

GENERAL NOTES

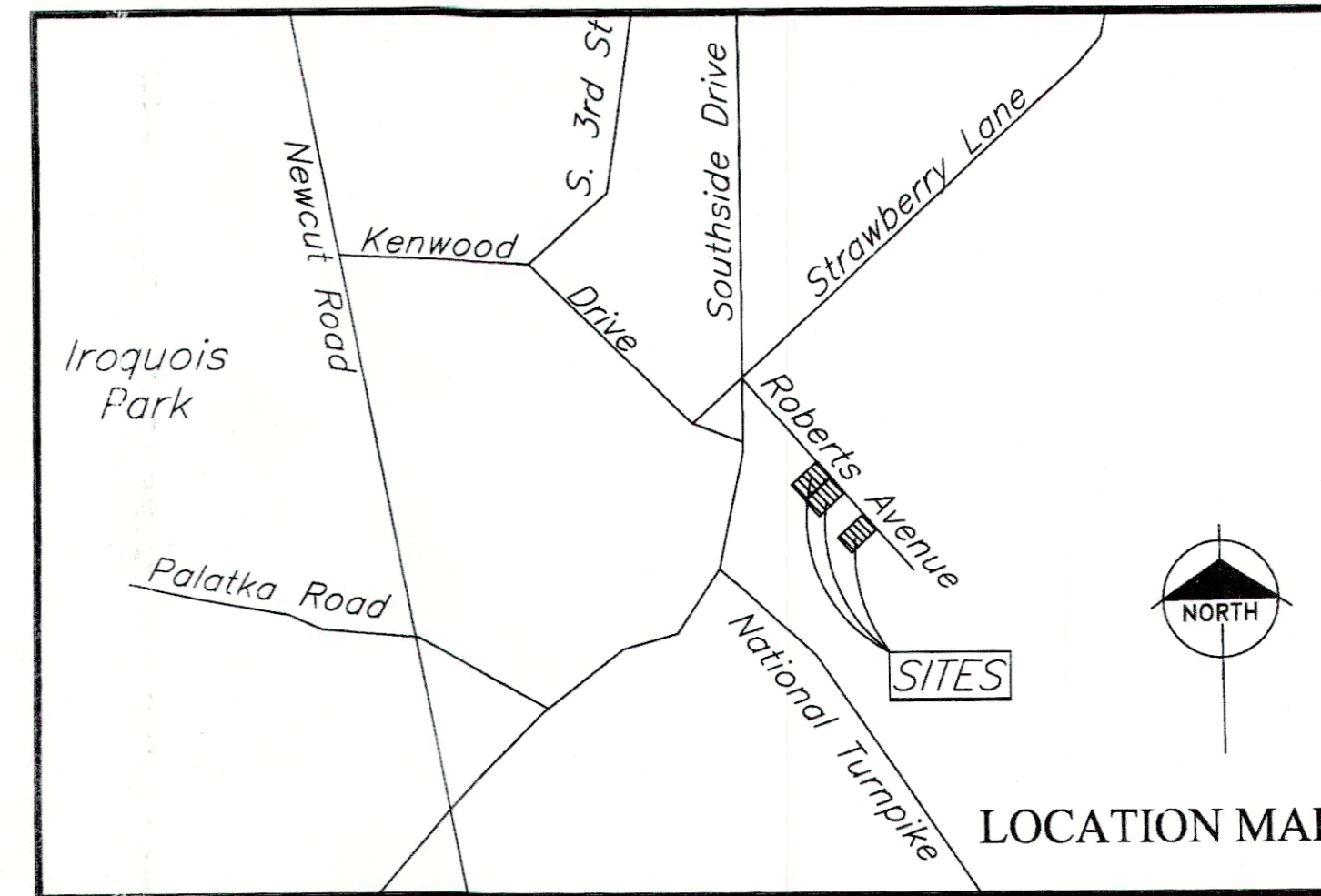
1. LOTS UNDER EACH OWNERSHIP TO BE CONSOLIDATED PENDING PLAN APPROVAL AND PRIOR TO CONSTRUCTION.
2. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

