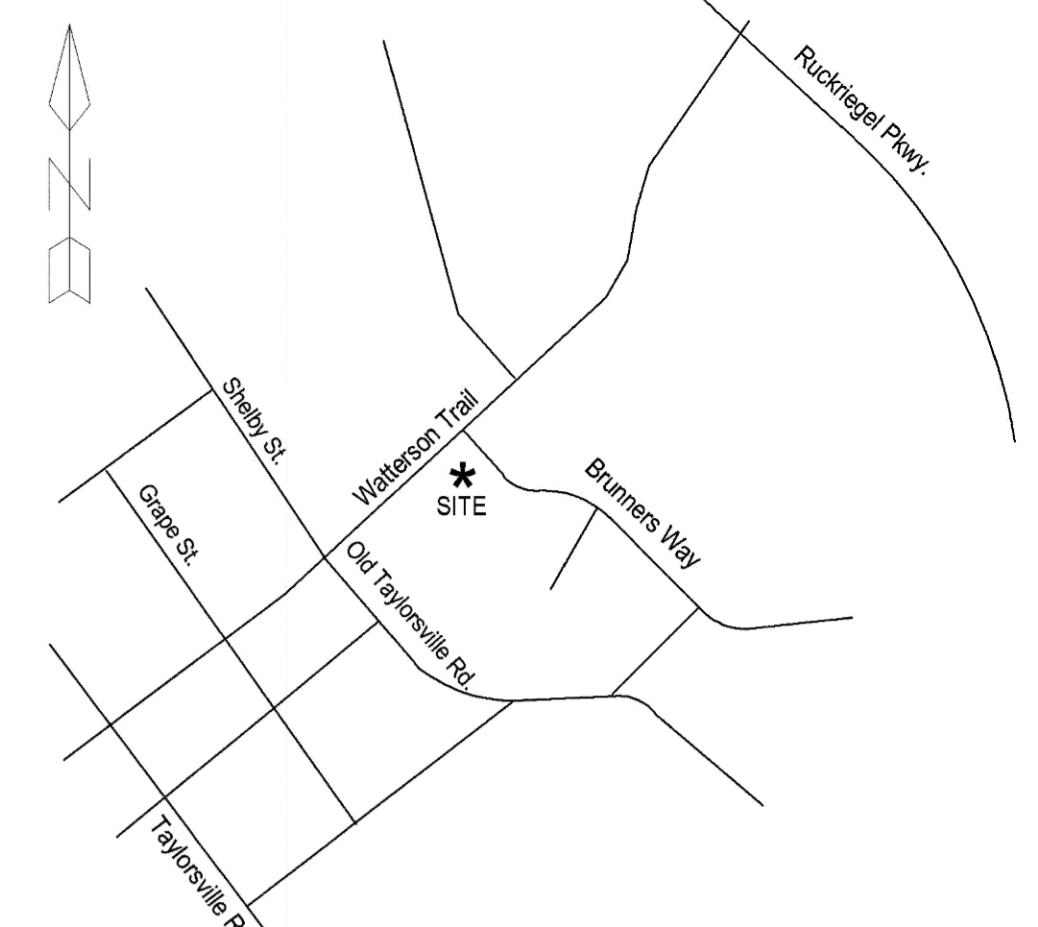
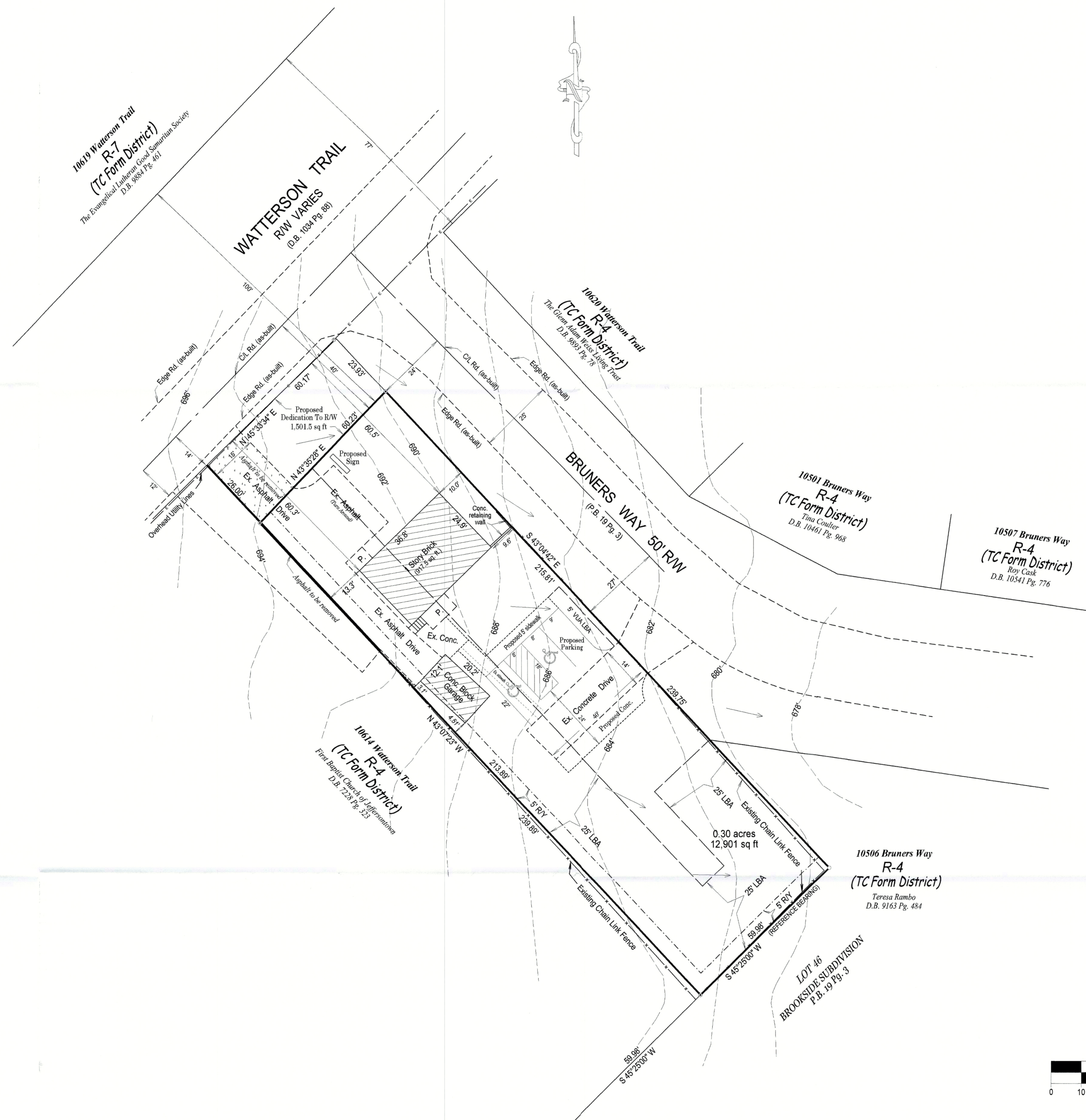


