

GENERAL NOTES

1. THIS IS NOT A SURVEY, AND IS NOT INTENDED FOR LAND TRANSFER.
2. THIS PROPERTY IS LOCATED IN ZONE "X" PER REVIEW OF FIRM MAP PANEL #211110094E, EFFECTIVE DECEMBER 5, 2006.
3. NO NEW OUTDOOR LIGHTING IS PROPOSED.
4. ALL SERVICE STRUCTURES IF NEEDED SHALL BE SCREENED IN ACCORDANCE WITH L.D.C. CHAPTER 10 TRASH SERVICE BY 90 GALLON CAN AT THIS TIME.
5. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS OR KENTUCKY DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION APPROVAL.
6. SITE IS SUBJECT TO MSD'S REGIONAL FACILITY FEE X 1.5.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
8. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE.
9. A KARST SURVEY IN COMPLIANCE WITH LDC 4.9.3 WILL BE PERFORMED AND SUBMITTED PRIOR TO L.D.&T.
10. AN EASEMENT PLAT FOR THE PROPOSED VARIABLE SANITARY SEWER AND DRAINAGE EASEMENT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL SAID PROPOSED EASEMENT IS SHOWN ON THIS PLAN.

WAIVERS REQUESTED

1. A REQUEST TO REDUCE THE REAR YARD LBA REQUIRED BY LDC 10.2.4 FROM 25' TO 20 FEET IS REQUESTED.
2. A REQUEST TO WAIVE THE REQUIREMENT UNDER LDC 10.2.4 FOR A 15 FOOT LBA TO 0 FEET ON THE WEST PROPERTY LINE BASED ON EXISTING CONDITIONS.
3. A REQUEST TO WAIVE THE REQUIREMENT UNDER LDC 10.2.4 FOR AN 8 FOOT CONTINUOUS SCREEN ON THE WEST PROPERTY LINE BASED ON EXISTING CONDITIONS.
4. A REQUEST TO ALLOW A 3.75 FOOT ENCROACHMENT INTO THE REQUIRED 30 FOOT PARKWAY BUFFER FOR AN EXISTING PORCH WITH MODIFICATIONS AND AN ATTACHED SIGN.

LANDSCAPE REQUIREMENTS

1. EAST SIDE YARD: OR1 TO OR1 - NO LBA REQUIRED
2. WEST SIDE YARD: OR1 TO C1 - A 15'/20' LBA IS REQUIRED WITH AN 8' SCREEN.
3. REAR YARD: OR1 TO R4 - A 25'/35' LBA IS REQUIRED WITH AN 8' SCREEN.

TREE CANOPY - CATEGORY CLASS "C"

GROSS SITE AREA	12,375 S.F.±
PRESERVED TREE CANOPY	0 S.F.± - 0%
REQUIRED TREE CANOPY	2,475 S.F.± - 20%
PROVIDED TREE CANOPY	4,032 S.F.± - 32%
3 TYPE "A" 03-10 CAL.	960 S.F. X 3 = 2,880 S.F.
2 TYPE "B" 03-10 CAL.	576 S.F. X 2 = 1,152 S.F.

LEGEND

- ⊙ Existing Sanitary Sewer Manhole
- Existing Utility Pole
- ← Existing Down Guy
- ⊕ Existing Sign
- ⊕ Existing Water Meter
- ⊕ Existing Water Valve
- ⊕ Existing Gas Valve
- ⊕ Existing Fire Hydrant
- ⊕ Existing Light Pole
- Drainage Flow Direction
- Existing Fence (As Noted)
- Existing Overhead Utility Line
- Existing Sanitary Sewer Line
- Proposed TCFA Fencing
- Proposed Wheelstop
- Proposed Catch Basin
- ☁ Existing Tree (As Noted)
- ☁ Proposed Type "A" Tree
- ☁ Proposed Type "B" Tree

