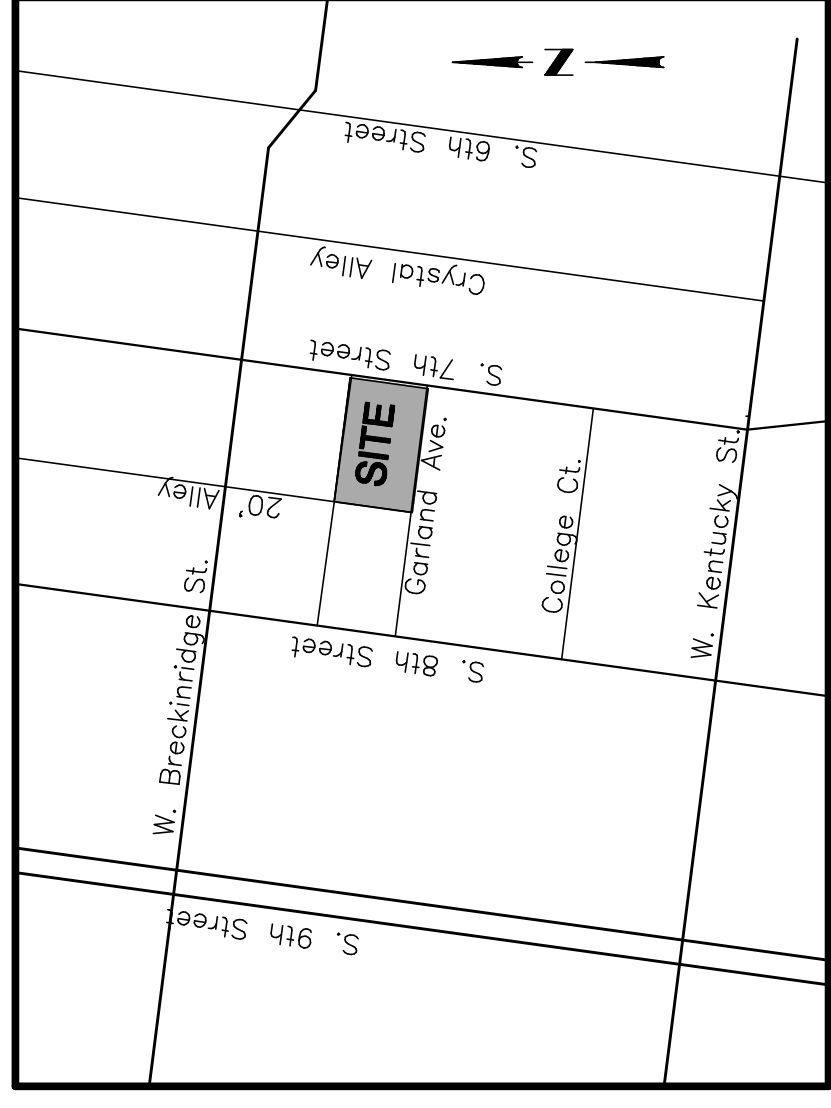


WM# 10886

**VICINITY MAP**



**Owner**  
Dover Resources, Inc.  
P.O. Box 1038  
Louisville, Kentucky 40201-1038

**Developer**  
Lichtfeld Development Trust  
908 So. 8th Street, Suite 102  
Louisville, Kentucky 40203

**IL A Requirements**  
Vehicle Use Area: 12,862 S.F.  
IL A Required: (2.5%) 6,450 S.F.  
IL A Provided: 26,250 S.F. (72%) 924 S.F.  
IL A Deficiency: (1,400 S.F.)  
IL A Trees Provided: 3 trees

**Impervious Areas**  
Total Site Area: 26,250 S.F.  
Existing Conditions: 6,450 S.F.  
Impervious: 19,800 S.F.  
Proposed Conditions: 1,214 S.F.  
Impervious: 18,586 S.F.