- GENERAL NOTES:**
- Title Examination may reveal roads and easements no shown hereon.
 - Property is subject to any restrictions or easements either implied or of record.
 - Adjoiners information was taken from the Jefferson Co. Tax Office. Reference of Meridian was taken from Record Plat of Brookside Subdivision recorded in Plat Book 19 Page 3.
 - Total Acreage is 0.33 acres (14,403 sq ft).
 - Property is not located in the 100 year flood area as located by F.E.M.A. Map No. 21111C0064E Dated DEC. 5, 2006.
 - No increase in drainage run off to state roads.
 - There should be no commercial signs on the right of way.
 - There should be no landscaping in the right of way without an encroachment permit.
 - Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
 - An encroachment permit and bond will be required for any work done in the right of way.
 - Construction plans, bond, and permit are required by Metro Public Works prior to plan transmittal by MPW.
 - No Parking allowed within the Right of Way.
 - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - Flow arrows and contour lines were taken from LOJIC maps.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - Schroll Surveying conducted a Karst survey on July 30, 2018. The survey was performed per requirements of the land Development Code for filing purposes and is not to be used for construction guidance. USGS mapping, KGS Lidar based sinkhole survey mapping, KGS Karst potential mapping of the site were reviewed, and a site inspection performed. No Karst features were observed on the site.
 - Right-of-way dedication by deed or minor plat must be recorded prior to construction approval by Public Works.
 - City of Jeffersonton approval required.
 - MSD single lot residential construction permit required prior to issue of building permits.



LOCATION MAP
No Scale

SITE DATA
 LOCATION = 10616 WATTERSON TRAIL
 LOUISVILLE, KY. 40299
 DEED BOOK 10564 - PAGE 627
 TAX BLOCK 46 LOT 134
 EXISTING ZONING = R4
 FORM DISTRICT = TOWN CENTER
 COUNCIL DISTRICT = 11
 EXISTING LAND USE = RESIDENTIAL
 PROPOSED LAND USE = BUSINESS OFFICE
 EX. BUILDING = 917.5 sq ft
 EX. BUILDING HEIGHT = 1 Story
 FLOOR AREA RATIO = 917.5 / 12,901 = 0.071
 LAND AREA = 0.30 AC. (12,901 S.F.)
 V.U.A. = 1,536 S.F.



