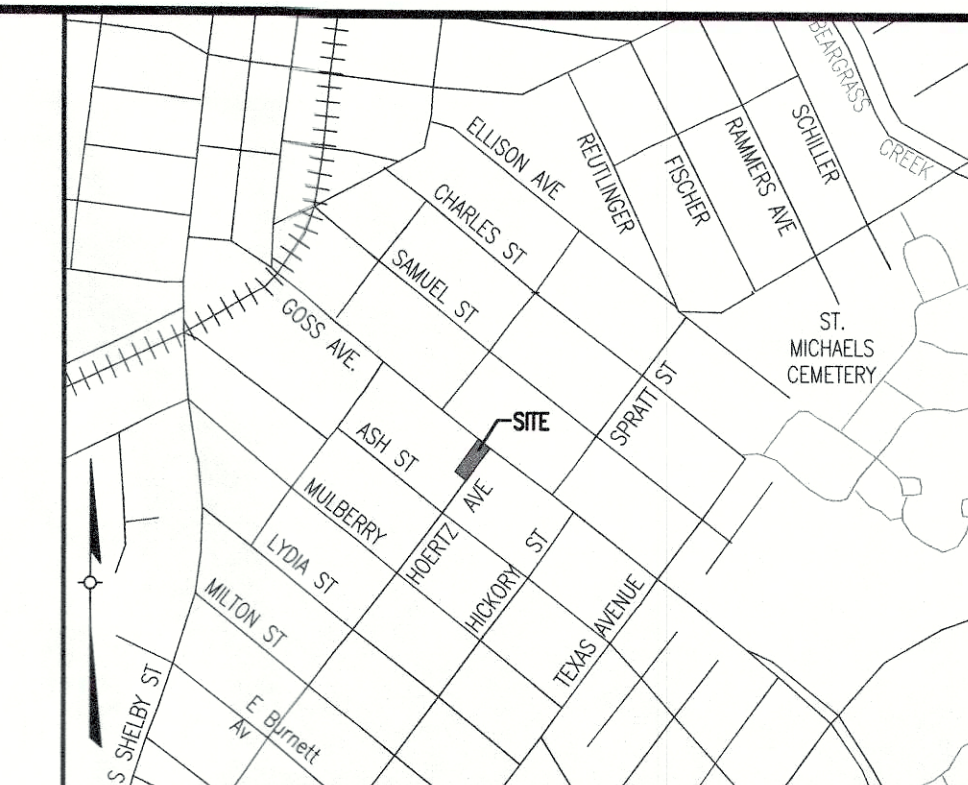


TREE CANOPY CALCULATIONS CLASS A

| | |
|--------------------------------------|------------------|
| TOTAL SITE AREA | = 5,663 S.F. |
| EXISTING TREE CANOPY TO BE PRESERVED | = 0% (0 S.F.) |
| REQUIRED TREE CANOPY | = 10% |
| PROPOSED TREE CANOPY TO BE PLANTED | = 10% (566 S.F.) |

WAIVER REQUEST

1. A WAIVER IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE CHAPTER 10, PART 2, TABLE 10.2.3 & 10.2.4 TO WAIVE THE REQUIRED 15' LANDSCAPE BUFFER AREA BETWEEN THE PROPOSED C-1 ZONED PROPERTY AND THE EXISTING R-6 ZONED PROPERTY TO THE NORTHWEST.



PROJECT DATA

| | |
|------------------------------------|---|
| TOTAL SITE AREA | = 0.13 ACRES |
| EXISTING ZONING | = R-6 |
| PROPOSED ZONING | = C-1 |
| FORM DISTRICT | = TRADITIONAL NEIGHBORHOOD |
| EXISTING USE | = SINGLE FAMILY RESIDENTIAL |
| PROPOSED USE | = MULTI-FAMILY /RETAIL |
| RETAIL | = 4 UNITS |
| BUILDING HEIGHT | = 2 STORY (MAX. HEIGHT 10.5, 11.2, 12.4) |
| EXISTING BUILDING | = 1,740 S.F. |
| EX. BLDG. DEMOLISHED | = 548 S.F. |
| EX. BUILDING TO REMAIN | = 1,192 S.F. |
| PROPOSED BUILDING AREA | = 800 S.F. |
| RETAIL | = 4150 S.F. |
| MULTI-FAM. RESIDENTIAL | = 4,950 S.F. |
| TOTAL BUILDING AREA | = 1,332 S.F. |
| EXISTING BLDG. FOOTPRINT | = 2,875 S.F. (INCLUDING EX. BLDG.) |
| PROP. TOTAL FOOTPRINT | = 0.87 (1.0 MAX. ALLOWED) |
| F.A.R. | = 30.7 DU/AC. (34.84 DU/AC. MAX) |
| NET DENSITY | MIN. MAX. |
| PARKING REQUIRED | |
| MULTI-FAMILY RESIDENTIAL | |
| 1.5 SPACES /D.U. (1.5(4)) | = 6 SPACES |
| 2.5 SPACES /D.U. (2.5(4)) | = 10 SPACES |
| RETAIL | |
| 1SP /500 S.F. MIN. | = 2 SPACES |
| 1SP /150 S.F. MAX. | = 5 SPACES |
| TOTAL PARKING REQUIRED | = 8 SPACES |
| -10% PARKING REDUCTION (9.1,3,F,2) | = 15 SPACES |
| -20% PARKING REDUCTION (9.1,3,F,8) | = 1 SPACE |
| TOTAL PARKING REQUIRED | = 5 SPACES |
| TOTAL PARKING PROVIDED | = 15 SPACES |
| ON-SITE PARKING | = 1 SPACES |
| ON-STREET PARKING | = 8 SPACES |
| TOTAL PARKING PROVIDED | = 9 SPACES |
| (1 ACCESSIBLE SPACE INCLUDED) | |
| BIKE PARKING REQ./PROVIDED | = 2 SHORT TERM/2 LONG TERM (PROVIDED INSIDE BUILDING) |
| TOTAL VEHICULAR USE AREA | = 368 S.F. |
| EXISTING IMPERVIOUS | = 1,756 S.F. |
| PROPOSED IMPERVIOUS | = 3,283 S.F. (87% INCREASE) |