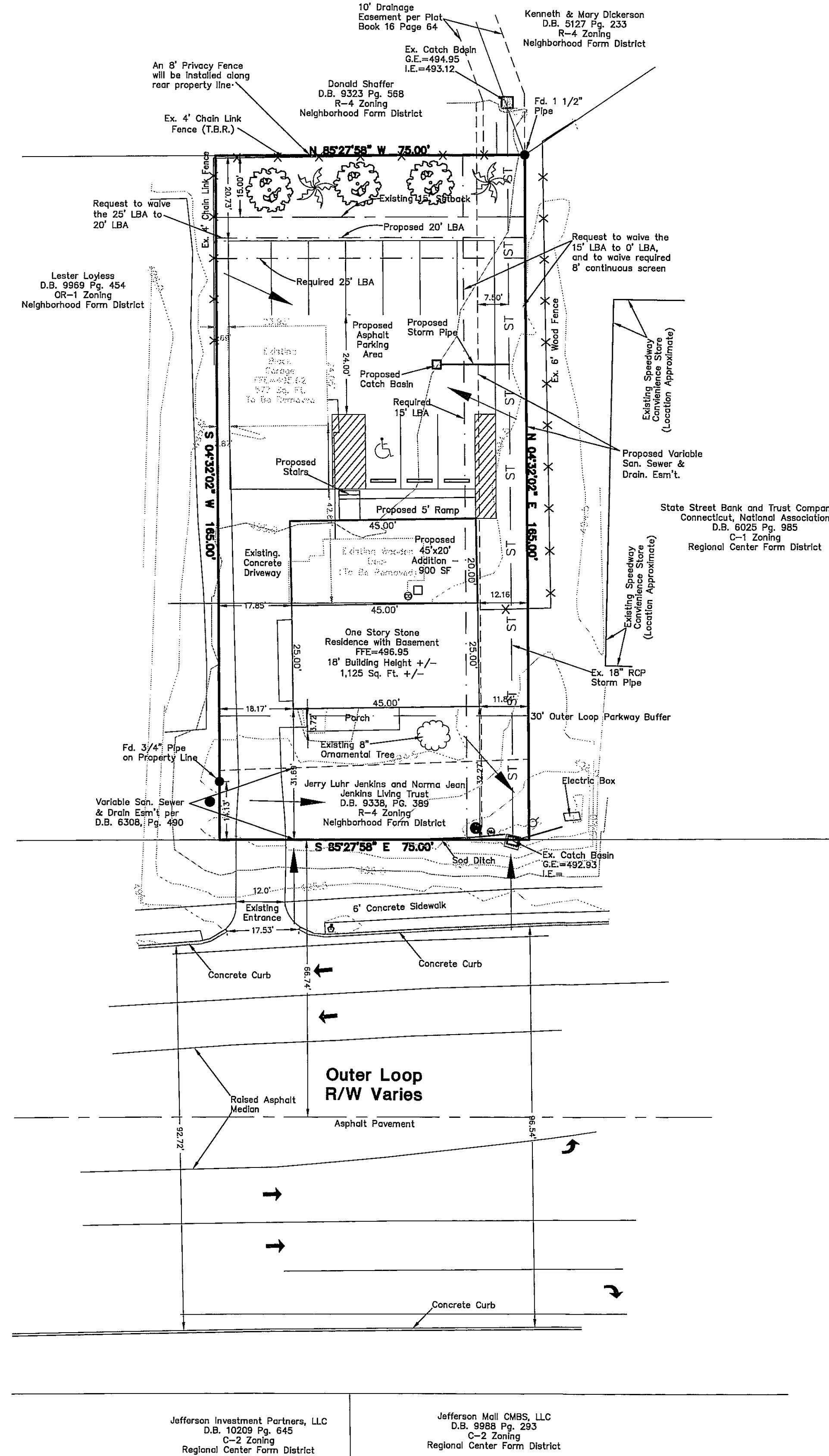


HORIZONTAL SCALE 1"=20'

VERTICAL DATUM NAVD 1988

PROJECT SUMMARY

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONE	R-4
PROPOSED ZONE	OR-1
EXISTING USE	RESIDENCE
PROPOSED USE	PROFESSIONAL OFFICE
EXISTING BUILDING	1,125 SQ. FT.±
PROPOSED ADDITION	900 SQ. FT.±
TOTAL SQUARE FEET	2,025 SQ. FT.±
F.A.R.	0.16
SITE ACRES	0.284 AC.±
SITE AREA	12,375 SQ. FT.±



