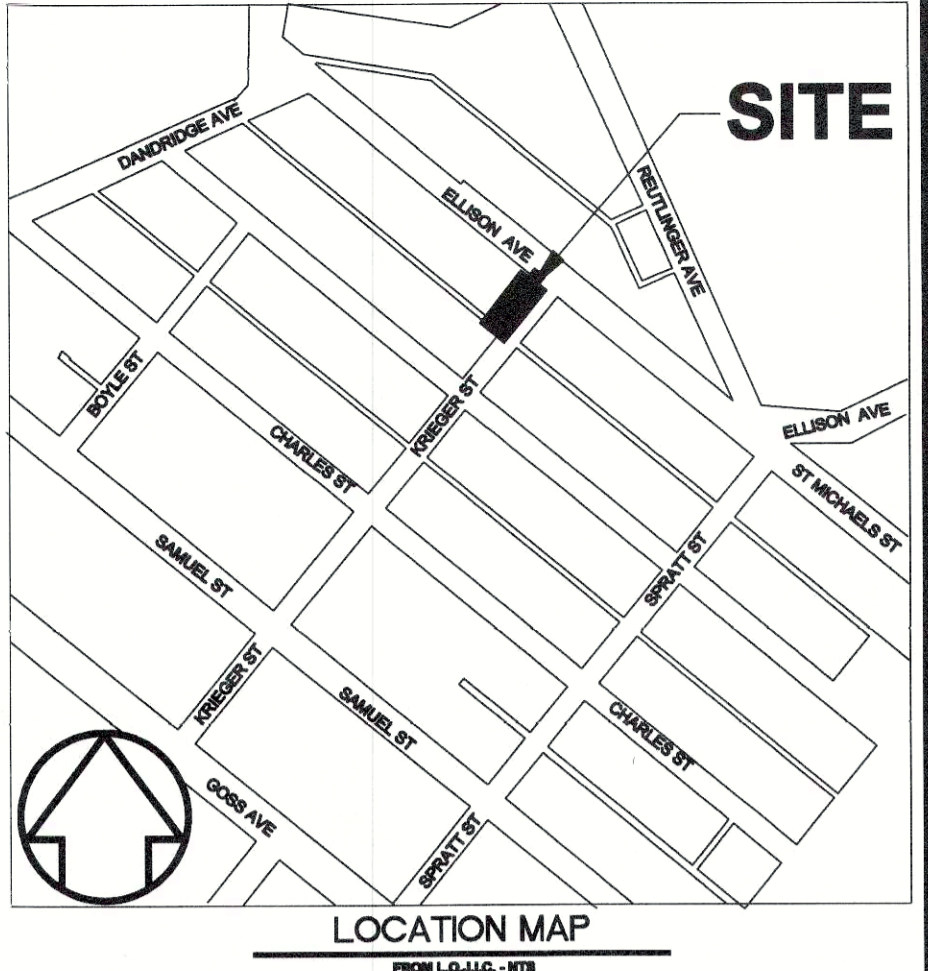


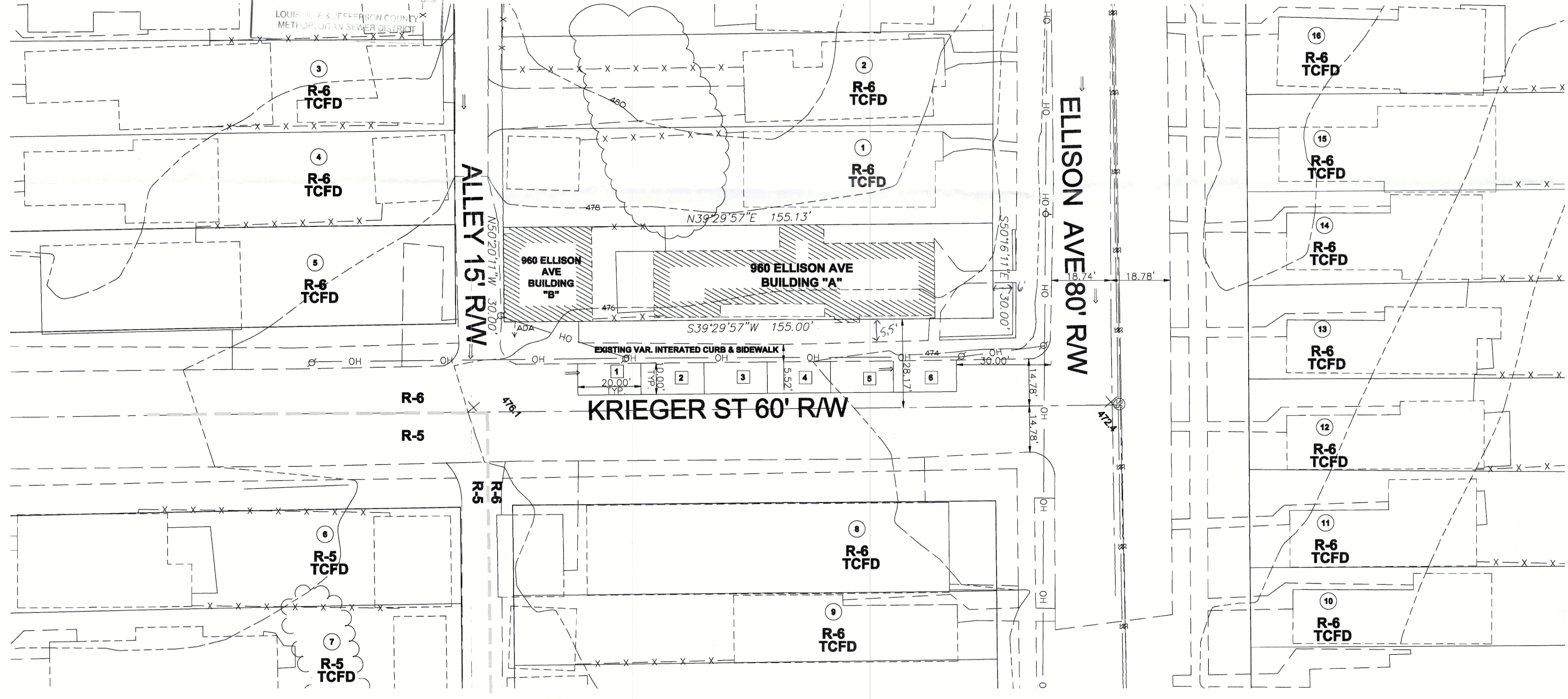
**ADJACENT PROPERTY OWNERS:**

- 1 Robert J McAtee  
958 ELLISON AVE  
LOUISVILLE, KY, 40204  
DB 10483 PG 710
- 2 TYLER R HERMAN & BROOKE A MORGAN  
956 ELLISON AVE  
LOUISVILLE, KY, 40204  
DB 10318 PG 346
- 3 VENRA, LLC  
PO BOX 4962  
LOUISVILLE, KY, 40204  
DB 10638 PG 628
- 4 LAUSMAN, JOSEPH D  
967 CHARLES STREET  
LOUISVILLE, KY, 40245  
DB 9909 PG 433
- 5 NINESIXNINE, LLC  
969 CHARLES STREET  
LOUISVILLE, KY, 40204  
DB 9570 PG 576
- 6 JAMES D GUNNOE  
1001 CHARLES STREET  
LOUISVILLE, KY, 40204  
DB 10187 PG 252
- 7 ARCHIE D & ROSE STEPHENS  
1003 CHARLES STREET  
LOUISVILLE, KY, 40204  
DB 8641 PG 342
- 8 C I GROUP TWO, LLC  
204 WATERSTONE WAY  
