PROJECT DATA

TOTAL SITE AREA	= 1.01 Ac.
AREA DEDICATED FOR R/W	= 0.01 Ac.
NET SITE AREA	= 1.00 Ac.
EXISTING ZONING	= R-4
PROPOSED ZONING	= OR-3
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= SINGLE FAMILY
PROPOSED USE	= OFFICE
BUILDING AREA	= 15,600 SF
BUILDING HEIGHT	= 42'
F.A.R.	= 0.17
PARKING REQUIRED 1 SP PER 350SF MIN., 200SF MAX.	= MIN. 45 MAX. 78
PARKING PROVIDED	= 58 SPACES

V.U.A. DATA

TOTAL VUA	= 23,406 SF
ILA REQUIRED	= 1,755 SF
ILA PROVIDED	= 2,147 SF

WAIVER

1. A Waiver is requested from table 10.2.3 property perimeter Landscape Buffer Area to allow parking and maneuvering to encroach into the 15' LBA at the south end of the property and to reduce the LBA to 10' & 12' where the building are located.

TREE CANOPY CALCULATIONS

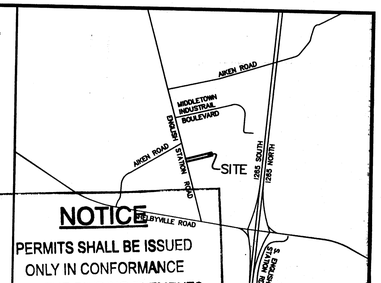
TOTAL SITE AREA	=	43,6[illegible]
TOTAL TREE CANOPY AREA REQUIRED	=	20% ([illegible] S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	0% (S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	20% (8,798 S.F.)
2 TYPE "A" STREET TREES @ 1 3/4 CAL. (900 SF CREDIT EACH)	=	1800 S.F.
11 TYPE "A" TREES @ 1 3/4 CAL. (720 SF CREDIT EACH)		7,920 S.F.
7 TYPE "B" TREES @ 1 3/4 CAL. (432 SF CREDIT EACH)		3,024 S.F.
TOTAL TREE CANOPY TO BE PLANTED	=	29% (12,744 S.F.)
TOTAL TREE CANOPY PROVIDED	=	29% (12,744 S.F.)

GENERAL NOTES

1. P[illegible] lanes to [illegible] have one durable surface.
2. No [illegible] within [illegible] FIR[illegible] 5 D dat[illegible] 1994.
3. Dra[illegible] by an[illegible] is for conceptual purp[illegible] tion an[illegible] of drainage pipes [illegible] channe[illegible] ned du[illegible] construction plan[illegible] design[illegible] facilit[illegible] form to MSD[illegible] requiremen[illegible]
4. [illegible]sion & S[illegible] lor to [illegible] nstruction activit[illegible] site a Ero[illegible] Contr[illegible] be provided [illegible] approval.
5. [illegible]truction fenc[illegible] prior to any cons[illegible] ing activitie[illegible] of root syst[illegible] preserv[illegible] close the d[illegible] discipline [illegible] and shall remo[illegible] construction a[illegible] with[illegible] area.
6. [illegible] Chapter 10.
7. [illegible] vic[illegible] are to be screene[illegible] company [illegible] required to provide service to th[illegible] the owner/developer.
8. Outdoor lighting sh[illegible] ected down and [illegible] surrounding [illegible] Ligh[illegible] have [illegible] height [illegible] be [illegible]
9. Boundary taken from deed(s) and does not constitute a survey.
10. Right-of-way dedication by minor plat or deed must be recorded prior to construction approval by public works.
11. Construction Plan, bond and permit are required by Metro Public Works prior to construction approval.

Cross access agreement to be recorded prior to issuing a building permit.

Detention to be provided offsite in proposed basin to the north. [illegible] constructed, must be provided on site.

