

GENERAL NOTES

1. SITE PLAN BASED ON LOJIC MAPPING. A BOUNDARY/TOPOGRAPHIC SURVEY HAS NOT BEEN PERFORMED.
2. EXISTING LOT DIMENSIONS ARE SHOWN PER RECORD DOCUMENTS.
3. ALL EXISTING STRUCTURES AND IMPROVEMENTS TO REMAIN.
4. SOIL TYPE IS LISTED PER THE JEFFERSON COUNTY SOIL SURVEY AS URBAN LAND, HYDROLOGIC SOIL GROUP "D".
5. BUSINESS SIGNS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
6. ALL SITE LIGHTING, IF PROVIDED, SHALL BE IN CONFORMANCE WITH CHAPTER 4, PART 1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
7. THE SUBJECT PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOODPLAIN PER FIRM MAP 21111C0042E DATED DECEMBER 5, 2006.
8. SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AND ROADWAYS. SITE LIGHTING SHALL CONFORM TO THE REQUIREMENTS OF SECTION 4.1.3 OF THE LAND DEVELOPMENT CODE. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE REAIED, SHIELDED OR TURNED OFF.
9. THERE SHALL BE NO INCREASE IN RUNOFF TO THE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
10. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
11. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT OF WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
12. ANY WORK WITHIN THE RIGHT OF WAY WILL REQUIRE CONSTRUCTION PLANS, BOND, AND PERMIT FROM THE KENTUCKY TRANSPORTATION CABINET AND LOUISVILLE METRO PUBLIC WORKS.
13. KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
14. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
15. PROPOSED DEVELOPMENT MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
16. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCIES.
17. PROPERTY TO BE SERVICED BY ROLL-OUT TRASH CONTAINERS.
18. NO SITE WORK PROPOSED WITH THIS ZONING APPLICATION.
19. GHOST SIGN LOCATED ON SOUTH FACADE TO REMAIN AS IS.
20. STREET TREES REQUIRED PER LAND DEVELOPMENT CODE.
21. ALL EXISTING SIDEWALKS MUST BE BROUGHT INTO ADA COMPLIANCE.

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING DOWN GUY
- EXISTING ELECTRICAL BOX
- EXISTING CATCH BASIN
- EXISTING GAS METER
- EXISTING GAS VAVLE
- EXISTING SEWER CLEAN OUT
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING WATER METER
- EXISTING RAILROAD SIGNAL BOX
- EXISTING TRAFFIC SIGNAL BOX
- EXISTING FENCE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING RAILROAD
- EXISTING ADA TACTILE WARNING STRIP

EROSION PREVENTION AND SEDIMENT CONTROL

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 (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

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 THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

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 DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

SITE SUMMARY

EXISTING ZONING DISTRICT: M-2
PROPOSED ZONING DISTRICT: C-2
FORM DISTRICT: TRADITIONAL NEIGHBORHOOD
COUNCIL DISTRICT: 4
FIRE PROTECTION DISTRICT: LOUISVILLE #4
TAX BLOCK 25A, LOT NO. 48
D.B. 12154, PG. 92
EXISTING USE: RETAIL
BUILDING NO. 1 AREA:
ANTIQUE STORE (1ST FLOOR): 1,880 SF
RESIDENTIAL SHORT TERM RENTAL (2ND/3RD FLOOR): 1,880 SF/1,000 SF
BUILDING NO. 2: 2,400 SF
PROPOSED USE: RETAIL/ONE (1) SHORT TERM RENTAL UNIT - 4 BEDROOMS
FLOOR AREA RATIO (FAR): 1.91
MAXIMUM FAR: 5.0
HEIGHT: 3 STORY (EXISTING)
SITE AREA: 0.0860 AC. (3,750 S.F.)

PARKING SUMMARY

BUILDING = 4,760 S.F.
PARKING REQUIREMENTS (MINIMUM)
ANTIQUE STORE:
NO PARKING REQUIREMENT
SHORT TERM RENTAL:
TO BE DETERMINED BY PLANNING DIRECTOR
PARKING REQUIREMENTS (MAXIMUM)
ANTIQUE STORE:
NO PARKING REQUIREMENT
SHORT TERM RENTAL:
TO BE DETERMINED BY PLANNING DIRECTOR

NOTE:

