

**GENERAL NOTES**

- SITE PLAN BASED ON LOJIC MAPPING. A BOUNDARY/TOPOGRAPHIC SURVEY HAS NOT BEEN PERFORMED.
- EXISTING LOT DIMENSIONS ARE SHOWN PER RECORD DOCUMENTS.
- ALL EXISTING STRUCTURES AND IMPROVEMENTS TO REMAIN.
- SOIL TYPE IS LISTED PER THE JEFFERSON COUNTY SOIL SURVEY AS URBAN LAND, HYDROLOGIC SOIL GROUP "D".
- BUSINESS SIGNS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- ALL SITE LIGHTING, IF PROVIDED, SHALL BE IN CONFORMANCE WITH CHAPTER 4, PART 1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
- THE SUBJECT PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOODPLAIN PER FIRM MAP 21111C0042E DATED DECEMBER 5, 2006.
- SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AND ROADWAYS. SITE LIGHTING SHALL CONFORM TO THE REQUIREMENTS OF SECTION 4.1.3 OF THE LAND DEVELOPMENT CODE. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE REAIMED, SHIELDED OR TURNED OFF.
- THERE SHALL BE NO INCREASE IN RUNOFF TO THE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT OF WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
- ANY WORK WITHIN THE RIGHT OF WAY WILL REQUIRE CONSTRUCTION PLANS, BOND, AND PERMIT FROM THE KENTUCKY TRANSPORTATION CABINET AND LOUISVILLE METRO PUBLIC WORKS.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- PROPOSED DEVELOPMENT MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCIES.
- PROPERTY TO BE SERVICED BY ROLL-OUT TRASH CONTAINERS.
- NO SITE WORK PROPOSED WITH THIS ZONING APPLICATION.
- GHOST SIGN LOCATED ON SOUTH FACADE TO REMAIN AS IS.
- STREET TREES REQUIRED PER LAND DEVELOPMENT CODE.
- ALL EXISTING SIDEWALKS MUST BE BROUGHT INTO ADA COMPLIANCE.

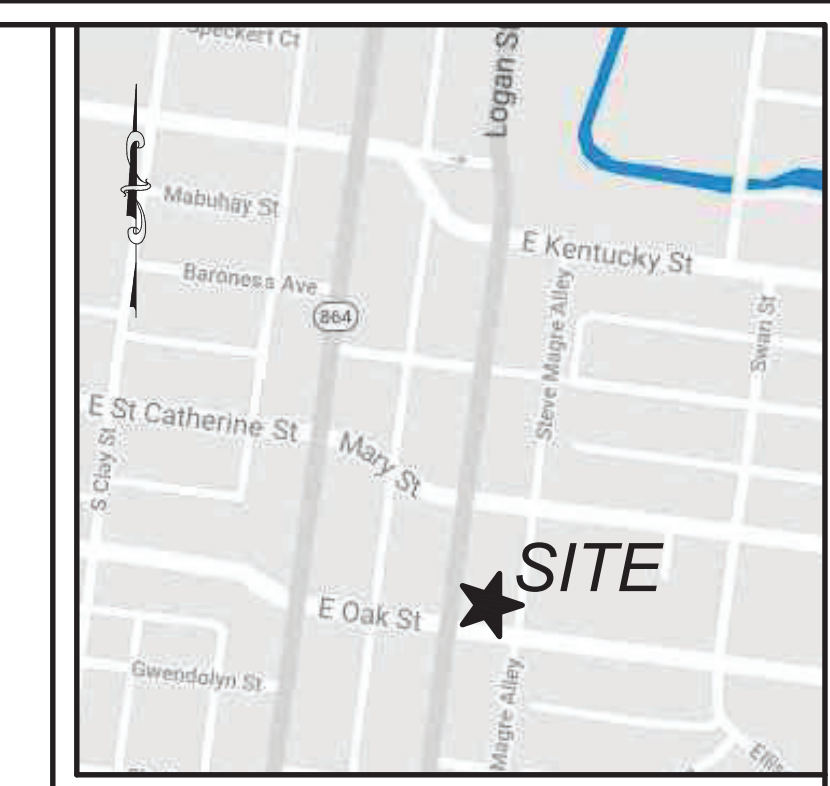
**LEGEND**

- M/H EXISTING SANITARY SEWER MANHOLE
- U/P EXISTING UTILITY POLE
- EXISTING DOWN GUY
- E/B EXISTING ELECTRICAL BOX
- C/B EXISTING CATCH BASIN
- G/M/O EXISTING GAS METER
- G/V EXISTING GAS VALVE
- S/C EXISTING SEWER CLEAN OUT
- L/P EXISTING LIGHT POLE
- S EXISTING SIGN
- W/M EXISTING WATER METER
- R/R/S EXISTING RAILROAD SIGNAL BOX
- T/S EXISTING TRAFFIC SIGNAL BOX
- EXISTING FENCE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- 459 EXISTING MINOR CONTOUR
- 460 EXISTING MAJOR CONTOUR
- EXISTING RAILROAD
- EXISTING ADA TACTILE WARNING STRIP

**EROSION PREVENTION AND SEDIMENT CONTROL**

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. 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 THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE. WHERE CONSTRUCTION OR LAND DISTURBANCE 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. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.



