



- CONDITIONAL USE PERMITS REQUESTED**
1. A Conditional Use Permit is requested by Anchorage Ordinance No. 4, Series 2014 adopted June 9th, 2014 for a Bed and Breakfast.
 2. A Conditional Use Permit is requested by Article 15 of the April 2001 Development Code for Jefferson County KY for a Private proprietary club.

PROJECT DATA

TOTAL SITE AREA	= 19.5± Ac.
EXISTING ZONING	= RE (C.U.P.s requested)
FORM DISTRICT	= VILLAGE
EXISTING USE	= SINGLE FAMILY RESIDENCE
PROPOSED USE	
BED & BREAKFAST	= 8 BEDS
PRIVATE CLUB	= 3,900 S.F.
TOTAL BUILDING AREA	= 6,500 S.F.
PARKING REQUIRED	
PRIVATE CLUB: 3900 sf /100 S.F.	= 39 SP
BED AND BREAKFAST: 1 SP/3 ROOMS	= 3 SP
TOTAL PARKING REQUIRED	= 42 SP
TOTAL PARKING PROVIDED	= 42 SPACES (2 HC SP INCLUDED)

- GENERAL NOTES:**
1. Parking areas and drive lanes to be a hard and durable surface.
 2. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 3. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 4. Boundary per deed & does not constitute a survey. Topography LOJIC.

- MSD NOTES:**
1. Sanitary sewer service will be provided by connection by MSD's Anchor Estates Pump Station 1 & 2 elimination contract No. 361,806 / Record No. 361,806.
 2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0032 E dated December 5, 2006.
 3. Drainage pattern depicted by arrows (⇒) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
 4. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.

**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**

CONDITIONS:

BY: *Tom Mallett*
DATE: *10-27-14*
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

RECEIVED
OCT 24 2014
PLANNING &
DESIGN SERVICES

SITE ADDRESS:
804 EVERGREEN RD
TAX BLOCK 0022, LOT 0103
D.B. 10186, PG. 0695

COUNCIL DISTRICT - 17
FIRE PROTECTION DISTRICT - ANCHORAGE
CASE # 14CUP1023
MSD WM#

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	9-18-14	PER AGENCY COMMENTS	AER
2	10-23-14	ADD EX. EXIT DRIVE AND PARKING	SBS

PROJECT DATA
FILE NAME: 14070-000P
DATE: 8-25-14
CHECKED BY: KMY
SCALE AS SHOWN
DRAWN BY: DT/JH

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DRAWN BY: DT/JH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTURE
509 WASHINGTON AVENUE SUITE 101, LOUISVILLE, KENTUCKY 40202
PHONE: 502-261-6224
WEB SITE: WWW.LD&D.COM

CONDITIONAL USE PERMIT
RAMSEY
804 EVERGREEN ROAD
OWNER/DEVELOPER
THE ANCHORAGE LLC
906 EVERGREEN RD
LOUISVILLE, KY 40223

JOB NO. **14070**
SHEET **1** OF **1**