**Site Development Data**

Location: 701 Garland Avenue  
703, 705, 709, 711 & 713 Garland Ave.  
5554466, 5554469, 5554470, 5554463, 5554430, 5554461  
Inst. No. 060  
Block, Lot, Sublot: 060  
Acre: 0.249 - Lots 20, 106, 19, 105, 103, 104

Existing Zoning: C-M  
Proposed Zoning: C-M  
Form District: N  
Form District Transit Zone: N  
Enterprise Zone: N  
Existing Use: Office Warehouse  
Proposed Use: Office Warehouse

**Density and Floor Area Ratio**

Building Footprint Total: 11,970 S.F.  
Gross Floor Area Total: 11,970 S.F.  
F.A.R. Allowed: 0.46  
F.A.R. Provided: 0.46  
Building Height: 24' 1 story

**Dimensional Standards**

Building Setbacks: Min 0', Max 30.0'  
Front: 0', Side: 0', Rear: 0'  
Street Side: 0'  
Max. Height of Building: 45'  
Perimeter Buffering: 5' LBA when parking adjacent to ROW

**Parking Summary**

Space Requirement: 1 space for each employee based on combined employment count of the main shift plus the second shift.  
Minimum Required: 18 Employees  
Maximum Allowed: 18 Employees

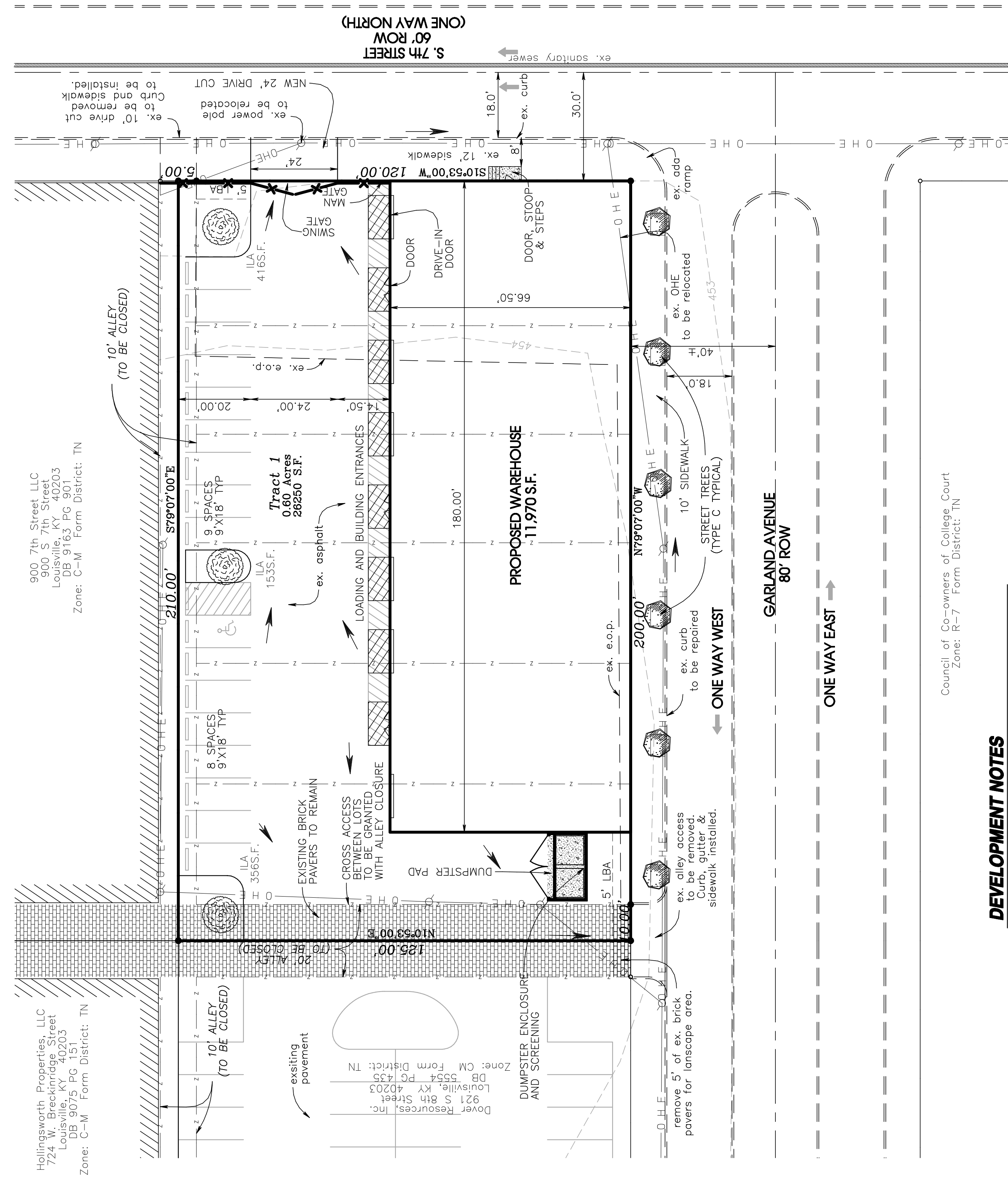
Spaces Provided: 16 regular spaces, 1 ADA handicap space, 17 Total  
2 Bicycle parking spaces to be provided inside the building.

