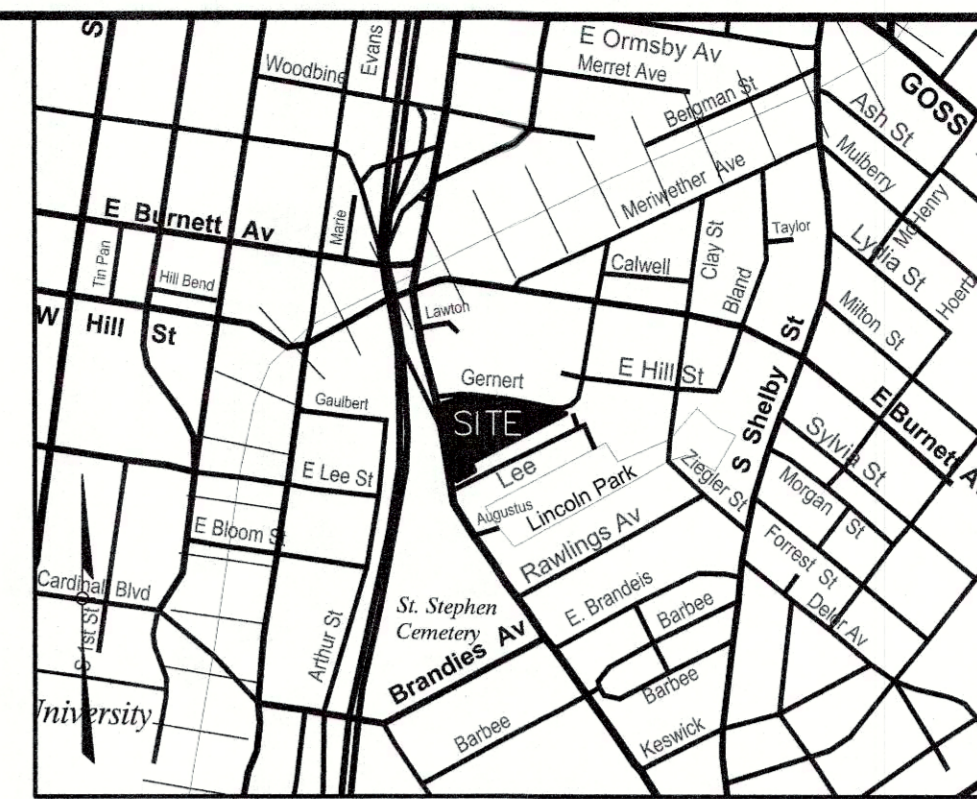


GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. There shall be no commercial signs in the right-of-way.
4. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
5. 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 drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
7. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
8. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
9. A shared parking and cross-access agreement shall be recorded between Tracts 1 & 2 prior to approval of the Minor Subdivision Plat.
10. The proposed development shall be limited to the conversion of 9,044 square feet of office building and associated parking.

MSD NOTES:

1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
2. Sanitary sewer service provided by new PSC, subject to fee's and any other applicable charges.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0042 E dated December 5, 2006.
4. Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
7. MSD Single Family, Demolition, or Small Commercial permit required prior to issue of building permits.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	=	0.71± Ac. (30,751 S.F.)
EXISTING ZONING	=	C-2
FORM DISTRICT	=	TRADITIONAL NEIGHBORHOOD
EXISTING USE	=	VACANT OFFICE
PROPOSED USE	=	MEDICAL OFFICE
BUILDING HEIGHT	=	3 STORIES (45' MAX. ALLOWED)
EX. BUILDING AREA	=	8,099 S.F.
PROP. BUILDING AREA	=	9,045 S.F.
TOTAL BUILDING AREA	=	9,044 S.F.
F.A.R.	=	0.32 (5.0 MAX. ALLOWED)

PARKING REQUIRED		MIN.	MAX.
1/750 S.F. MIN.	=	8 SP	
1/300 S.F. MAX.	=		19 SP

TOTAL PARKING REQUIRED	=	8 SP	19 SP
TOTAL PARKING PROVIDED	=	9	(2 HC SP INCLUDED)

