

"It is understood and agreed that the Designer's Basic services under this agreement do not include project site visits, observation, or review of the Contractors' performance of any other construction phase services, and that such services will be provided by the Owner. The Owner assumes all responsibility for interpretation of the drawings and specifications and for construction observation and supervision, and waives any claims against the Designer that may be anyway connected thereto. In addition, the Owner agrees, to the fullest extent permitted by law to indemnify and hold the Designer harmless from any loss, claim, or cost, including reasonable attorneys' fees and costs of defense, arising or resulting from the performance of such services by other persons of entities and from any claims arising from modifications, clarifications, interpretations, adjustments or changes made to the drawings and specifications to reflect changed field or other conditions, except for claims arising from sole negligence or willful misconduct of the Designer."

Side yard setback: 2' (Section 5.4.1.E.5)

Rear yard setback: 5' (Section 5.4.1.E.2)

Maximum height: 24' (Section 5.4.1.E.6) Definition of height (Section 5.1.7.J): In determining compliance with maximum building or structure heights established in this Code, height of principal structures shall be measured from grade at the front and street side of the building or structure to the highest point of the coping of a flat or mansard roof; or to the mean height level between eaves and ridge for gable, hip or gambrel roofs; or to the mean height level between highest and lowest portion of a rooftop parapet wall. In the Traditional Neighborhood, Traditional Marketplace Corridor and Traditional Workplace Form Districts, when proposed development entails change in grade in areas of existing development patterns, the height of a building or structure shall be measured from the mean elevation of the established grade of abutting parcels, excluding public or private rights-of-way, to ensure that the scale of the new structure(s) or building(s) is compatible with existing structure(s) or building(s). The height of accessory structures shall be measured in the same manner as principal structures, using the average grade at the wall of the structure closest to a property line. (Refer to Section 4.4.3.A.1 for measurement of fence height.)

Total lot area: 9,652 sq. ft.

Max Floor Area Ratio (.5 of lot area): 4,826 sq. ft. (Section 2.2.10)

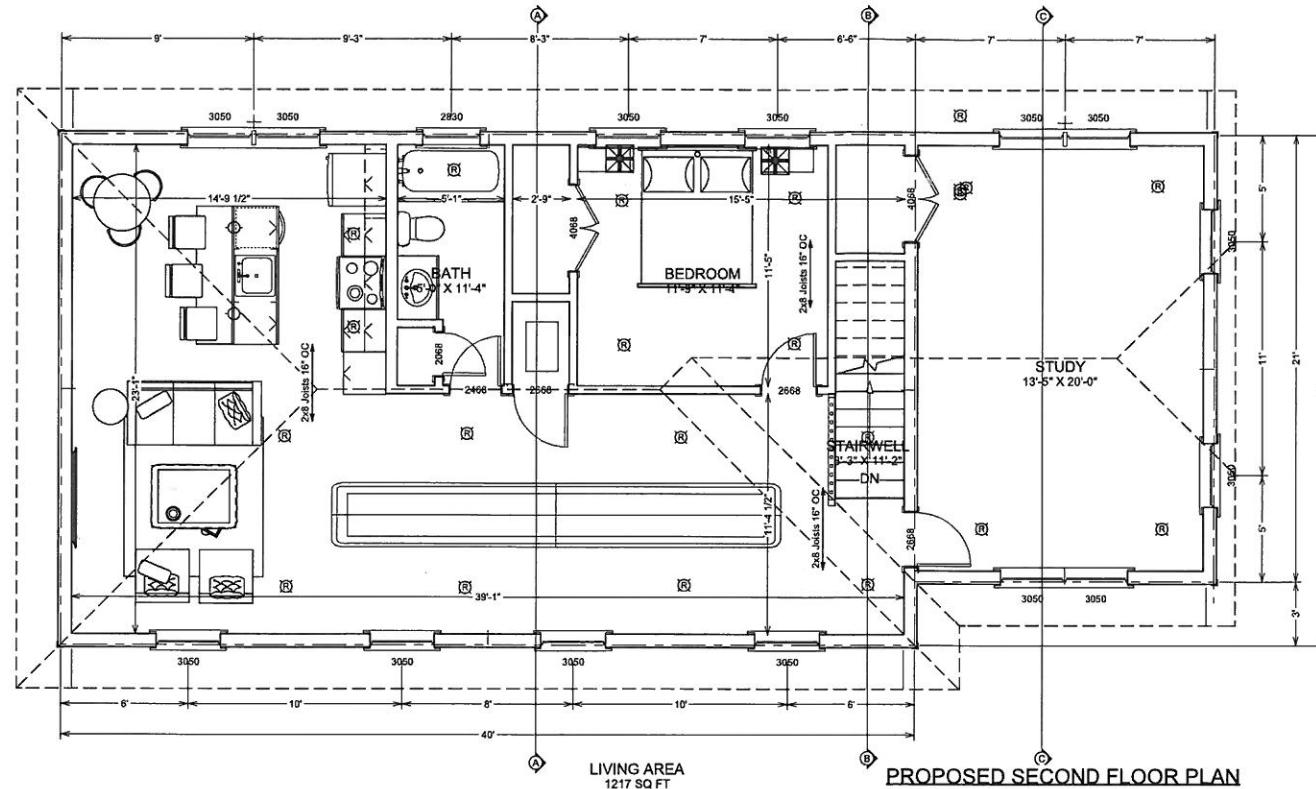
Required Private Yard Area (.3 of lot area): 2,896 sq. ft. (Section 5.4.1.D.2)