LOUISVILLE, KY, 40245  
DB 10431 PG 527
- 9 CCLC INVESTMENT GROUP, LLC  
2710 HILLSIDE TER  
LOUISVILLE, KY, 40206  
DB 10236 PG 315
- 10 MEYERS, STEPHANIE & GERALDINE R  
1003 ELLISON AVE  
LOUISVILLE, KY, 40204  
DB 9441 PG 991
- 11 CHRISTENSEN, NORA E  
1001 ELLISON AVE  
LOUISVILLE, KY, 40204  
DB 8467 PG 709
- 12 MEVES, HARRIS B & SALLY M  
961 ELLISON AVE  
LOUISVILLE, KY, 40204  
DB 8773 PG 358
- 13 SALIPUR, RANKO  
111 N KEATS AVE  
LOUISVILLE, KY, 40206  
DB 9863 PG 907
- 14 957 ELLISON AVENUE LAND TRUST  
3044 BARDSTOWN RD SUITE 11  
LOUISVILLE, KY, 40205  
DB 10836 PG 925
- 15 GRANT, SANDRA L  
955 ELLISON AVE  
LOUISVILLE, KY, 40204  
DB 6598 PG 472
- 16 FRANK A DAMATO  
953 ELLISON AVE  
LOUISVILLE, KY, 40204  
DB 10195 PG 884