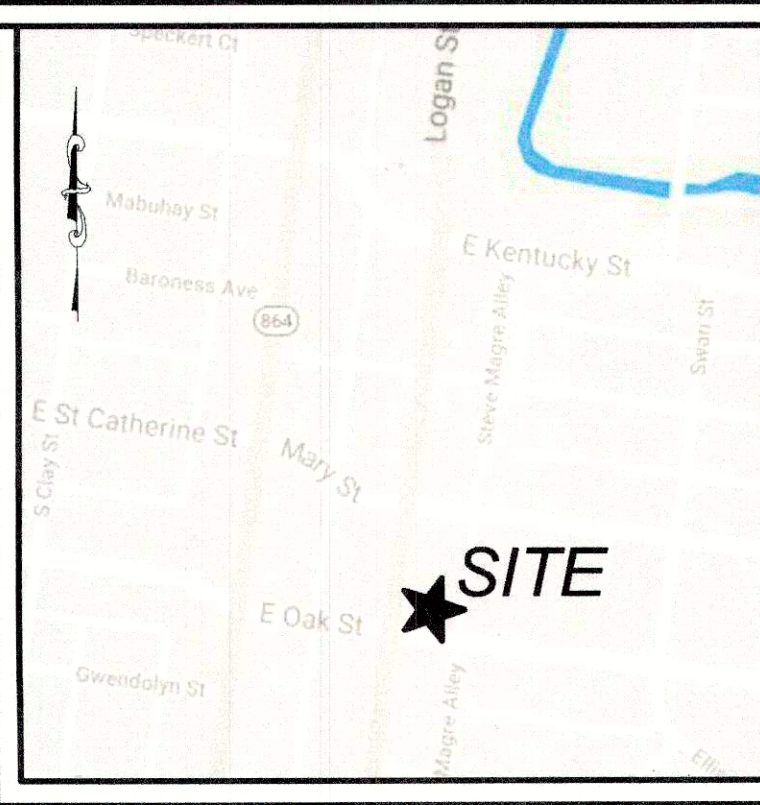
PARKING REQUIREMENTS TO BE SATISFIED BY THE (4) FOUR EXISTING ON-STREET PARALLEL PARKING SPACES ALONG THE NORTH SIDE OF OAK STREET.

TREE CANOPY CALCULATIONS

EXISTING TREE CANOPY = 0%
TREE CANOPY TO BE PRESERVED = 0%
REQUIRED TREE CANOPY = 0%
TREE CANOPY TO BE PROVIDED = 0%

WAIVER REQUESTED

A LAND DEVELOPMENT CODE WAIVER OF SECTION 10.2.4 IS REQUESTED TO WAIVE THE REQUIREMENTS OF PROPERTY PERIMETER BUFFER PLANTINGS AND TO ALLOW ENCROACHMENT OF THE EXISTING BUILDINGS AND IMPROVEMENTS INTO THE REQUIRED PROPERTY PERIMETER BUFFER.