The accessory structure footprint cannot exceed the footprint of the primary structure (Section 4.3.6 of the LDC) without an approved waiver (Appendix 11A of the LDC)

R-5B zoning allows for 2 dwelling units (Section 2.2.10)

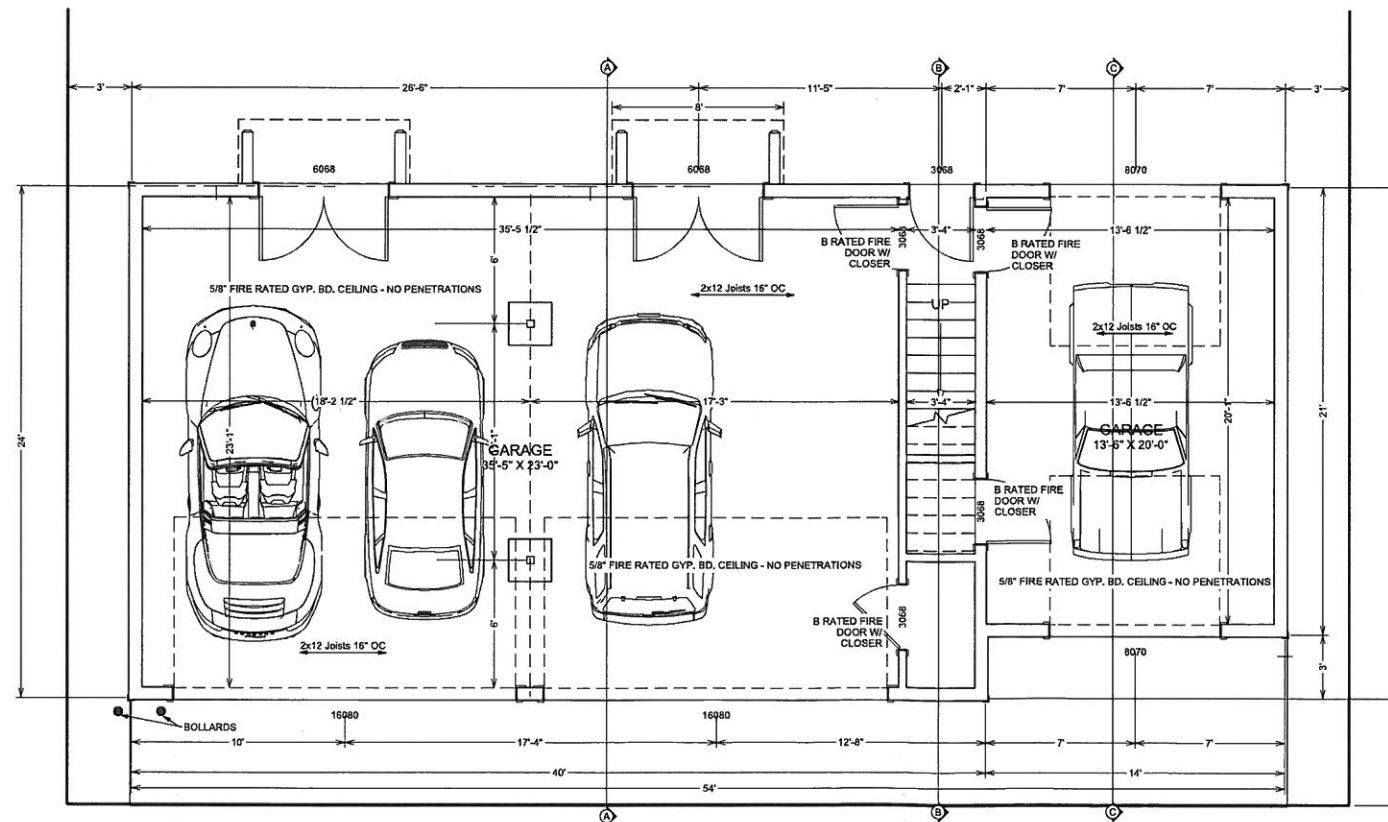
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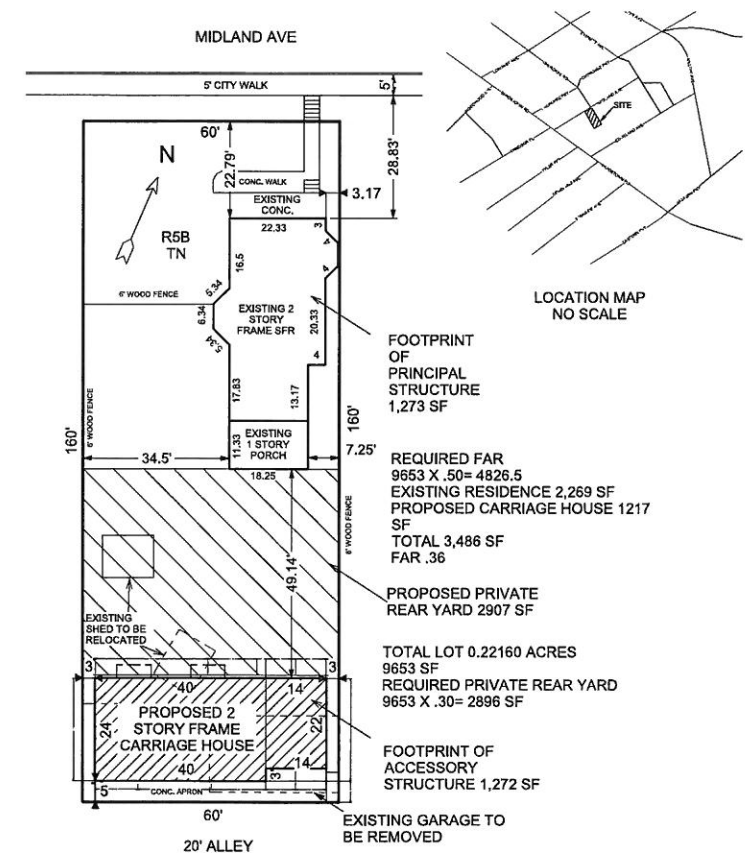
PROPOSED SECOND FLOOR PLAN

SCALE 1/4"=1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE 1/4"=1'-0"



PROPOSED SITE PLAN

SCALE 1"=20'

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OWNER INFORMATION  
JAMES CONTI III  
2026 MIDLAND AVE  
LOUISVILLE, KY 40204  
513-765-9264  
limconti3@gmail.com