**Tree Canopy**

Class A Tree Canopy Category	Preserved	New	Total	Required
Gross Site Area	26,250 S.F.	0.0 %	26,250 S.F.	0.0 %
Existing Tree Canopy	0.0 %	0.0 %	0.0 %	0.0 %
Ex. Tree Canopy	0.0 %	0.0 %	0.0 %	0.0 %
Preserved Tree Canopy Coverage Area	0 S.F.	0.0 %	0 S.F.	0.0 %
New Tree Canopy Coverage Area	26,250 S.F.	10.0 %	26,250 S.F.	10.0 %
Total Tree Canopy Coverage Area	26,250 S.F.	10.0 %	26,250 S.F.	10.0 %
F.A.R.	0.46	0.33 %	0.46	0.33 %
Tree canopy reduction (10.1.4.b.2.a)	1798.8 S.F.	6.7 %	1798.8 S.F.	6.7 %
Total Tree Canopy Coverage Area Required	2,796 S.F.	10.7 %	2,796 S.F.	10.7 %
New Tree Canopy Breakdown				
3 Type A Trees @ 1" > 1-3/4" cal.	720 s.f.ea		2,160 S.F.	
3 Type B Trees @ 1" > 1-3/4" cal.	106 s.f.ea		636 S.F.	
6 Type C Trees @ 1" > 1-3/4" cal.	TOTAL		2,796 S.F.	



Modison Company  
925 S. 7th Street  
Louisville, KY 40207  
DB 7398 Pg 002  
Zone: PD Form District: Downtown



Hollingsworth Properties, LLC  
724 W. Breckinridge Street  
Louisville, KY 40203  
DB 9075 PG 151  
Zone: C-M Form District: TN

900 7th Street, LLC  
900 S. 7th Street  
Louisville, KY 40203  
DOB 9163 PG 901  
Zone: C-M Form District: TN

Dover Resources, Inc.  
921 S. 8th Street  
Louisville, KY 40203  
DB 5554 PG 435  
Zone: CM Form District: TN

Council of Co-owners of College Court  
Zone: R-7 Form District: TN

**LEGEND**

- Property Line
- Existing Fence
- Existing Sewerline
- Proposed Sewerline
- Existing Manhole
- Proposed Manhole
- Wood/Vinyl Fence
- Tree Canopy Protection Fence
- Ditch Line
- Flow Arrow
- Existing Storm Line
- Proposed Storm Line

**DEVELOPMENT NOTES**

- EXISTING SITE AND BOUNDARY INFORMATION SHOWN HEREIN, TAKEN FROM RECORD DRAWING INFORMATION AND LOGIC MAPPING.
- SAINTLY SEWER FLOW FROM THIS PROJECT WILL BE TREATED AT THE SAINTLY FORD TREATMENT PLANT. THE EXISTING SANITARY SEWER MAIN TO EXISTING SEWER MAIN WITHIN S. 7th STREET.
- ELECTRIC SERVICE TO BE PROVIDED BY LOUISVILLE GAS AND ELECTRIC CO.
- WATER SERVICE TO BE PROVIDED BY LOUISVILLE WATER CO.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED FOR WORK IN THE RIGHT-OF-WAY PRIOR TO CONSTRUCTION APPROVAL.
- SUBJECT PROPERTY IS IN LOUISVILLE FIRE DISTRICT #2. FIRE DISTRICT APPROVAL REQUIRED PRIOR TO METRO PUBLIC WORKS CONSTRUCTION APPROVAL.
- DEVELOPMENT IS PRE-PLAN CERTAIN AND IS SUBJECT TO A CATEGORY 3 REVIEW PROCESS.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT 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 DUMPSTER PADS, TRANSFORMERS, AC UNITS GENERATOR PADS TO BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS. THE "SPECIAL NOTE FOR DETECTIBLE WARNINGS FOR RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
- ALL SIDEWALKS, PEDESTRIAN RAMPS, LANDINGS, AND CROSSWALKS, ALONG THE ACCESSIBLE ROUTE SHALL CONFORM TO THE AMERICAN DISABILITIES ACT (ADA).
- ALLEY CLOSURE AND LOT CONSOLIDATION AND CROSSOVER AGREEMENT TO BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVALS.
- THERE SHALL BE NO DIRECT ACCESS TO GARLAND AVENUE.