### GENERAL NOTES

1. THIS IS NOT A SURVEY, AND IS NOT INTENDED FOR LAND TRANSFER.

2. THIS PROPERTY IS LOCATED IN ZONE "X" PER REVIEW OF FIRM MAP PANEL #21111C0094E, EFFECTIVE DECEMBER 5, 2006.

3. NO NEW OUTDOOR LIGHTING IS PROPOSED.

4. ALL SERVICE STRUCTURES IF NEEDED SHALL BE SCREENED IN ACCORDANCE EXISTING BUILDING WITH L.D.C. CHAPTER 10 TRASH SERVICE BY 90 GALLON CAN AT THIS TIME.

5. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS OR KENTUCKY DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION APPROVAL.

6. SITE IS SUBJECT TO MSD'S REGIONAL FACILITY FEE X 1.5.

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

8. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE.

9. A KARST SURVEY IN COMPLIANCE WITH LDC 4.9.3 WILL BE PERFORMED AND SUBMITTED PRIOR TO L.D.&T.

10. AN EASEMENT PLAT FOR THE PROPOSED VARIABLE SANITARY SEWER AND DRAINAGE EASEMENT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL. SAID PROPOSED EASEMENT IS SHOWN ON THIS PLAN.

#### WAIVERS REQUESTED

1. A REQUEST TO REDUCE THE REAR YARD LBA REQUIRED BY

LDC 10.2.4 FROM 25' TO 20 FEET IS REQUESTED. 2. A REQUEST TO WAIVE THE REQUIREMENT UNDER LDC 10.2.4 FOR A 15 FOOT LBA TO O FEET ON THE WEST PROPERTY LINE

BASED ON EXISTING CONDITIONS. 3. A REQUEST TO WAIVE THE REQUIREMENT UNDER LDC 10.2.4 FOR AN 8 FOOT CONTINUOUS SCREEN ON THE WEST PROPERTY

LINE BASED ON EXISTING CONDITIONS. 4. A REQUEST TO ALLOW A 3.75 FOOT ENCROACHMENT INTO THE REQUIRED 30 FOOT PARKWAY BUFFER FOR AN EXISTING PORCH WITH MODIFICATIONS AND AN ATTACHED SIGN.

### LANDSCAPE REQUIREMENTS

1. EAST SIDE YARD: OR1 TO OR1 - NO LBA REQUIRED

2. WEST SIDE YARD: OR1 TO C1 - A 15'/20' LBA IS REQUIRED WITH AN 8' SCREEN.

3. REAR YARD: OR1 TO R4 - A 25'/35' LBA IS REQUIRED WITH AN 8' SCREEN.

# TREE CANOPY - CATEGORY CLASS "C"

GROSS SITE AREA PRESERVED TREE CANOPY REQUIRED TREE CANOPY

12,375 S.F.± 0 S.F.± - 0% 2,475 S.F.± - 20% 4,032 S.F.± - 32%

PROVIDED TREE CANOPY 960 S.F. X 3 = 2,880 S.F.3 TYPE "A" @3-10 CAL. 2 TYPE "B" **©**3-10 CAL. 576 S.F.  $\times 2 = 1,152$  S.F.

# <u>LEGEND</u>

Existing Sanitary Sewer Manhole C Existing Utility Pole

Existing Down Guy

Existing Sign

Existing Water Meter Existing Water Valve

Existing Gas Valve Existing Fire Hydrant

Existing Light Pole

Drainage Flow Direction

Existing Fence (As Noted) Existing Overhead Utility Line

Existing Sanitary Sewer Line

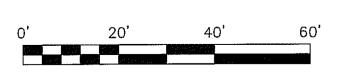
Proposed TCPA Fencing

Proposed Catch Basin



Existing Tree (As Noted)