Land Development Report	
July 30, 2018 2:59 PM	
About LDC	
Location	
Parcel ID:	015F00200000
Parcel LRSN:	00241
Address:	2026 MIDLAND AVE
Zoning:	R5B
Form District:	TRADITIONAL NEIGHBORHOOD
Plan Section #:	NONE
Proposed Subdivision Name:	NONE
Proposed Subdivision District #:	NONE
Current Subdivision Name:	NONE
Plan Book - Page:	NONE
Special Review Districts:	NONE
Overlay District:	NO
Historic Preservation District:	CHEROKEE TRIANGLE
National Register District:	CHEROKEE TRIANGLE
Urban Renewal:	NO
Enterprise Zone:	NO
System Development District:	NO
Historic Site:	YES
Environmental Constraints	
Flood Prone Area:	
FEMA Floodplain Review Zone:	NO
FEMA Floodway Review Zone:	NO
Local Regulatory Floodplain Zone or Combined Sewer Floodprone Area:	NO
Local Regulatory Conveyance Zone:	NO
FEMA FIRM Panel:	2111C0041E
Proposed Waterways	
Potential Wetland (Hydric Soil):	NO
Streams (Approximate):	NO
Surface Water (Approximate):	NO
Slopes & Soils	
Potential Steep Slope:	NO
Unstable Soil:	NO
Geology	
Known Trench:	YES
Sewer & Drainage	
MSD Property Service Connection:	YES
Sewer Recapture Fee Area:	NO
Drainage Credit Program:	C10127 - Project(s) Value between \$ 64 - \$ 15
Services	
Municipality:	LOUISVILLE
Council District:	8
Fire Protection District:	LOUISVILLE #4
Urban Service District:	YES

CARRIAGE HOUSE 2026 MIDLAND AVE. LOUISVILLE, KY 40204

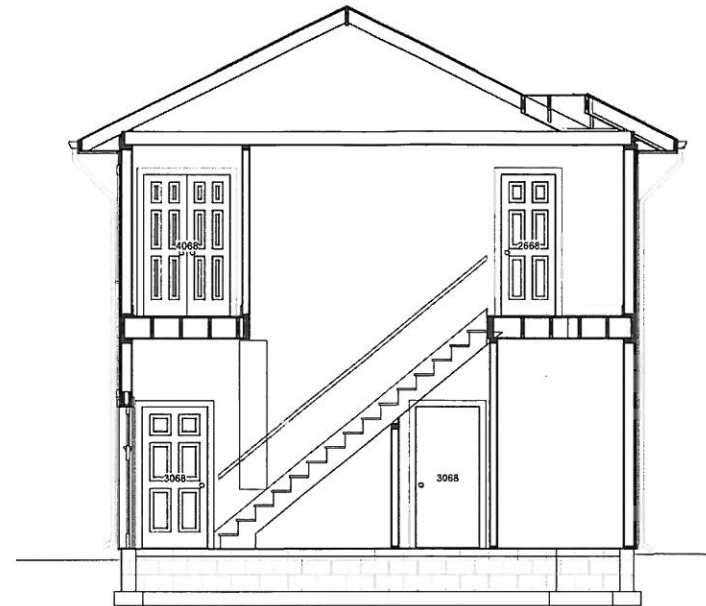
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date  
8/13/2018  
CHARLES WILLIAMS DESIGN, INC.  
1626 WINDSOR PLACE  
LOUISVILLE, KY 40204  
502-459-1810  
charliewilliamsdesign@gmail.com