TOTAL VEHICULAR USE AREA	=	23,814 SF
INTERIOR LANDSCAPE AREA N/A PER 10.2.2		

EXISTING IMPERVIOUS	=	28,590 SF
PROPOSED IMPERVIOUS	=	28,809 SF (0.7% INCREASE)
AREA OF DISTURBANCE	=	445 SF

NO.	DATE	DESCRIPTION	BY	TF
1	8-23-21	PER AGENCY COMMENTS		

PROJECT DATA
FILE NAME: 19074#2-RDDP-2-19-21
DATE: 7-19-21
CHECKED BY: DT
DRAWN BY: TF

REVISIONS

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SERVICES • LANDSCAPE ARCHITECTURE
502 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
PHONE: 502.644.9374
FAX: 502.644.9374
WEB SITE: WWW.LD&D-KY.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
1601 S PRESTON ST
OWNER:
JUPITER MANAGEMENT LLC
6510 GLENRIDGE PARK PL STE 8
LOUISVILLE, KY 40222

JOB NO. **19074#2**
SHEET **1** OF **1**

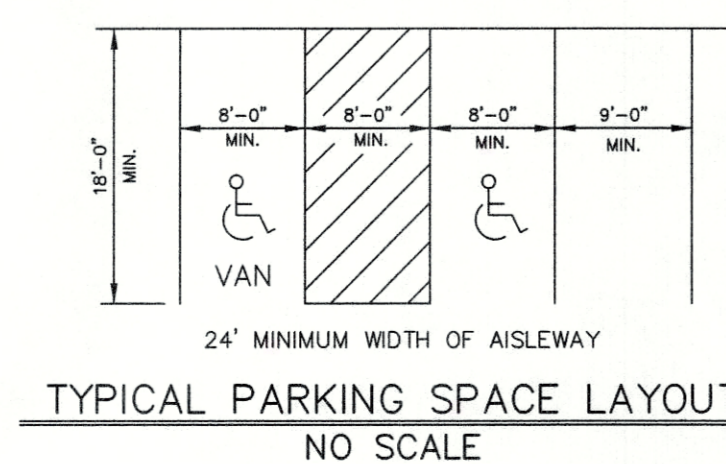
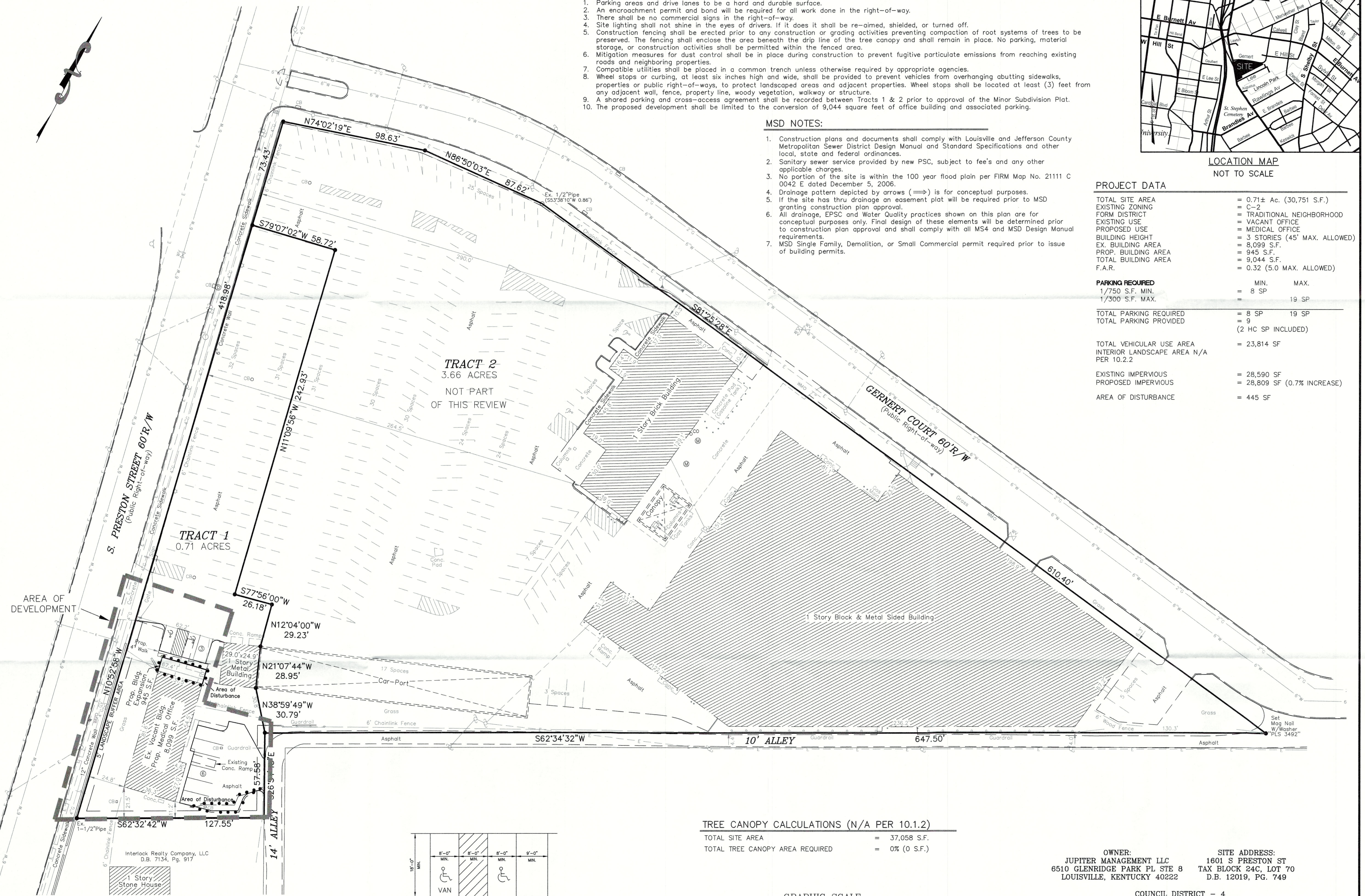
OWNER:
JUPITER MANAGEMENT LLC
6510 GLENRIDGE PARK PL STE 8
LOUISVILLE, KENTUCKY 40222