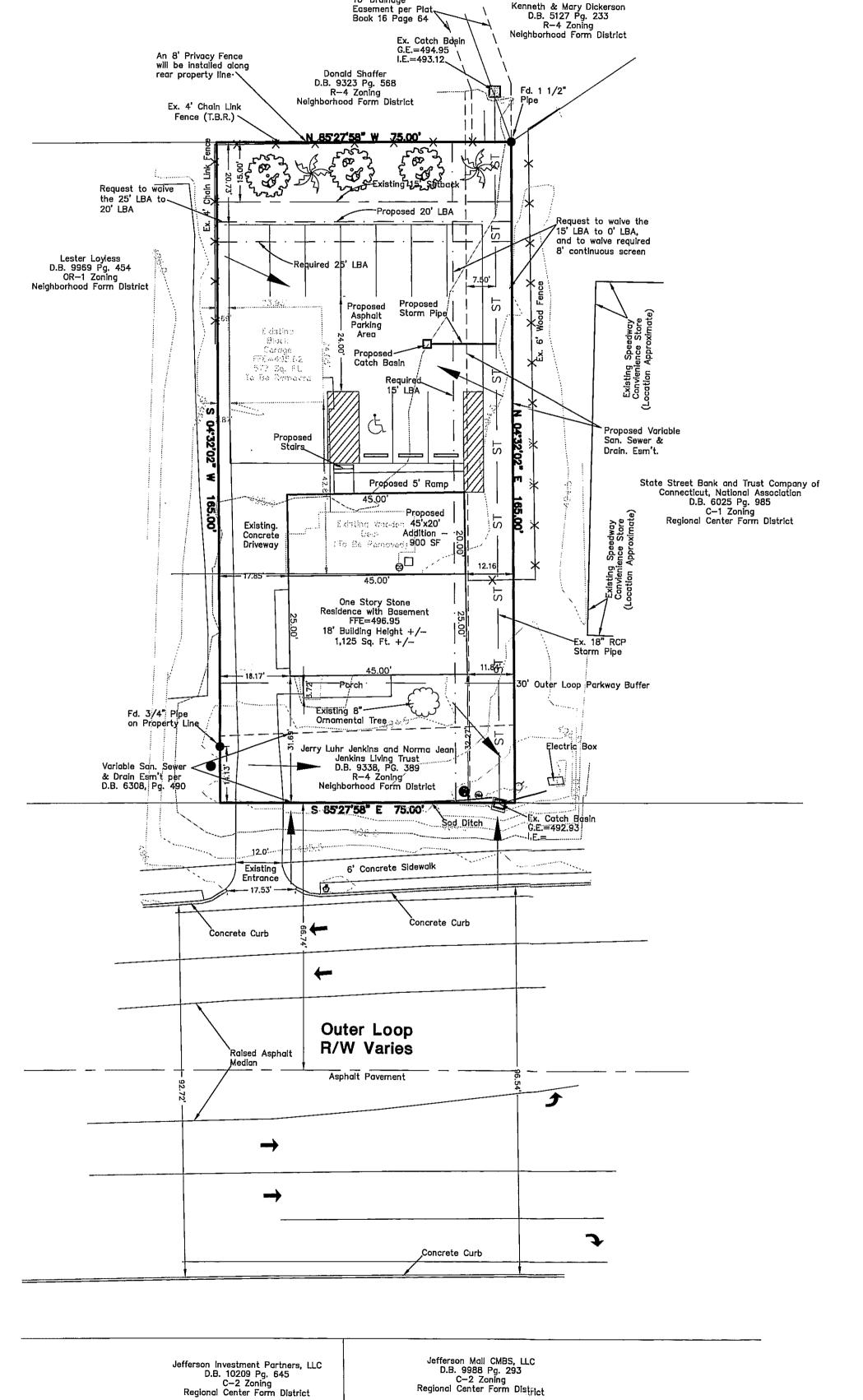
HORIZONTAL SCALE 1"=20"