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - An encroachment permit and bond will be required for all work done in the right-of-way.
 - There shall be no commercial signs in the right-of-way.
 - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
 - 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.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current MPW standards and shall be inspected prior to final bond release. This includes the removal and replacement of the existing apron along Hoertz Av. at the alley.

- MSD NOTES:**
- 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.
 - Sanitary sewer service will be provided by existing connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0042E dated December 5, 2006.
 - Drainage pattern depicted by arrows (→) is for conceptual purposes.
 - Site will be subject to MSD Regional Facilities Fee.
 - 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.
 - All retail shops must have individual connections per MSD's Fats, Oils, and Grease Policy.
 - Increased run-off generated shall be directed to the Hoertz Avenue right of way.

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|---------|-------------------------|
| 1 | 4-10-19 | PER AGENCY COMMENTS |
| 2 | 5/20/19 | REVISED BLDG. FOOTPRINT |

PROJECT DATA

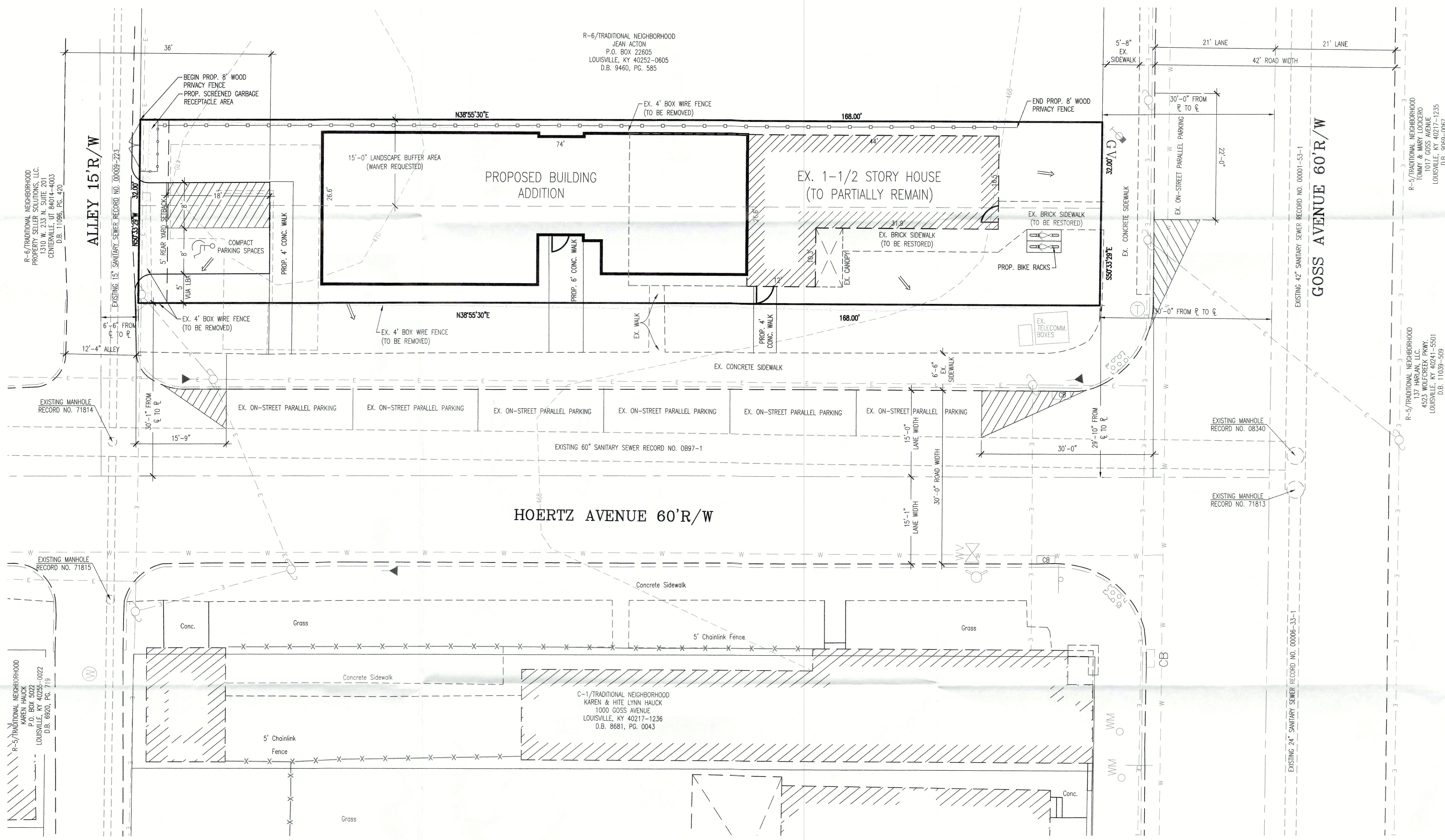
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| DATE: 3/25/2019 | DRAWN BY: SRS | |