SITE ADDRESS:
1601 S PRESTON ST
TAX BLOCK 24C, LOT 70
D.B. 12019, PG. 749

COUNCIL DISTRICT - 4
FIRE PROTECTION DISTRICT - LOUISVILLE #4
MUNICIPALITY - LOUISVILLE

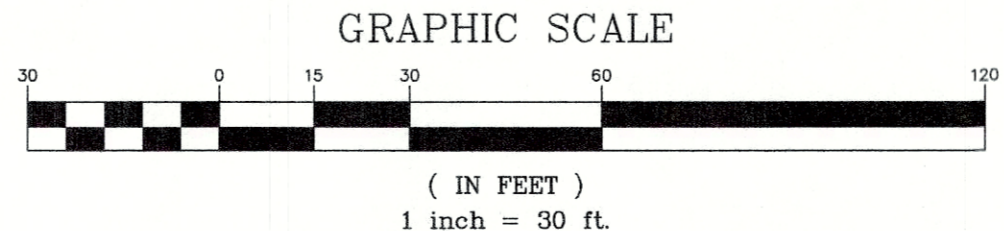
RECEIVED
AUG 23 2021
PLANNING & DESIGN SERVICES

RELATED CASES:
9-21-89
WATER/SUB#



TREE CANOPY CALCULATIONS (N/A PER 10.1.2)

TOTAL SITE AREA	=	37,058 S.F.
TOTAL TREE CANOPY AREA REQUIRED	=	0% (0 S.F.)



LEGEND

---	EXISTING OVERHEAD ELECTRIC
---	EXISTING WATER
---	EXISTING GAS
⊕	EXISTING FIRE HYDRANT
CB	EXISTING CATCH BASIN