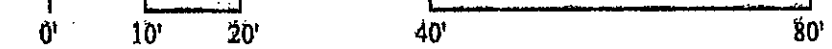
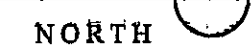


PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



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

GENERAL NOTES

- DOWNSIDE FACILITIES REQUEST: 13LE1088
- SEWER TREATMENT FACILITY: MORRIS FORMAN
- MSD WMR 4948
- NO BASEMENT GRAVITY SEWER SERVICE WILL BE PERMITTED.
- MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION. DOWNSPOUTS FROM NEW BUILDINGS TO OUTLET ON SURFACE.
- COMPATIBLE UTILITIES TO BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- EACH PROPOSED BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM 8" SANITARY SEWER.
- OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER, PSC, WITH A MINIMUM 8" SANITARY SEWER.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE W/ CHAPTER 116 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE W/ CHAPTER 88 LICMO
- ANY & ALL FOOD ESTABLISHMENTS MUST BE IN ACCORDANCE W/ 902 KAR 46:006 REGULATIONS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK PERFORMED IN THE RIGHT-OF-WAY.
- ANY & ALL RAZOR / BARB WIRE TO BE REMOVED FROM FENCING.
- AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
- PER 4.9.3, KARST SURVEY IS REQUIRED COMPLETED ON 04 SEPTEMBER 2013
- NO KARST GEOLOGIC FEATURES OBSERVED ON THE SITE
- SAMANTHA SHARDEN, GEN ENGINEERING 1762 WATKERSON TRAIL, LOUISVILLE KENTUCKY 40299

EPSC NOTES

- 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 SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- DETENTION BASING, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE 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.
- ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
- 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.
- WHERE CONSTRUCTION OR LAND DISTURBING 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 AS CEASED.

TREE CANOPY

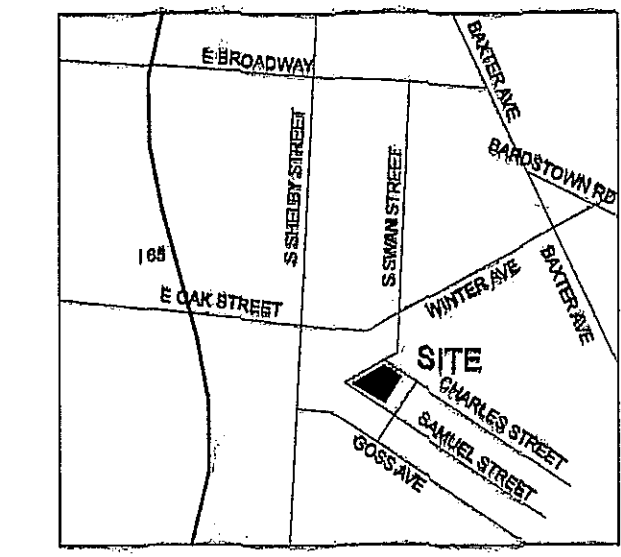
CLASS A TREE CANOPY REGULATIONS	CLASS A
GROSS SITE AREA	20234 SQ FT
PRESERVED TREE CANOPY	2180 SQ FT, 10.6%
MINIMUM REQUIRED TREE CANOPY	5%

NO ADDITIONAL TREE CANOPY REQUIRED

NOTE: TREE PRESERVATION AREAS (TPAs) IDENTIFIED ON THIS PLAN REPRESENT PORTIONS OF THE SITE THE DEVELOPER HAS DESIGNATED AS TO BE LEFT UNDISTURBED DURING THE DEVELOPMENT OF ROADWAYS, UTILITIES AND SIMILAR INFRASTRUCTURE. THESE ARE NOT PERMANENT PRESERVATION AREAS AND MAY BE REMOVED DURING CONSTRUCTION OF HOMES OR BUILDINGS ON THIS SITE.

SITE PLAN LEGEND

- SITE PROPERTY LINE
- ADJACENT PROPERTY LINE
- FORM DISTRICT BOUNDARY
- ROAD CENTERLINE
- SEWER CENTERLINE (APPROXIMATE)
- CHAINLINK FENCE
- WOOD FENCE
- (E-1) BUILDING IDENTIFIER
- [Hatched] EXISTING SITE BUILDING FOOTPRINT
- [Dotted] PROPOSED SITE BUILDING FOOTPRINT
- [Cross-hatched] ADJACENT BUILDING FOOTPRINT



LOCATION MAP

NOT TO SCALE NORTH

PROPERTY INFO

PARCEL ID	025E - 0192 - 0000
FORM DISTRICT	TRADITIONAL WORKPLACE
CONSTRUCTION TYPE	5B
CURRENT ZONING	M2
TAX LOT	192
DEED BOOK PAGE	8409-0941
PLAN CERTAIN	09-038-97
EXISTING USE	RESIDENTIAL & OFFICE (MIXED)