LD&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SCAPING • LANDSCAPE ARCHITECTURE
 507 WARREN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
 TEL: 502-261-4454 FAX: 502-261-4454

RETAIL/MULTI-FAMILY RESIDENTIAL
998 GOSS AVENUE
 OWNER/DEVELOPER
 LMS DESIGN
 816 FRANKLIN STREET
 LOUISVILLE, KY 40206
 317.345.4398

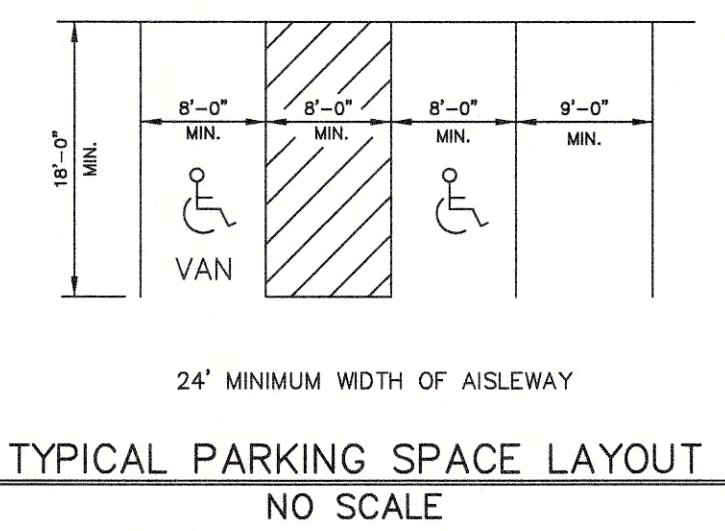
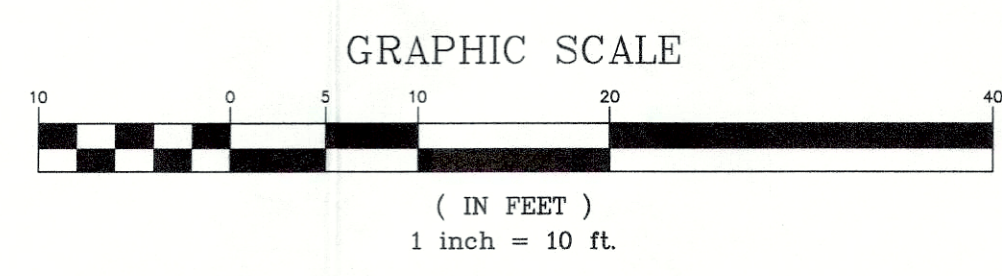
ZONE CHANGE SITE PLAN
18208
SHEET 1 OF 1

RECEIVED
 MAY 20 2019
 DESIGN SERVICES
 CASE: 19ZONE1021
 RELATED CASES: NONE
 WM# 11947



LEGEND

| | |
|----------|-----------------------------------|
| (Symbol) | PROPOSED STORM SEWER, CATCH BASIN |
| (Symbol) | PROPOSED SEWER AND MANHOLE |
| (Symbol) | EXISTING SEWER AND MANHOLE |
| (Symbol) | SIGN |
| (Symbol) | UTILITY POLE |
| (Symbol) | GUY ANCHOR |
| (Symbol) | GAS VALVE |
| (Symbol) | GAS METER |
| (Symbol) | WATER VALVE |
| (Symbol) | WATER METER |
| (Symbol) | STORM SEWER CATCH BASIN |
| (Symbol) | TELECOMM. MANHOLE |
| (Symbol) | WATER MANHOLE |
| (Symbol) | OVERHEAD ELECTRIC LINE |



OWNER:
 GEORGE & JEAN HAUCK
 9101 OLD BARDSTOWN ROAD
 LOUISVILLE, KENTUCKY 40291-4407

SITE ADDRESS:
 998 GOSS AVENUE
 LOUISVILLE, KY 40217
 D.B. 4003, PG. 421

COUNCIL DISTRICT - 10
FIRE PROTECTION DISTRICT - LOUISVILLE #4
MUNICIPALITY - LOUISVILLE