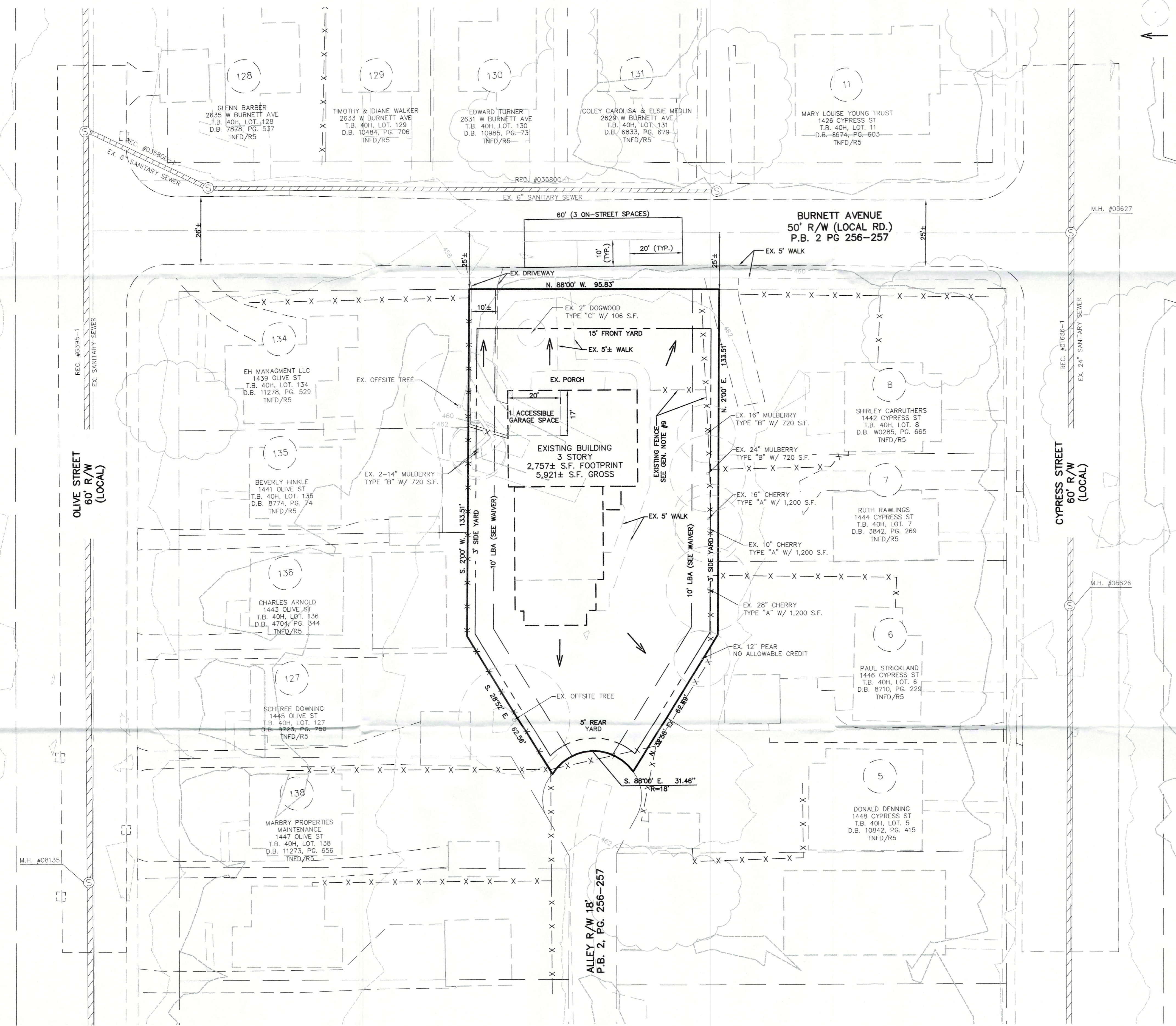


**MINDEL SCOTT**  
 ENGINEERING & SURVEYING > PLANNING > LANDSCAPE ARCHITECTURE  
 5151 Jefferson Blvd. Louisville, KY 40219  
 502-485-1508 > MindelScott.com