**RECEIVED**  
SEP 01 2017  
PLANNING &  
DESIGN SERVICES

**PRELIMINARY APPROVAL**  
Condition of Approval:  
*Tony Kelly 9-6-17*  
Developer Review  
LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

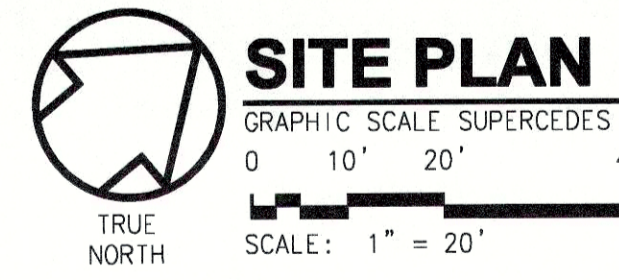


**SITE DATA:**

LOT SIZE	960 ELLISON AVE (4,650SF)	0.107 AC
EXISTING ZONING		R-6
PROPOSED ZONING		CR
FORM DISTRICT		TNFD
EXISTING/PROPOSED MIXED USE:		
BUILDING "A"	PHOTOGRAPHY STUDIO (FRONTING ELLISON AVE)	1155 SF
	RESIDENTIAL UNIT (REAR 1ST FLOOR)	764 SF
	RESIDENTIAL UNITS (2ND FLOOR)	1155 SF
	<b>TOTAL SF BUILDING "A"</b>	<b>3074 SF</b>
BUILDING "B"	PHOTOGRAPY STUDIO (SPACE 1)	829 SF
	<b>TOTAL SF BUILDING "B"</b>	<b>829 SF</b>
	<b>TOTAL EXISTING BLDGS SIZE</b>	<b>3,903 SF</b>
% INCREASE IN SIZE		0%
EXISTING BUILDING HEIGHT		±24' (2-STY)
FLOOR AREA RATIO		1.19 FAR
PARKING REQUIREMENTS:	2 - 1 BEDROOM	MIN. MAX.
PARKING REQUIRED RESIDENTIAL:	APARTMENTS (DUPLX)	1/UNIT 3/UNIT 2 SP 6 SP
PARKING REQUIRED STUDIO A:	1/PHOTOGRAPHER	1/PHOTOGRAPHER 1 SP 3 SP
PARKING REQUIRED STUDIO B:	1/PHOTOGRAPHER	1/PHOTOGRAPHER 1 SP 3 SP
<b>TOTAL PARKING REQUIRED:</b>		<b>4 MIN. 12 MAX.</b>
PARKING PROVIDED		0 SPACES
ONSITE PARKING PROVIDED		6 SPACES
OFFSITE ON-STREET PARKING AVAILABLE		6 SPACES
TOTAL PARKING PROVIDED		6 SPACES

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:  
BY: *Tony Kelly*  
DATE: *9-6-17*  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS



**SITE PLAN**

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE  
0 10' 20' 40'  
SCALE: 1" = 20'

**EROSION PREVENTION AND SEDIMENT CONTROL NOTE**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDING AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