WORKS NOTES

1. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
2. CONSTRUCTION BOND AND PERMIT ARE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
3. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
4. A GENERAL CROSS-OVER ACCESS AGREEMENT TO BE AS
5. ALL LOTS OWNED BY THE DEVELOPER PRIOR TO CONSTRUCTION APPROVAL.
6. NO LOADING OR UNLOADING WILL ALLOWED BETWEEN 7-9 AM.
7. WHEELSTOPS AND PROTECTIVE CURBING AT LEAST 6" HIGH AND 6" WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEELSTOPS OR CURBING SHALL BE AT LEAST THREE FEET FROM ANY ADJACENT WALL, FENCE OR PROPERTY LINE, WOODY VEGETATION OR STRUCTURE.

APCD NOTES

1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.



PROJECT DATA

EXISTING ZONING SUBJECT TRACTS : R-4 PROPOSED ZONING : C-2
EXISTING FORM DISTRICT : TRADITIONAL NEIGHBORHOOD

Thompson Brothers Plumbing 436 & 438 Roberts Avenue

TOTAL SITE AREA : 0.91 ACRES 39,545 SF
AREA TO BE RE-ZONED : 0.45 ACRES 19,771 SF
EXISTING AND PROPOSED USE : PLUMBING CONTRACTORS SHOP
EXISTING BUILDING AREA : 1,856 SF
776 SF (OFFICE) 1,080 SF (STORAGE)
PROPOSED BUILDING AREA : 1,856 SF 1st Floor, 190 SF 2nd Floor
TOTAL PROPOSED BUILDING AREA : 3,356 SF FOOTPRINT
EXISTING FAR : 0.09 PROPOSED FAR : 0.11
REQUIRED PARKING : 5 SPACES MINIMUM - 8 SPACES MAXIMUM
Contractors Shop Minimum 1 space per employee (5) = 5 spaces minimum
Contractors Shop Maximum 1.5 spaces per employee = 8 spaces maximum
PROPOSED PARKING : 6 SPACES
VEHICULAR USE AREA : 14,400 SF ILA REQUIRED @ %5 - 720SF ILA PROVIDED - 790SF
TREE CANOPY CALCULATIONS TOTAL SITE AREA : 39,545 SF COMMERCIAL CLASS A
EXISTING TREE CANOPY TO REMAIN %0 NEW TREE CANOPY REQUIRED %10 OR 3,945SF
PROPOSED TREE CANOPY 4,320SF (6 TYPE "A" 1-3/4" CALIPER TREES @ 720SF EACH)

Lago's Logos 440, 448 & 450 Roberts Avenue

TOTAL SITE AREA : 1.45 ACRES 63,072 SQUARE FEET
AREA TO BE RE-ZONED : 0.46 ACRES 19,792 SQUARE FEET
EXISTING AND PROPOSED USE : ART/GRAPHICS STUDIO
EXISTING BUILDING AREA : 4,781 SF
1,968 SF (RESIDENCE) 2,813 SF (GRAPHICS SHOP)
PROPOSED BUILDING AREA : 1,600 SF (STORAGE)
TOTAL BUILDING AREA : 6,381 SF
EXISTING FAR : 0.11 PROPOSED FAR : 0.10
EXISTING AND PROPOSED USE : ART/GRAPHICS STUDIO
PROPOSED PARKING : 5 SPACES
REQUIRED PARKING : 1 SPACES MINIMUM - 9 SPACES MAXIMUM
Contractors Shop 1 space minimum (1 space per employee (3)) maximum 5 spaces (1.5 spaces per employee)
Residence 1 space minimum - 4 spaces Maximum
VEHICULAR USE AREA : 13,553 SF ILA REQUIRED @ %5 - 678SF ILA PROVIDED - 1,630SF
TREE CANOPY CALCULATIONS TOTAL SITE AREA : 63,072 SF COMMERCIAL CLASS A
EXISTING TREE CANOPY TO REMAIN 3,447SF OR %5 NEW TREE CANOPY REQUIRED %0