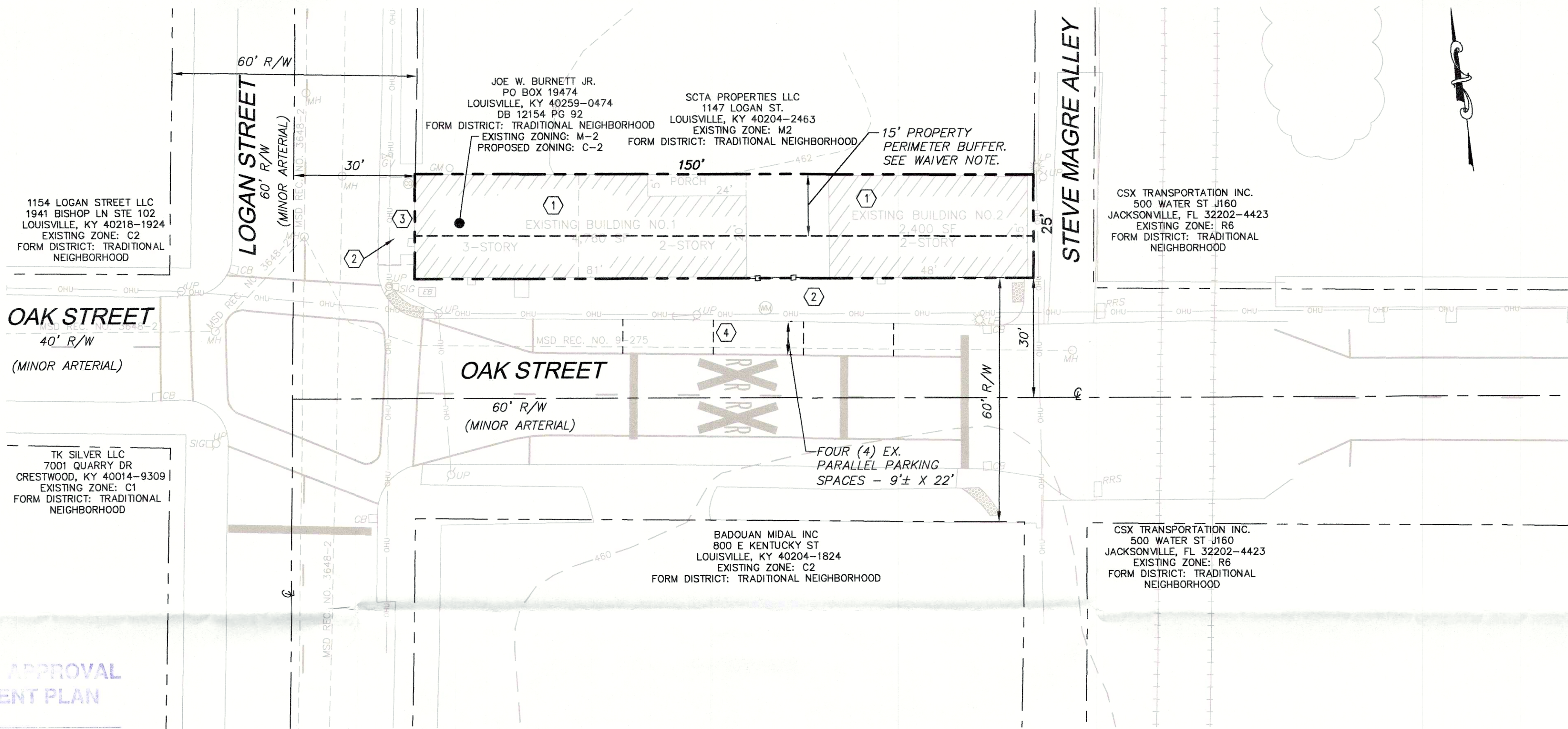


Vicinity Map
Not To Scale

PRELIMINARY APPROVAL

Condition of Approval:

Mulla for Th. 5-5-22
Development Review
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



KEYNOTES

- 1 EXISTING BUILDING TO REMAIN
- 2 EXISTING SIDEWALKS TO REMAIN - SEE GENERAL NOTE 21.
- 3 EXISTING CANOPY TO REMAIN
- 4 EXISTING ON-STREET PARKING - 4 SPACES EXISTING PARALLEL PARKING IS DELINEATED ALONG OAK STREET. INDIVIDUAL SPACES ARE NOT STRIPED. SPACES SHOWN ON THIS PLAN ARE FOR QUANTITY ILLUSTRATION ONLY.

PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:

BY: *Gunnith W. Stal*
DATE: *5/9/22*
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AVAILABLE INFORMATION. NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF EXISTING INDIVIDUAL SERVICE LINES ARE NOT KNOWN.

UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL-FREE PHONE NO. 1-800-752-6007, 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.



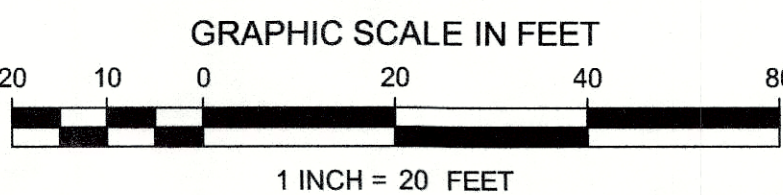
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MAY 05 2022

PLANNING & DESIGN
SERVICES

22-ZONE-0009

RELATED CASE 21-ZONEPA-0147



PE PROJ. # 221030

PRISM
ENGINEERING
2305 WATERBURY TRAIL, SUITE 200
LOUISVILLE, KENTUCKY 40299
OFFICE (502) 491-8891
FAX (502) 491-8898
WWW.PRISMDLLC.COM

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DETAILED DISTRICT
DEVELOPMENT PLAN
905 E. OAK STREET
LOUISVILLE, KENTUCKY 40204

NO.	REVISIONS	DESCRIPTION	DATE
1	REVISED PER PDS REVIEW		02/18/22
2	REVISED PER PDS REVIEW		03/03/22
3	REVISED PER PDS REVIEW		05/19/22

OWNER:	CHECK	APPROVE
JOE W. JR. BURNETT	DATE	DATE
PO BOX 19474	DATE	DATE
LOUISVILLE, KY	DATE	DATE
40259-0474	DATE	DATE

DECEMBER 08, 2021

DEVELOPMENT PLAN
DP1.0

22-ZONE-0009