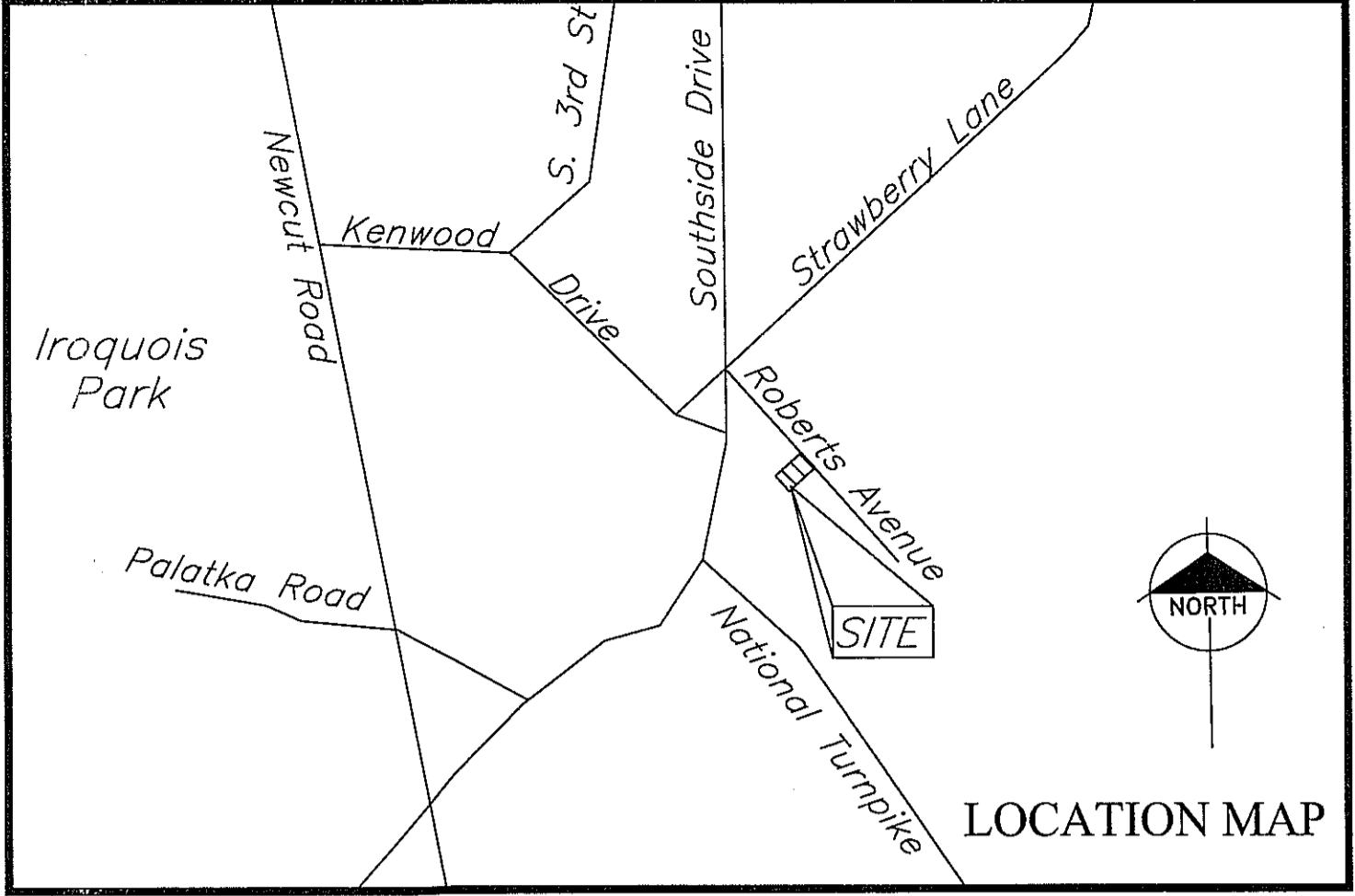


NOTICE
 PERMITS SHALL BE ISSUED
 ONLY IN CONFORMANCE
 WITH THE BINDING ELEMENTS
 OF THIS DISTRICT
 DEVELOPMENT PLAN.

LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 13ZONE1003
 APPROVAL DATE _____
 EXPIRATION DATE _____
 SIGNATURE OF PLANNING COMMISSION
[Signature]
 PLANNING COMMISSION



MSD NOTES :

- EXISTING IMPERVIOUS: 9,222 SF PROPOSED NEW IMPERVIOUS: 0
- DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPTUAL PURPOSES, FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN.
- SITE IS SERVED BY EXISTING SANITARY CONNECTION.

GENERAL NOTES :

- PROPOSED PLAN INVOLVES 'ND NEW CONSTRUCTION'.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

PRELIMINARY APPROVAL
 Condition of Approval: _____

 Development Review Date: *2/6/14*
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS: _____
 BY: *Tommy Lago*
 DATE: *2-6-14*
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PROJECT DATA

EXISTING ZONING : R-4 PROPOSED ZONING : C-2
 EXISTING FORM DISTRICT : TRADITIONAL NEIGHBORHOOD
 TOTAL SITE AREA : 0.994 ACRES 43280.21 SQUARE FEET
 Lots at 448 & 450 Roberts Avenue to be consolidated per this plan.
 EXISTING TOTAL BUILDING AREA : 4,781 SF PROPOSED : 4,781 SF
 1,968 SF (RESIDENCE) 2,813 SF (EMBROIDERY SHOP)
 EXISTING FAR : 0.11 PROPOSED FAR : 0.11
 EXISTING AND PROPOSED USE : ART/GRAPHICS STUDIO
 REQUIRED PARKING 4 SPACES MINIMUM - 7 SPACES MAXIMUM
 2 SPACES + 1 SPACE PER MAX SHIFT EMPLOYMENT OF 2 = 4 SPACES MINIMUM
 5 SPACES + 1 SPACE PER MAX SHIFT EMPLOYMENT OF 7 = 7 SPACES MAXIMUM
 PROPOSED PARKING 4 SPACES (2 ON-SITE AND 2 ON-STREET)
 VEHICULAR USE AREA : 4,140 SF
 NOTE: VUA INTERIOR LANDSCAPING REQUIREMENTS DO NOT APPLY.
 NOTE: TREE CANOPY CALCULATIONS DO NOT APPLY.