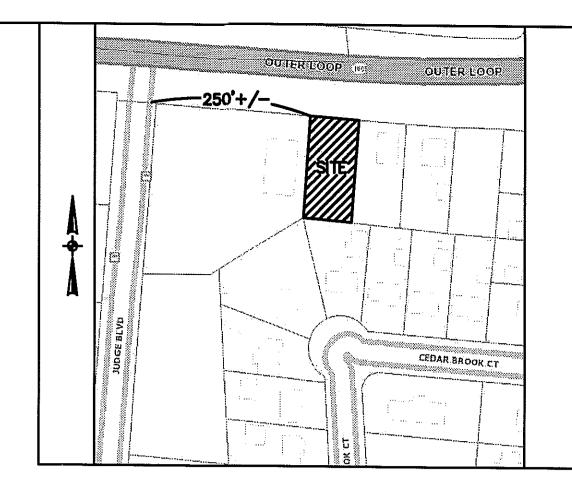
**VERTICAL DATUM NAVD 1988** 

#### PROJECT SUMMARY

**EXISTING FORM DISTRICT EXISTING ZONE** PROPOSED ZONE EXISTING USE PROPOSED USE PROPOSED ADDITION TOTAL SQUARE FEET F.A.R. SITE ACREAGE SITE AREA

NEIGHBORHOOD OR-1 RESIDENCE PROFESSIONAL OFFICE 1,125 SQ. FT.± 900 SQ. FT.± 2,025 SQ. FT.± 0.16 0.284 AC.± 12.375 SQ. FT.±





## PARKING - GENERAL/PROFESSIONAL OFFICES

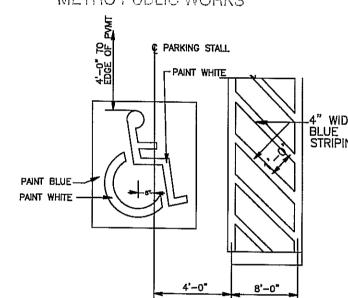
TOTAL BUILDING AREA MINIMUM PARKING (1/350 SF) MAXIMUM PARKING (1/200 SF) PROVIDED PARKING V.U.A.

I.L.A. REQUIRED (< 6000 SF) I.L.A. PROVIDED TYP. PARKING SPACE

2,025 SQ. FT.± 6 SPACES 10 SPACES 10 SPACES 4,888 S.F.± NONE NONE

9' X 18' CONDITIONS:\_\_\_\_

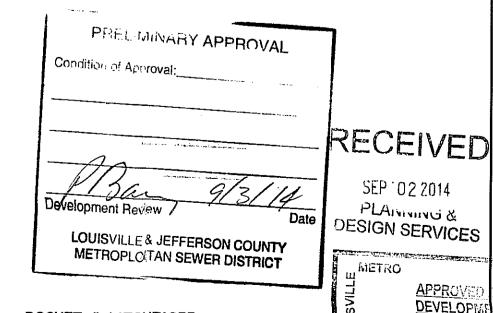
BY: Joney Mallest LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS



HANDICAPPED PARKING DETAIL PARKING DETAIL  $\infty$  $\infty$ 9.00'

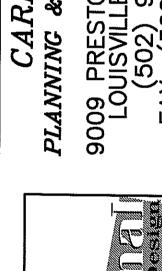
# CURRENT PROPERTY OWNERS

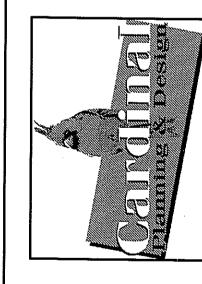
JERRY LUHR JENKINS AND NORMA JEAN JENKINS LIVING TRUST 4906 OUTER LOOP LOUISVILLE, KY 40219 D.B.9338, PG.389 PARCEL ID: 064301030000



DOCKET # 14ZONE1033 PRE-APPLICATION FOR ZONING CHANGE

DETAIL DISTRICT DEVELOPMENT PLAN ORIGINAL PLAN DATE: 6/26/2014 WM # 11013





APPROVE DEVELOPI DOCKET NO. 1400 1033

1420NE/033