**SITE DATA:**

FORM DISTRICT	TRADITIONAL NEIGHBORHOOD
EXISTING ZONING	RS
PROPOSED ZONING	OR-1
EXISTING LAND USE	VACANT
PROPOSED LAND USE	BOARDING AND LODGING
GROSS LAND AREA	0.36± AC.
BOARDING UNITS	8 UNITS
EXISTING BUILDING HEIGHT (MAX. 45')	30'±
BUILDING PRESERVATION	
OFFICE SPACE (TENANTS ONLY)	1,200 ± S.F.
8 UNITS	4,721 ± S.F.
TOTAL	5,921 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 3.0)	0.38
PARKING REQUIRED	3-12 SPACES
BOARDING UNITS	8 SPACES
MINIMUM (.75 SPACE/BOARDING UNIT)	12 SPACES
MAXIMUM (1.5 SPACE/BOARDING UNIT)	
PARKING REDUCTIONS	
9.1.3.F.2	10% (-0.6 SPACES)
9.1.3.F.8	20% (-1.2 SPACES)
9.1.3.F.9 (APPENDIX 5A CONDITIONS 1 & 4)	20% (-1.2 SPACES)
PARKING PROVIDED	4 SPACES
CAR PARKING	(INCLUDES 1 ACCESSIBLE & 3 ON-STREET SPACES)
BICYCLE PARKING	2
LONG TERM (PROVIDED INSIDE BUILDING)	0
SHORT TERM	0

**TREE CANOPY DATA:**

GROSS SITE AREA	15,577± S.F.
TREE CANOPY CATEGORY	CLASS B
EXISTING TREE CANOPY	5,866± S.F. (37%)
EXISTING TREE CANOPY TO BE PRESERVED	5,866± S.F. (37%)
TOTAL TREE CANOPY REQUIRED	1,557± S.F. (10%)
TOTAL TREE CANOPY PROVIDED	5,866± S.F. (37%)

\*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS ARE BASED UPON TREE AREAS SHOWN.

**IMPERVIOUS AREA:**

EXISTING IMPERVIOUS AREA	5,258± S.F.
PROPOSED IMPERVIOUS AREA	5,258± S.F.
TOTAL	5,258± S.F.

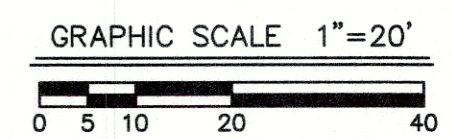
- GENERAL NOTES:**
- DISTRICT WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
  - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
  - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
  - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
  - THE DEVELOPMENT LIES IN THE LOUISVILLE FIRE DISTRICT 1.
  - ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
  - NO DUMPSTER IS PROPOSED. TRASH WILL BE TAKEN TO THE CURB IN CANS FOR REGULAR PICKUP.
  - EXISTING FENCE ALONG SITES EASTERN AND WESTERN PROPERTY LINES TO BE REPLACED WITH 8' PRIVACY FENCE. PRIVACY FENCE SHALL NOT ENCRACH INTO THE FRONT YARD SETBACK.

- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
  - WASTEWATER: SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
  - EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
  - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C040E).
  - NO SITE CONSTRUCTION PROPOSED WITH THIS PLAN, ANY FUTURE SITE CONSTRUCTION WILL REQUIRE A REVISED DETAILED DISTRICT DEVELOPMENT PLAN.

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
  - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
  - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
  - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
  - EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE COMPLETED, AS REQUIRED, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.

- WAIVER REQUESTS:**
- A WAIVER IS REQUESTED FROM TABLE 10.2.4 OF THE LDC TO REDUCE THE REQUIRED PLANTING DENSITY, OMITTING THE REQUIRED TREES WITHIN THE BUFFER AREA AND PROVIDING AN INCREASED SCREEN IN THEIR PLACE, CONSISTING OF AN 8' PRIVACY FENCE.
  - A WAIVER IS REQUESTED OF 10.2.4 OF THE LDC TO ALLOW THE EXISTING DRIVEWAY TO ENCRACH INTO THE 10' PERIMETER LBA ALONG THE SITES WEST PROPERTY LINE AND OMIT THE PLANTING REQUIREMENT.

RECEIVED  
 MAY 20 2019  
 PLANNING &  
 DESIGN SERVICES



CASE #19ZONE1008  
 MSD WM #9000

OWNER/DEVELOPER  
 2630 BURNETT LLC  
 3204 LIBERTY WAY  
 JEFFERSON, IN 47130

DETAILED DISTRICT DEVELOPMENT & REZONING PLAN  
**W. BURNETT AVE.**  
 2630 W. BURNETT AVENUE, LOUISVILLE, KY 40210  
 TAX BLOCK 40H, LOT 9  
 DEED BOOK 11319, PAGE 418

Revisions

04/29/19 PER AGENCY COMMENTS	
05/20/19 PER AGENCY COMMENTS	

Vertical Scale: N/A  
 Horizontal Scale: 1"=20'  
 Date: 4/8/19  
 Job Number: 3582  
 Sheet  
**1**  
 of 1

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