

OWNER

RELFIN PROPERTIES LLC
3700 BROWNSBORO ROAD
LOUISVILLE KY 40207
DEED BOOK - PAGE : 12239-381

ARCHITECT

ARCHITECTURAL ARTISANS INC
213 SOUTH SHELBY STREET
LOUISVILLE KY 40202
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LOCATION MAP

NOT TO SCALE NORTH

PROPERTY INFO

PARCEL ID 0323 0034 0000
ADDRESS OF LOT 3700 BROWNSBORO ROAD
ZONING OR4
PLAN CERTAIN 19-ZONE-0049
FORM DISTRICT SUBURBAN NEIGHBORHOOD
HISTORIC SITE NO
EXISTING USE B/R: DENTIST/APARTMENT
PROPOSED USE B: PROFESSIONAL OFFICE

SITE CALCULATIONS

GROSS SITE AREA	9,866 SQ FT
ACRES	226 ACRES
TOTAL GROSS FLOOR AREA	3,779 SQ FT
FLOOR AREA RATIO	0.38 FAR
EXISTING IMPERVIOUS AREA	4,435 SQ FT
PROPOSED IMPERVIOUS AREA	4,395 SQ FT
NET DECREASE IMPERVIOUS AREA	-40 SQ FT
TOTAL SITE DISTURBANCE AREA	1,740 SQ FT
PROPOSED VEHICULAR USE AREA	493 SQ FT
REQUIRED ILA (0% VUA < 6000 SQ FT)	0 SQ FT
PROPOSED INTERIOR LANDSCAPE AREA	0 SQ FT
EXISTING GROSS BUILDING FOOTPRINT (INCLUDING GARAGE AND SUNROOM)	3,324 SQ FT
PROPOSED GROSS BUILDING FOOTPRINT (INCLUDING PROPOSED CARPORT)	2,950 SQ FT
BUILDING HEIGHT (2 STORY)	25'-0"

BUILDING SQUARE FOOTAGES

1ST FLOOR	2,415 SQ FT
2ND FLOOR	1,364 SQ FT
BASEMENT	2,412 SQ FT
CARPORT	535 SQ FT

PARKING REQUIREMENTS

3,779 SQ FT PROFESSIONAL OFFICE

1 / 400 SQ FT MIN	10 SPACES
1 / 150 SQ FT MAX	25 SPACES
10 SPACES PROVIDED	

3 BICYCLE PARKING SPACES REQUIRED - 3 SPACES PROVIDED

TREE CANOPY CALCULATIONS

GROSS SITE AREA	9,866 SQ FT
TREE CANOPY REQUIRED	17.5% (9,866) = 1,727 SQ FT
EXISTING TREES PRESERVED	(1) 14" TYPE "A" = 1,800 SQ FT (1) 6" TYPE "C" = 240 SQ FT TOTAL PRESERVED = 2,040 SQ FT

OCCUPANCY CALCULATIONS

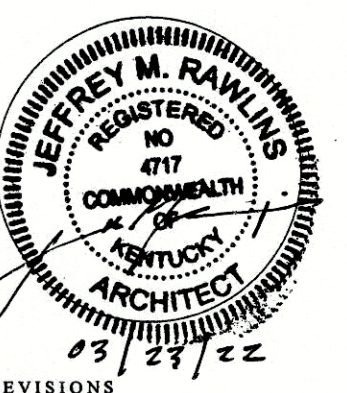
FIRST FLOOR: 2,240 SQ FT NET BUSINESS @ 1/100	23 PEOPLE
SECOND FLOOR: 1,210 SQ FT NET BUSINESS @ 1/100	13 PEOPLE
TOTAL	36 PEOPLE

GENERAL NOTES

- MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION. DOWNSPOUTS FROM NEW BUILDINGS TO OUTLET ON SURFACE.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE W/ CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL SIDEWALKS MUST MEET ADA CURRENT STANDARDS
- ANY LANDSCAPING IN R.O.W. WILL REQUIRE ENCROACHMENT PERMIT
- UTILITY NOTE: COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES

EPSC NOTES

- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE... 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 AREAS ARE SEEDED AND STABILIZED.
- 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 STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