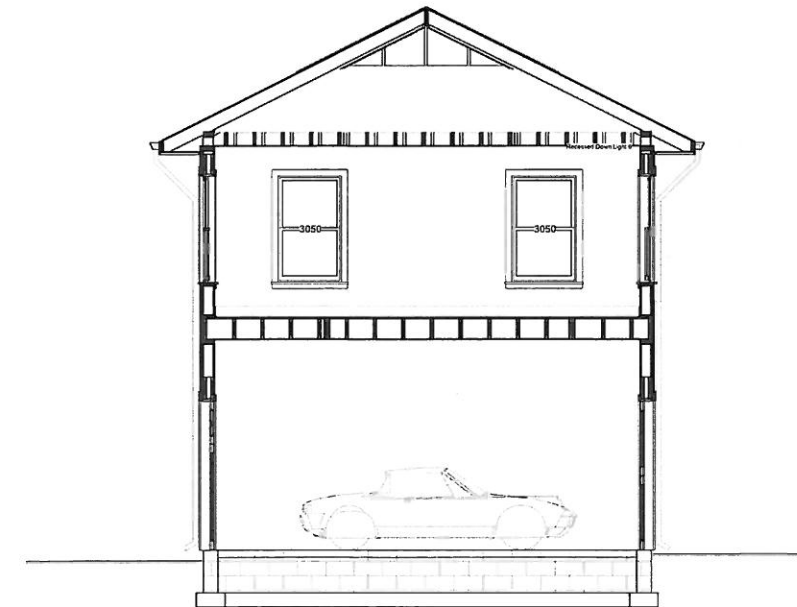
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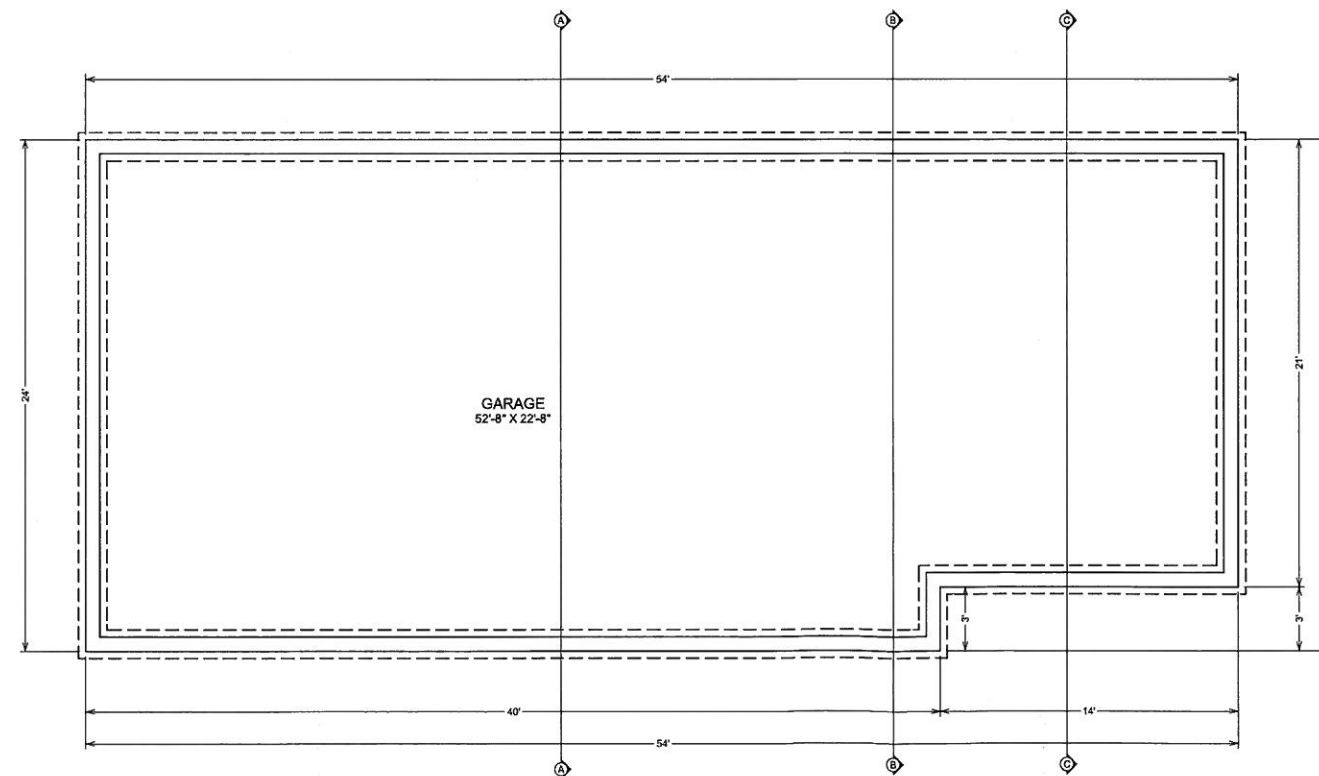
**PROPOSED SECTION A-A**  
SCALE 1/4"=1'-0"