**10616 WATTERSON TRAIL
 REZONING
 ZONING CHANGE
 R-4 TO CTC-1**

10616 WATTERSON TRAIL
 LOUISVILLE, KY. 40299
 PROPERTY OWNER: THOMAS KRUSE & RICK ALLISON
 ADDRESS: 10616 WATTERSON TRAIL
 LOUISVILLE, KY. 40299
 DEED BOOK & PAGE : DB 10564 Pg. 627

SCHROLL LAND SURVEYING LLC.
 5450 Southview Dr., LOUISVILLE, KY. 40214
 Phone: 502-367-7660
 Mobile: 502-594-6773
 schrollsurveying.com

PLAN DATE 6-17-19

DATE: JUNE 17, 2019 SCALE 1" = 20'
 JOB NO: 2274 R SHEET 1 OF 1

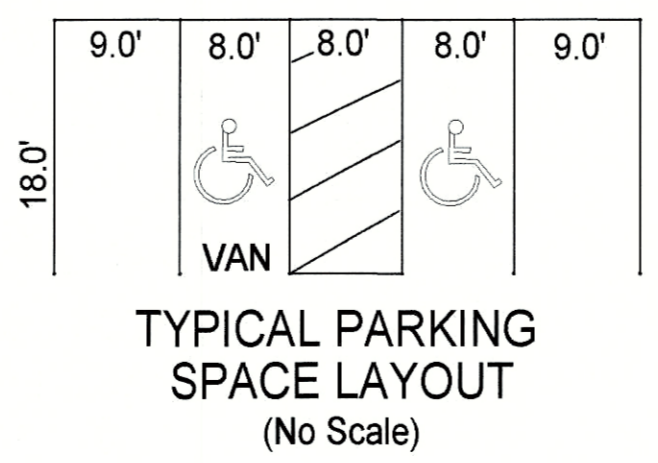
REVISIONS			
NO.	DATE	DESCRIPTION	BY

RECEIVED
AUG 19 2019
DESIGN SERVICES

REQUESTED RELIEF

- VARIANCE(S):**
- A variance from the Land Development Code section 5.2.2 table 5.2.2 to allow existing asphalt and existing garage to encroach into the minimum side yard setback of 5 feet.
- WAIVER(S):**
- A waiver of the Land Development Code section 5.8.1 to not place a sidewalk along Bruners Way and along Watterson Trail.
 - A waiver of the Land Development Code section 6.2.6 table 6.2.1 to not Dedicate Right-of Way along Bruners Way.
 - A waiver of the Land Development Code section 10.2.4 for the required screening along the property line shared with First Baptist Church of Jeffersonton.
 - A waiver of Table 6.2.1 of the Land Development Code for required right-of-way along Watterson Trail.

IMPERVIOUS AREA	
Existing Impervious Surface:	
Impervious Surface (Ex. Building)	918 Square Feet
Impervious Surface (Ex. Garage)	244 Square Feet
Impervious Surface (Ex. Concrete Drive)	583 Square Feet
Impervious Surface (Ex. Asphalt Drive)	1,827 Square Feet
Proposed Impervious Surface:	
Impervious Surface (Parking Area)	953 Square Feet
Impervious Surface to be Removed:	
Impervious Surface (Portion of Drive)	443 Square Feet
Impervious surface (Total)	4,082 Square Feet
Total Area of Site	12,901 Square Feet



PARKING SUMMARY

OFFICE

MINIMUM REQUIRED:
 1 SPACE FOR EACH 350 SQ. FT. OF GROSS FLOOR AREA
 (917.5 SQ. FT. / 350 SQ. FT. = 2.6 = 3 SPOTS)

MAXIMUM ALLOWED:
 1 SPACE FOR EACH 200 SQ. FT. OF GROSS FLOOR AREA
 (917.5 SQ. FT. / 200 SQ. FT. = 4.6 = 5 SPOTS)

PROVIDED PARKING:
 3 SPOTS: 3 SPOTS (2 ADA) BEHIND BUILDING

LEGEND

- Existing 5/8" Rebar
- Existing 1/2" Pipe
- * Set 1/2"x18" Rebar with cap stamped "SCHROLL 3570"
- Existing Utility Pole
- Existing Chain Link Fence
- Overhead Utility Lines
- Drainage Arrow
- Required Yard
- LBA
- Contour Line
- Property Line

GRAPHIC SCALE
1" = 20'

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

BUD (BEFORE YOU DIG)

UTILITY NOTE
 All utilities shown on these plans are approximate. Individual service lines are not shown. The contractor or Subcontractor shall notify the Utility Protection Center "B.U.D." (Toll Free Phone No. 1-800-752-6007 forty-eight (48) hours in advance of any construction on this project. This number was established to provide accurate locations of existing below ground utilities (i.e. cables, electric wires, gas, and water lines). The Contractor shall be responsible for becoming familiar with all utility requirements set forth on the Plans in the Technical Specifications and Special Provisions.