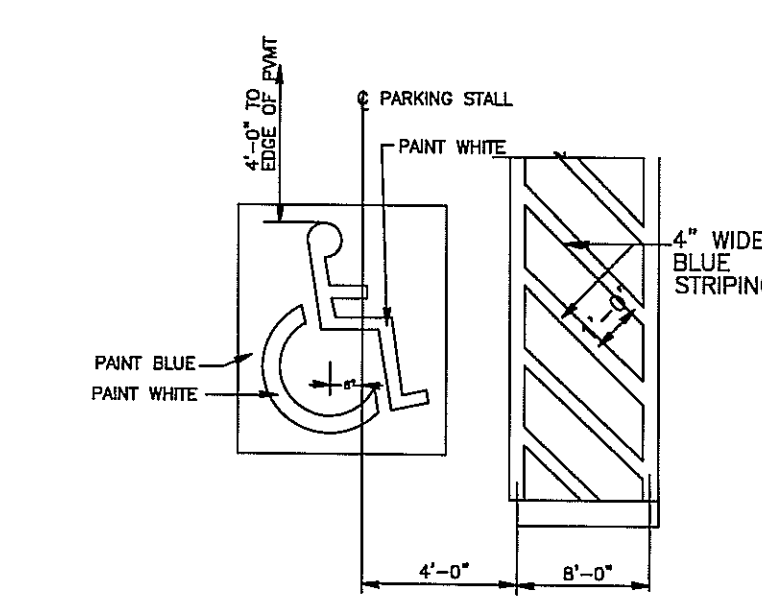
PARKING - GENERAL/PROFESSIONAL OFFICES

TOTAL BUILDING AREA	2,025 SQ. FT.±
MINIMUM PARKING (1/350 SF)	6 SPACES
MAXIMUM PARKING (1/200 SF)	10 SPACES
PROVIDED PARKING	4,888 S.F.±
V.L.A.	NONE
I.L.A. REQUIRED (< 6000 SF)	NONE
I.L.A. PROVIDED	9' X 18'
TYP. PARKING SPACE	

PRELIMINARY APPROVAL
DEVELOPMENT PLAN

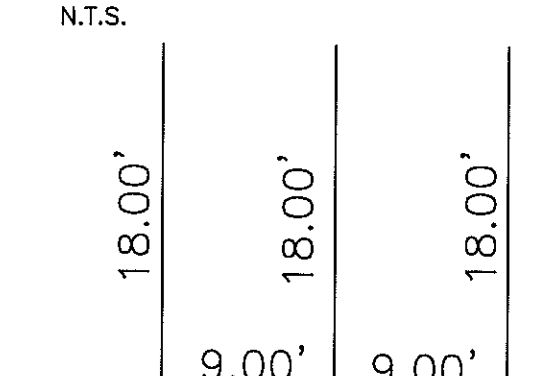
CONDITIONS:

BY: *Brian Keates*
DATE: 9-3-14
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS



HANDICAPPED PARKING DETAIL

PARKING DETAIL



CURRENT PROPERTY OWNERS

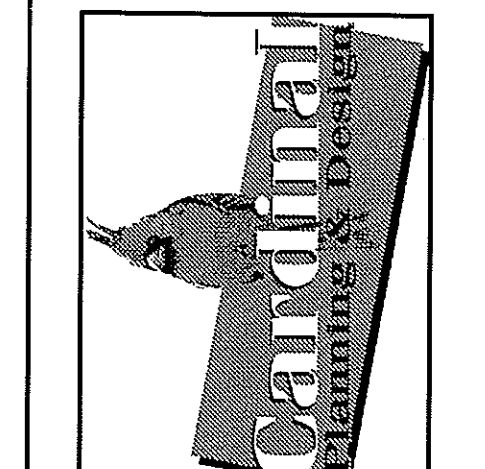
JERRY LUHR JENKINS AND
NORMA JEAN JENKINS LIVING TRUST
4906 OUTER LOOP
LOUISVILLE, KY 40219
D.B.9338, Pg.389 PARCEL ID: 064301030000

RECEIVED
SEP 02 2014
LOUISVILLE & JEFFERSON COUNTY
METROPLITAN SEWER DISTRICT

DOCKET # 14ZONE1033
PRE-APPLICATION FOR ZONING CHANGE
DETAIL DISTRICT DEVELOPMENT PLAN
ORIGINAL PLAN DATE: 6/26/2014
WM # 11013

NO.	DATE	DESCRIPTION	BY
1.	06/12/14	PER AGENCY COMMENTS	BKF
2.	08/18/14	INITIAL ZONING CHANGE D.D.P.	BKF
2.	09/02/14	NOTE ADDED PER MSD	BKF

**CARDINAL
PLANNING & DESIGN, INC.**
9009 PRESTON HWY, STE 2
LOUISVILLE, KY 40219
(502) 969-2788
FAX: (502) 968-7077
info@cardinalplanning.com



DETAIL DISTRICT DEVELOPMENT PLAN
APPLICATION FOR ZONING CHANGE
4906 OUTER LOOP
LOUISVILLE, KY 40219
FOR:
MTC HOLDINGS, LLC
11116 RADLEIGH LANE
LOUISVILLE, KY 40291

JOB NO.	SHEET	OF
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