Jesses Lawn Service 452 Roberts Avenue

TOTAL SITE AREA : 0.45 ACRES 19,528 SQUARE FEET
AREA TO BE RE-ZONED : 0.45 ACRES 19,528 SQUARE FEET
EXISTING BUILDING AREA : 1,342 SF (RESIDENCE & GARAGE)
PROPOSED BUILDING AREA : 950 SF (LANDSCAPE CONTRACTORS SHOP)
TOTAL BUILDING AREA : 2,302 SF
EXISTING FAR : 0.11 PROPOSED FAR : 0.11
REQUIRED PARKING : 2 SPACES MINIMUM - 6 SPACES MAXIMUM
Contractors Shop 1 space minimum (1 space per employee (1)) maximum 2 spaces (1.5 spaces per employee)
Residence 1 space minimum - 4 spaces Maximum
PROPOSED PARKING : 2 SPACES
VEHICULAR USE AREA : 3,910 SF
NOTE: VUA INTERIOR LANDSCAPING REQUIREMENTS DO NOT APPLY.
NOTE: TREE CANOPY CALCULATIONS DO NOT APPLY.

A variance was approved under Case# 14ZONE1009 from Development Code Section 5.1.8B to allow the proposed building to be located outside required setback.

A landscape waiver was approved under Case# 14ZONE1009 from the Development Code Section 10.2 to allow the 15' required LBA along both side yard lines to be reduced by up to 14'.

A variance is requested from the Development Code Section 5.1.8B to allow the proposed storage/shop buildings to be located outside required setbacks.

A landscape waiver is requested under from the Development Code Section 10.2 to allow the 15' required LBA along the south side of the property at 452 Roberts Avenue to be reduced by up to 14'.

PROJECT# 16ZONE1025
Related PDS PROJECT# 13ZONE1003 & 14ZONE1009

DEED BOOK 10540, PAGE 543 TAX BLOCK 1132, LOT 0029 PARCEL ID: 113200080029
DEED BOOK 10524, PAGE 882 TAX BLOCK 1132, LOT 0031 PARCEL ID: 113200480031
DEED BOOK 4680, PAGE 299 TAX BLOCK 1132, LOT 0033 PARCEL ID: 113200530033

DETAILED DISTRICT DEVELOPMENT PLAN

Thompson Brothers Plumbing
Lago's Logos
Jesse's Lawn Service

438, 444 & 452 ROBERTS AVENUE

Thompson Brothers Plumbing 436 Roberts Avenue, Louisville, KY 40214

Tommy A. & Donna L. Lago 448 Roberts Avenue, Louisville, KY 40214

Pauline Vittitoe 452 Roberts Avenue, Louisville, KY 40214

RECEIVED
OCT 10 2013
PLANNING &
DESIGN SERVICES

FILE
NO.
DDP

WM# 11386

16ZONE1025

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed 5,350 square feet of gross floor area for 436/438 Roberts Ave. The development shall not exceed 6,400 square feet of gross floor area for 440/448/450 Roberts Ave. The development shall not exceed 2,350 square feet of gross floor area for 452 Roberts Ave.
3. No pennants, balloons, or banners shall be permitted on the site.
4. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
5. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested:
 - a. The development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit.
 - c. A minor plat or legal instrument shall be recorded consolidating 436/438 Roberts Avenue into one lot and 440/448/450 Roberts Avenue into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - d. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
 - e. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
6. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
7. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
8. No idling of trucks shall take place within 200 feet of single-family residences. No overnight idling of trucks shall be permitted on-site.
9. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the December 1, 2016 Planning Commission meeting.