED TO 3'.

PDS #17611  
**DETAILED DISTRICT DEVELOPMENT PLAN**  
**Baxter Tracts**  
 611, 613, 615, & 617 BAXTER AVENUE

DEED BOOK 9329, PAGE 662	TAX BLOCK 68G, LOT 0031	PARCEL ID: 068G00310000
DEED BOOK 9307, PAGE 431	TAX BLOCK 68G, LOT 0030	PARCEL ID: 068G00300000
DEED BOOK 8999, PAGE 649	TAX BLOCK 68G, LOT 0029	PARCEL ID: 068G00290000
DEED BOOK 8491, PAGE 862	TAX BLOCK 68G, LOT 0028	PARCEL ID: 068G00280000

Glenmary Investment Group, LLC  
 615 Baxter Avenue, Louisville, KY 40204-1105

- LEGEND**
- CATCH BASINS
  - SHEET DRAINAGE FLOW
  - - - PROPOSED CONTOUR
  - — — EXISTING CONTOUR
  - — — EXISTING UPOLE W/ OVERHEAD ELECTRIC
  - — — SILT FENCE

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS: \_\_\_\_\_

BY: *[Signature]*  
 DATE: 1/23/14  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

Condition of Approval: \_\_\_\_\_  
 Development Review Date: 1/23/14

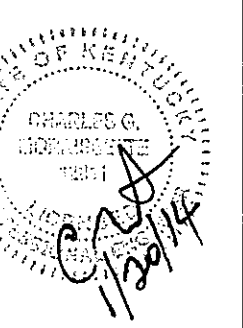
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT GRAPHIC SCALE 1" = 20'

0 20 40 60

**MILLER • WILHRY**  
 MWGLLC  
 Land Planners • Engineers • Surveyors  
 1387 South Fourth St. Louisville, KY 40208 Tel (502)636-5501 Fax (502)638-9538

REVISIONS	SCALE
1-16-2014	1"=20'
DR.	
CK.	
DATE	
11-21-2013	

RECEIVED  
 JAN 21 2014  
 PLANNING & DESIGN SERVICES



FILE NO. **DDP**