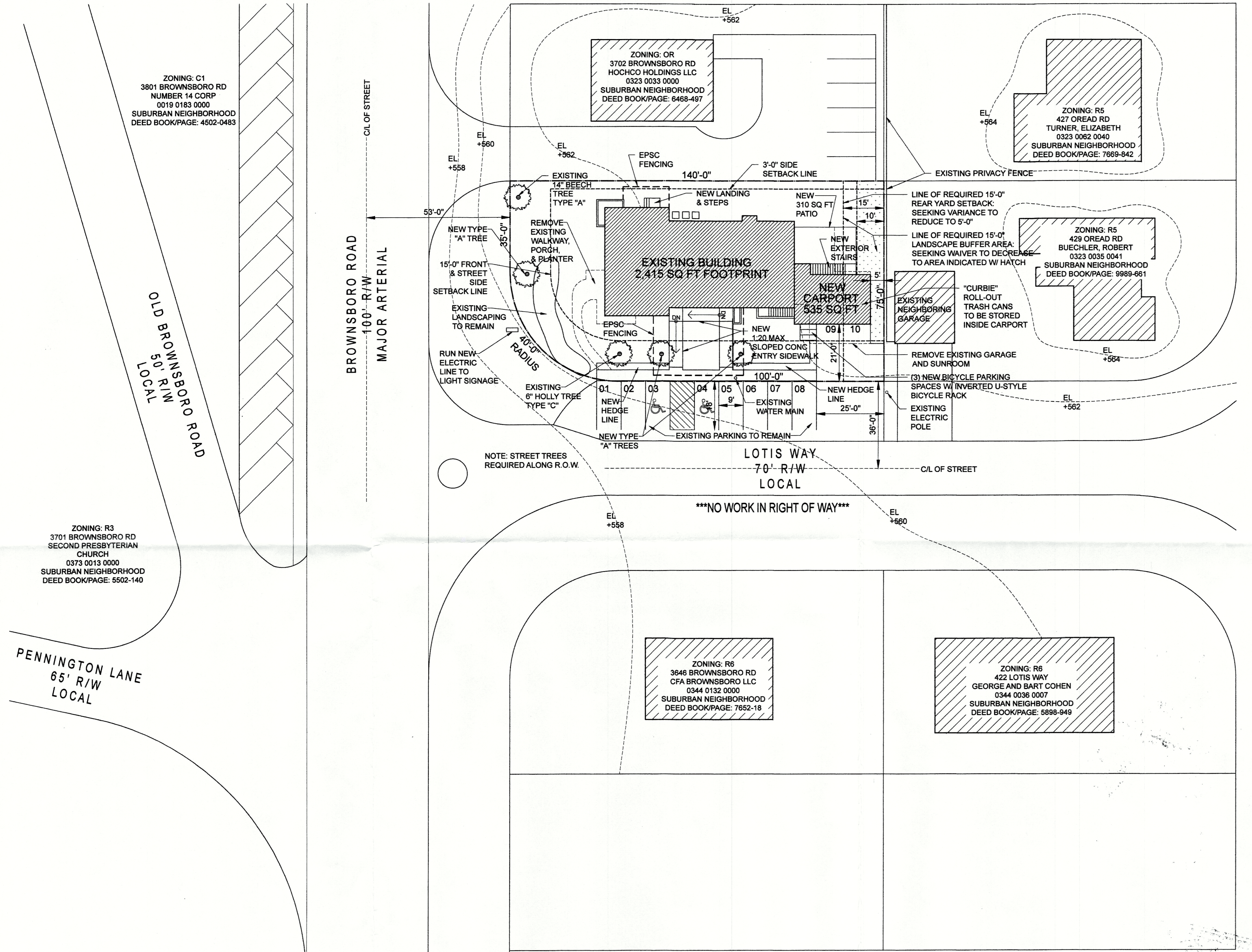


REVISIONS

18	MARCH 2022
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DATE 14 FEBRUARY 2022
SHEET 1 OF 1

RECEIVED
MAR 24 2022
PLANNING & DESIGN SERVICES



SYMBOL LEGEND

—	PROJECT PROPERTY LINE	- - -	EPSC FENCE
▨	EXISTING BUILDING	---	ADJACENT PROPERTY LINE
▩	NEIGHBORING BUILDING		

SITE PLAN

SCALE: 1" = 20'-0" NORTH

ZONING: C1
3801 BROWNSBORO RD
NUMBER 14 CORP
0019 0163 0000
SUBURBAN NEIGHBORHOOD
DEED BOOK/PAGE: 4502-0483

OLD BROWNSBORO ROAD
50' R/W
LOCAL

ZONING: R3
3701 BROWNSBORO RD
SECOND PRESBYTERIAN CHURCH
0373 0013 0000
SUBURBAN NEIGHBORHOOD
DEED BOOK/PAGE: 5502-140

PENNINGTON LANE
65' R/W
LOCAL

ZONING: OR
3702 BROWNSBORO RD
HOCHCO HOLDINGS LLC
0323 0033 0000
SUBURBAN NEIGHBORHOOD
DEED BOOK/PAGE: 6468-497

ZONING: R5
427 OREAD RD
TURNER, ELIZABETH
0323 0062 0040
SUBURBAN NEIGHBORHOOD
DEED BOOK/PAGE: 7669-842

ZONING: R5
429 OREAD RD
BUECHLER, ROBERT
0323 0035 0041
SUBURBAN NEIGHBORHOOD
DEED BOOK/PAGE: 9989-661

ZONING: R6
3646 BROWNSBORO RD
CFA BROWNSBORO LLC
0344 0132 0000
SUBURBAN NEIGHBORHOOD
DEED BOOK/PAGE: 7652-18

ZONING: R6
422 LOTIS WAY
GEORGE AND BART COHEN
0344 0036 0007
SUBURBAN NEIGHBORHOOD
DEED BOOK/PAGE: 5898-949

LOTIS WAY
70' R/W
LOCAL

NO WORK IN RIGHT OF WAY