**LEGEND**

- EXISTING STREET TREES
- EXISTING LANDSCAPE AREA
- EXISTING CONTOURS
- EXISTING ZONING BOUNDARY
- EXISTING FORM DISTRICT BOUNDARY
- EXISTING ON-STREET PARKING
- EXISTING PSC
- EXISTING SANITARY SEWER
- DENOTES DRAINAGE FLOW
- EXISTING A.D.A. ACCESS

- SITE LEGEND**
- IRON PIN (FOUND)
  - IRON PIN (SET)
  - SANITARY SEWER MANHOLE
  - ANCHOR
  - UTILITY POLE
  - WATER VALVE
  - WATER METER
  - FIRE HYDRANT
  - GAS VALVE
  - CABLE PEDESTAL
  - TELEPHONE PEDESTAL
  - STORM SEWER MANHOLE
  - DROP BOX INLET
  - CURB BOX INLET
  - ROAD SIGN

**GENERAL NOTES:**

- TREE PROTECTION FENCING SHALL BE ERRECTED ADJACENT TO ALL TREE PROTECTION AREAS (TPAs) PRIOR TO SITE DISTURBANCE ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS. ALL TREE PROTECTION FENCING SHALL BE LOCATED AT LEAST 3 FEET FROM THE OUTSIDE EDGE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. WHEN TREES MUST BE REMOVED IN A TPA, THE FENCE SHALL BE RELOCATED TO PROTECT ALL REMAINING TREES WITHIN THAT TPA. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITY SHALL BE PERMITTED WITHIN THE FENCED AREA.
- NO FURTHER DIVISION OF LOTS WITHOUT PLANNING COMMISSION APPROVAL.
- B.M. - TOPOGRAPHIC INFORMATION DEPICTED HEREON WAS DERIVED FROM LOJIC MAPPING.
- THE SITE IS LOCATED WITHIN LOUISVILLE METRO.
- BOUNDARY INFORMATION DEPICTED FROM LOJIC. THIS PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- NO SENSITIVE FEATURES ON THE SITE.
- ROADWAY PROFILE GRADES SHALL NOT EXCEED 10% SLOPE, OR BE LESS THAN 1%.
- WATER SERVICE BY LOUISVILLE WATER COMPANY.
- SITE IS LOCATED WITHIN THE LOUISVILLE#4 FIRE PROTECTION DISTRICT.
- METRO WORKS APPROVAL REQUIRED.
- THE SITE IS LOCATED WITHIN METRO COUNCIL DISTRICT 10.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- A REGIONAL FACILITIES STORM WATER FEE WILL BE PAID IN LUEI OF ONSITE DETENTION IF REQUIRED.
- NO PORTION OF THE SITE ARE WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21113C0042E.
- DRAINAGE & SANITARY SEWER CONCEPTS DEPICTED ARE EXISTING.
- NO INCREASE IN UPSTREAM WATER SURFACE ELEVATIONS ON ADJOINING PROPERTY OWNERS.
- INTERNAL DRAINAGE SYSTEMS, IF ANY, NOT CARRYING THROUGH DRAINAGE WILL BE PRIVATE.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- EXISTING PSC & MSD SANITARY SEWERS TO REMAIN. SEWAGE FROM THIS DEVELOPMENT TO BE TREATED AT THE MORRIS FORKMAN WWTC.
- NO BOUNDARY SURVEY WAS PERFORMED FOR THIS SITE. BOUNDARY AND TOPOGRAPHIC FEATURES DERIVED FROM LOJIC MAPPING AND DEED OF RECORD.

PREVIOUS CASE # 14ZONE1010 PLAN CERTAIN#: WM NO.:XXX

**REVISIONS**

NO.	DATE	DESCRIPTION
1	6/20/17	UPDATED PER MR. WHITES COMMENTS
2	7/17/17	RESUBMITTED PLAN

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chadw@alphaomdesign.com Q www.AlphaObyDesign.com

**960 Ellison Ave**  
DETAIL DISTRICT DEVELOPMENT PLAN

Project Title: 960 Ellison Ave  
Drawn By: CW  
Checked By: CW  
Scale: 1" = 10'  
Drawing Date: 6-20-2017  
Drawing Name: 2013-26-RDDDP  
Sheet: P1.00