PROPOSED ZONING

PROPOSED ZONING	C1
PROPOSED USE	NO CHANGE
	RESIDENTIAL & OFFICE (MIXED)

SQUARE FOOTAGE

E.1 EXISTING OFFICE	4200 SQ FT
E.2 EXISTING RESIDENCE	1500 SQ FT
P.1 PROPOSED DUPLEX (HGT 22)	2308 SQ FT
P.2 PROPOSED DUPLEX (HGT 22)	2308 SQ FT
TOTAL NEW CONSTRUCTION	4616 SQ FT
TOTAL RENOVATION (E.1 & E.2)	5700 SQ FT

SITE CALCULATIONS

GROSS SITE AREA	20234 SQ FT
NET SITE AREA	14880 SQ FT
EXISTING GROSS BUILDING FOOTPRINT	6700 SQ FT
EXISTING GROSS FLOOR AREA	5700 SQ FT
PROPOSED GROSS BUILDING FOOTPRINT	2308 SQ FT
PROPOSED GROSS FLOOR AREA	4616 SQ FT
TOTAL GROSS FLOOR AREA	10316 SQ FT
PROPOSED FLOOR AREA RATIO	0.61 FAR
SITE DENSITY	11 UNITS / ACRE
EXISTING IMPERVIOUS AREA	10200 SQ FT
PROPOSED IMPERVIOUS AREA	14840 SQ FT
CHANGE IN IMPERVIOUS AREA	4640 SQ FT
PROPOSED VEHICULAR USE AREA	4284 SQ FT
REQUIRED ILA (0% VUA < 8000 SQ FT)	0 SQ FT
PROPOSED INTERIOR LANDSCAPE AREA	828 SQ FT
LANDSCAPE BUFFER REQ.	WAIVER REQUESTED

SCOPE OF WORK

- RENOVATE EXISTING OFFICE (E-1) FOR SMALL OFFICE TENANT
- RENOVATE EXISTING RESIDENCE
- CONSTRUCT (2) TWO-STORY TWO-UNIT MULTIFAMILY STRUCTURES, TOTAL OF (4) NEW UNITS, BUILDINGS P.1 & P.2
- CONSTRUCT NEW ASPHALT DRIVE & PARKING AREA
- INSTALL NEW LANDSCAPE ACCORDING TO LBA REQUIREMENTS

PARKING CALCULATIONS

PARKING PROVIDED	8 SPACES
ON SITE PARKING (NEW ASPHALT LOT)	3 SPACES
TOTAL PARKING	12 SPACES
MINIMUM GENERAL OFFICE	8 SPACES
RESIDENTIAL: 2 DUPLEXES (4 UNITS)	4 SPACES
RESIDENTIAL: SINGLE FAMILY	1 SPACE
TOTAL	13 SPACES
REDUCTIONS 1 & 2 (20%)	-3 SPACES
TOTAL REQUIRED	10 SPACES
MAXIMUM GENERAL OFFICE	21 SPACES
RESIDENTIAL: 2 DUPLEXES (4 UNITS)	12 SPACES
RESIDENTIAL: SINGLE FAMILY	5 SPACES
TOTAL REQUIRED	38 SPACES

OWNER

T.C. PETERS CONSTRUCTION
 808 EAST MARKET STREET
 LOUISVILLE KENTUCKY 40206
 TIM PETERS 502 456 1522

ARCHITECT

ARCHITECTURAL ARTISANS INC
 748 EAST MARKET STREET
 LOUISVILLE KY 40202
 JEFF RAWLINS 502 582 3107
 jr@architecturalartisans.net

RECEIVED
 JAN 30 2014

DESIGN SERVICES
 APPROVED DISTRICT DEVELOPMENT PLAN

DOCKET NO. 1320NE1009
 APPROVAL DATE
 EXPIRATION DATE
 SIGNATURE OF PLANNING COMMISSION
 PLANNING

1319

PRELIMINARY APPROVAL
 Condition of Approval:
 Development Review 2/15/14
 Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS:
 BY: Amy J. [Signature]
 DATE: 2-5-14
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

DANDRIDGE OFFICE & HOUSING DEVELOPMENT
 REVISED DETAILED DISTRICT DEVELOPMENT PLAN
 920 DANDRIDGE AVENUE & 900-904 CHARLES STREET LOUISVILLE KENTUCKY 40204

REVISIONS

DATE	29 JANUARY 2014
SHEET	1 OF 1

1320NE1009

ARCHITECTURAL ARTISANS INC
 748 EAST MARKET STREET LOUISVILLE KY 40202 502 582 3107