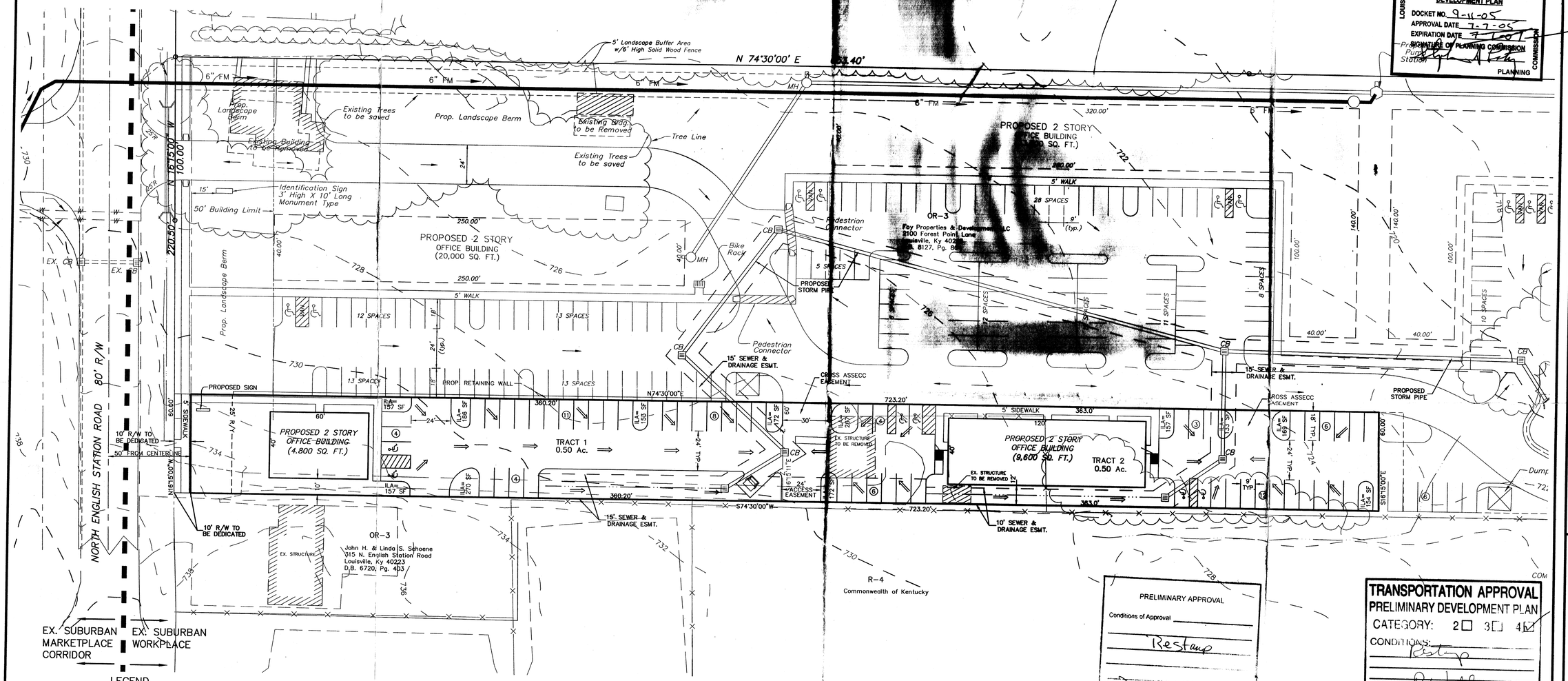


NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

LOCATION MAP
NOT TO SCALE

METRO LOUISVILLE
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 9-11-05
APPROVAL DATE 7-7-05
EXPIRATION DATE ~~7-7-07~~
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION

7/7/09
ext of app date approved



PRELIMINARY APPROVAL
Conditions of Approval
Restamp
J. Daugherty 4-12-05

TRANSPORTATION APPROVAL
PRELIMINARY DEVELOPMENT PLAN
CATEGORY: 2☐ 3☐ 4☑
CONDITIONS: Restamp
BY: P. Wade
DATE: 4/12/05

OWNER:
MATTHEW MILLER
JANA MILLER
8607 HOLSTON ROAD
LOUISVILLE, KENTUCKY 40222

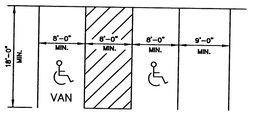
SITE ADDRESS: TRACT 1
319 N. ENGLISH STATION RD
LOUISVILLE, KY 40223
TAX BLOCK 23, LOT 272
D.B. 6951, PG. 415

SITE ADDRESS: TRACT 2
317 N. ENGLISH STATION RD
LOUISVILLE, KY 40223
TAX BLOCK 23, LOT 268
D.B. 6951, PG. 415

RECEIVED
APR 13 2005
PLANNING & DESIGN SERVICES

LEGEND

	EXISTING MANHOLE WITH PIPE
MH	PROPOSED MANHOLE WITH PIPE
CB	PROPOSED CATCH BASIN WITH PIPE
EX. CB	EXISTING CATCH BASIN WITH PIPE
	EXISTING TREE LINE
—W—W—	EXISTING WATER LINE
—736—	EXISTING INTERMEDIATE CONTOUR
—730—	EXISTING INDEX CONTOUR



24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE

30' 0' 15' 30' 60'
GRAPHIC SCALE: 1" = 30'

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	2/17/05	AGENCY COMMENTS	PAB

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 04081-ROOOP.DWG
DATE: 9-21-04 SCALE: 1"=30'
CHECKED BY: JJ DRAWN BY: JPI

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
504 VAE CREST AVE., SUITE B
LOUISVILLE, KENTUCKY 40223
FAX: (502)426-2375 PHONE: (502)426-9374

REVISED DETAILED DISTRICT DEVELOPEMTN PLAN
MILLER OFFICE CONDOMINIUMS
OWNER/DEVELOPER
MATTHEW MILLER
8607 HOLSTON ROAD
LOUISVILLE, KY 40222

JOB NO. 04081

SHEET 1 OF 1