**Vicinity Map**  
Not To Scale

**SITE SUMMARY**

EXISTING ZONING DISTRICT: M-2  
 PROPOSED ZONING DISTRICT: C-2  
 FORM DISTRICT: TRADITIONAL NEIGHBORHOOD  
 COUNCIL DISTRICT: 4  
 FIRE PROTECTION DISTRICT: LOUISVILLE #4  
 TAX BLOCK 25A, LOT NO. 48  
 D.B. 12154, PG. 92  
 EXISTING USE: RETAIL  
 BUILDING NO. 1 AREA:  
 ANTIQUE STORE (1ST FLOOR): 1,880 SF  
 RESIDENTIAL SHORT TERM RENTAL (2ND/3RD FLOOR): 1,880 SF/1,000 SF  
 BUILDING NO. 2: 2,400 SF  
 PROPOSED USE: RETAIL/ONE (1) SHORT TERM RENTAL UNIT - 4 BEDROOMS  
 FLOOR AREA RATIO (FAR): 1.91  
 MAXIMUM FAR: 5.0  
 HEIGHT: 3 STORY (EXISTING)  
 SITE AREA: 0.0860 AC. (3,750 S.F.)

**PARKING SUMMARY**

BUILDING = 4,760 S.F.  
**PARKING REQUIREMENTS (MINIMUM)**  
 ANTIQUE STORE:  
 NO PARKING REQUIREMENT  
 SHORT TERM RENTAL:  
 TO BE DETERMINED BY PLANNING DIRECTOR  
**PARKING REQUIREMENTS (MAXIMUM)**  
 ANTIQUE STORE:  
 NO PARKING REQUIREMENT  
 SHORT TERM RENTAL:  
 TO BE DETERMINED BY PLANNING DIRECTOR

**NOTE:**

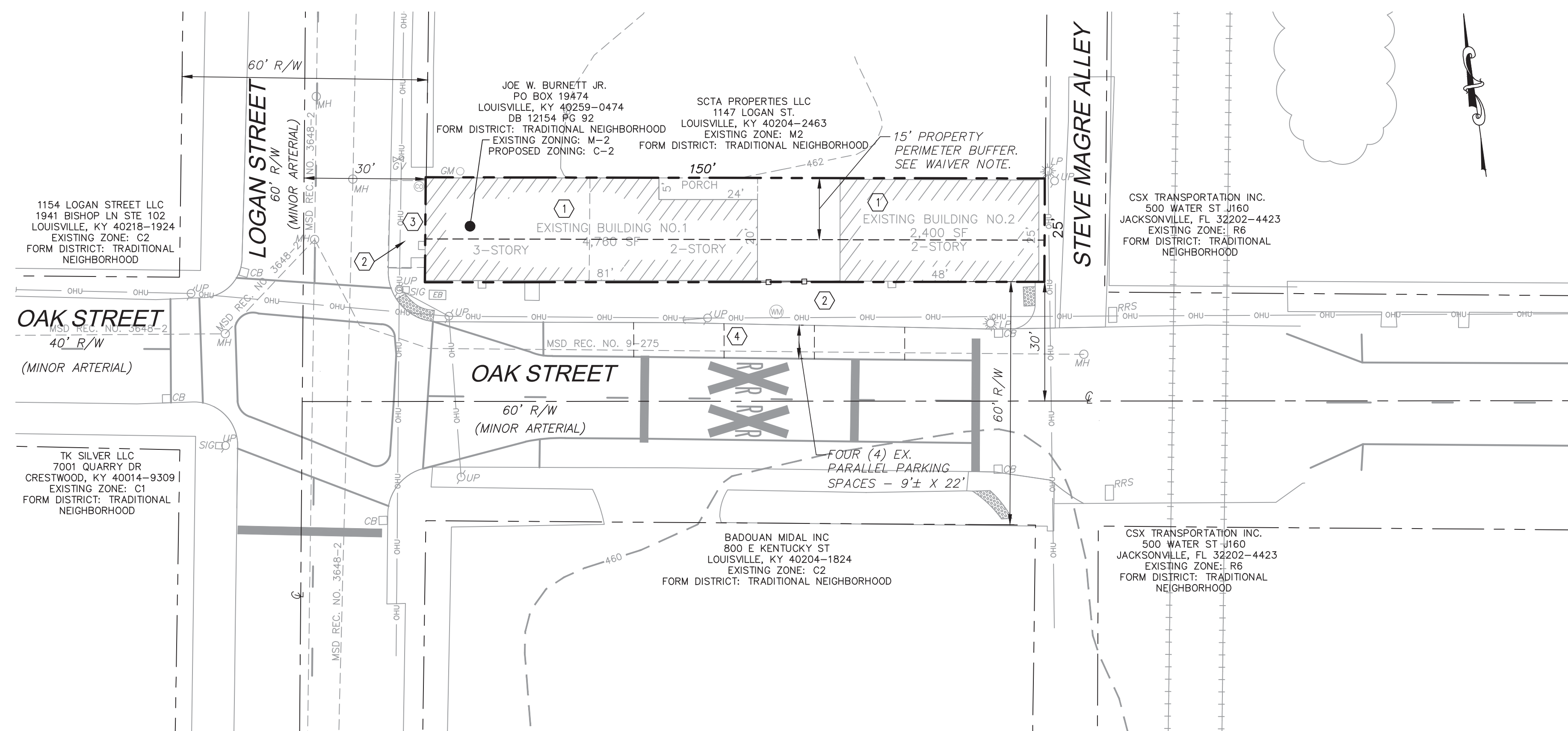
PARKING REQUIREMENTS TO BE SATISFIED BY THE (4) FOUR EXISTING ON-STREET PARALLEL PARKING SPACES ALONG THE NORTH SIDE OF OAK STREET.