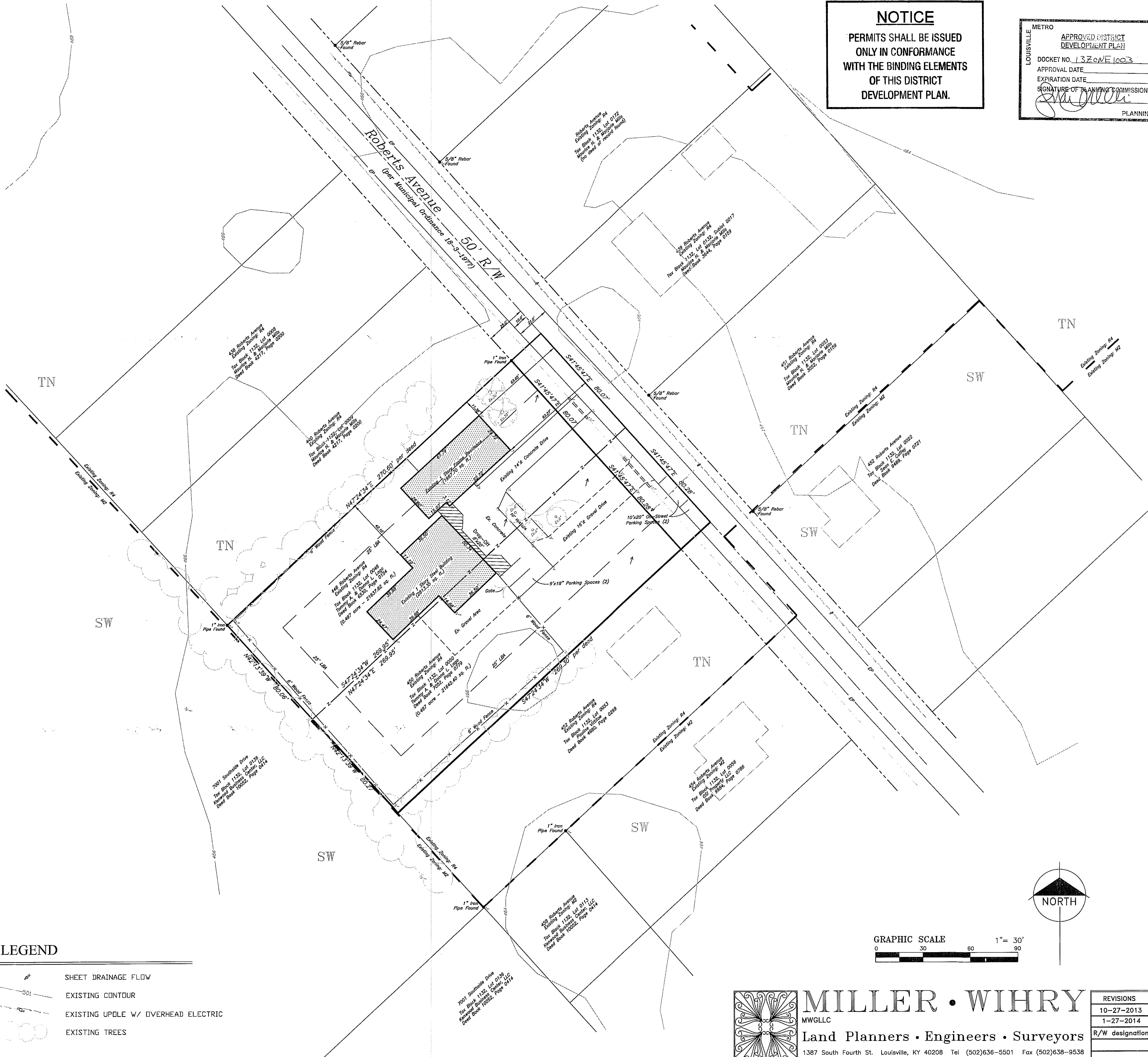
RECEIVED
 JAN 31 2014
 PLANNING & DESIGN SERVICES
 PDS PROJECT# 13ZONE1003
 DEED BOOK 6530, PAGE 0154 TAX BLOCK 1132, LOT 0048 PARCEL ID: 113200480031
 DEED BOOK 7052, PAGE 0779 TAX BLOCK 1132, LOT 0050 PARCEL ID: 113200500032

DETAILED DISTRICT DEVELOPMENT PLAN

Lago's Logos
 448 & 450 ROBERTS AVENUE

Tommy A. & Donna L. Lago
 448 Roberts Avenue Louisville, KY 40214-3002

FILE NO. **DDP**



LEGEND
 SHEET DRAINAGE FLOW
 EXISTING CONTOUR
 EXISTING UPOLE W/ OVERHEAD ELECTRIC
 EXISTING TREES



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

REVISIONS	SCALE
10-27-2013	1"=30'
1-27-2014	DR.
R/W designation	CK.
DATE	
08-27-2013	