**TREE CANOPY CALCULATIONS**

EXISTING TREE CANOPY = 0%  
 TREE CANOPY TO BE PRESERVED = 0%  
 REQUIRED TREE CANOPY = 0%  
 TREE CANOPY TO BE PROVIDED = 0%

**WAIVER REQUESTED**

A LAND DEVELOPMENT CODE WAIVER OF SECTION 10.2.4 IS REQUESTED TO WAIVE THE REQUIREMENTS OF PROPERTY PERIMETER BUFFER PLANTINGS AND TO ALLOW ENCROACHMENT OF THE EXISTING BUILDINGS AND IMPROVEMENTS INTO THE REQUIRED PROPERTY PERIMETER BUFFER.



**KEYNOTES**

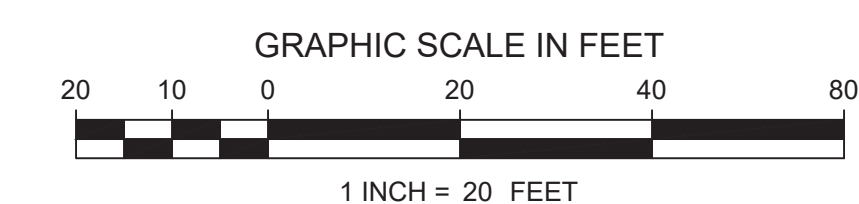
- EXISTING BUILDING TO REMAIN
- EXISTING SIDEWALKS TO REMAIN - SEE GENERAL NOTE 21.
- EXISTING CANOPY TO REMAIN
- EXISTING ON-STREET PARKING - 4 SPACES EXISTING PARALLEL PARKING IS DELINEATED ALONG OAK STREET. INDIVIDUAL SPACES ARE NOT STRIPED. SPACES SHOWN ON THIS PLAN ARE FOR QUANTITY ILLUSTRATION ONLY.

**UTILITY NOTE**

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AVAILABLE INFORMATION. NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF EXISTING INDIVIDUAL SERVICE LINES ARE NOT KNOWN.

**UTILITY PROTECTION NOTE**

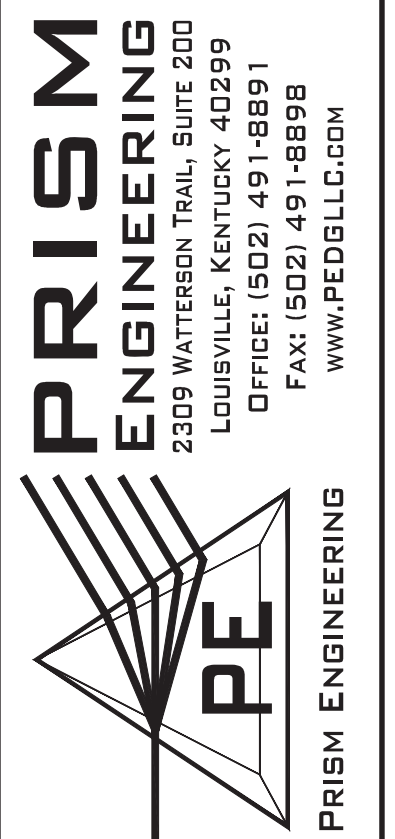
ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL-FREE PHONE NO. 1-800-752-6007, 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.



22-ZONE-0009

RELATED CASE 21-ZONEPA-0147

PE PROJ. # 221030



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**DETAILED DISTRICT DEVELOPMENT PLAN**  
 905 E. OAK STREET  
 LOUISVILLE, KENTUCKY 40204

NO.	DESCRIPTION	DATE
1	REVISED PER PDS REVIEW	02/18/22
2	REVISED PER PDS REVIEW	03/03/22
3	REVISED PER PDS REVIEW	03/18/22

OWNER:	JOE W. JR. BURNETT PO BOX 19474 LOUISVILLE, KY 40289-0474
DRAWN BY:	J.H.
CHECKED BY:	J.H.
APPROVED BY:	PRG

DECEMBER 08, 2021

DEVELOPMENT PLAN  
**DP1.0**