**PROPOSED SECTION B-B**  
SCALE 1/4"=1'-0"



**PROPOSED SECTION C-C**  
SCALE 1/4"=1'-0"



**PROPOSED FOUNDATION PLAN**  
SCALE 1/4"=1'-0"

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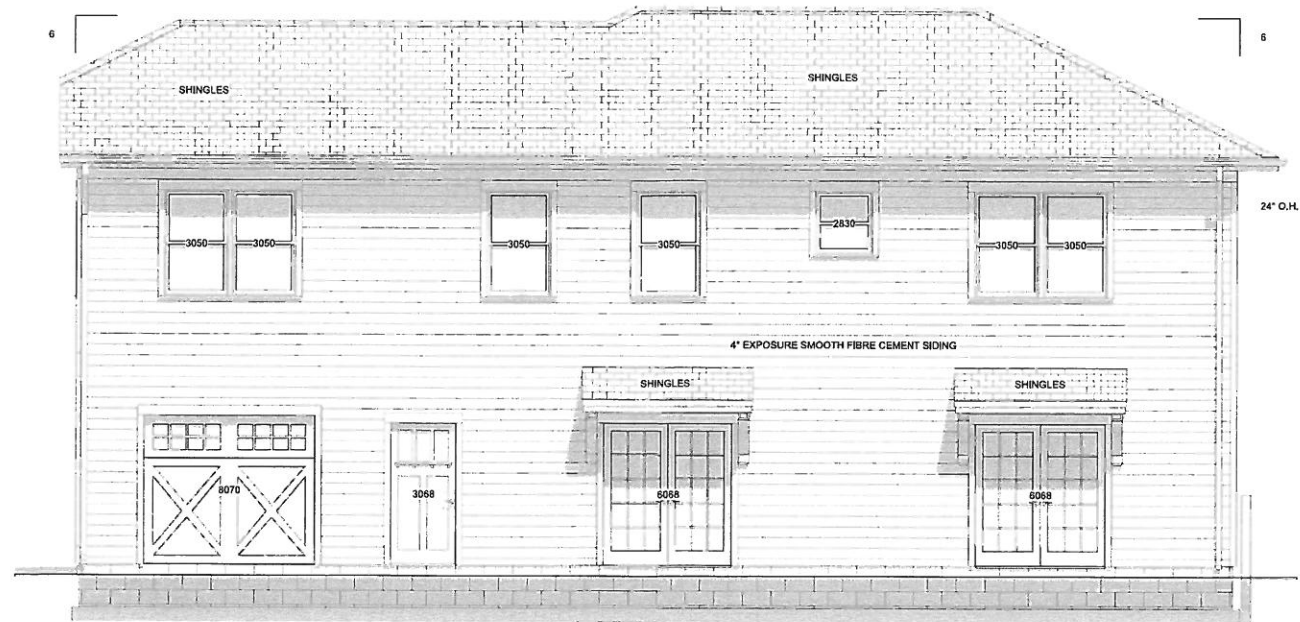
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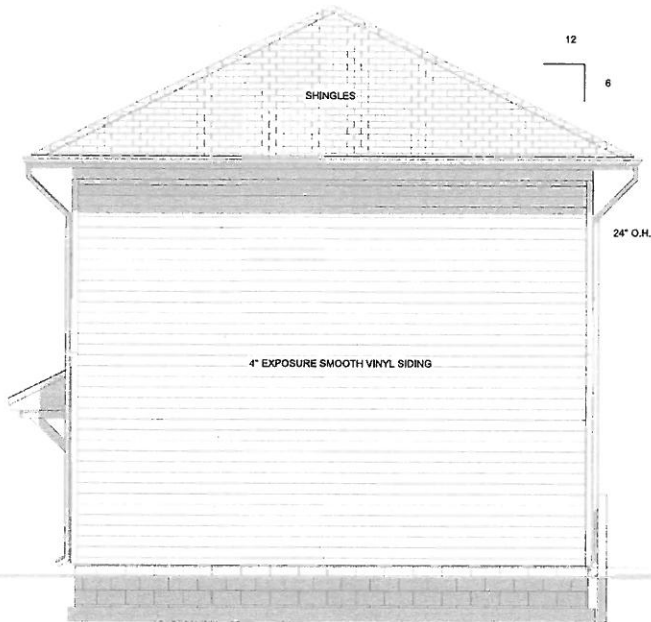
PROPOSED NORTH SIDE ELEVATION

SCALE 1/4"=1'-0"

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PROPOSED WEST SIDE ELEVATION

SCALE 1/4"=1'-0"



PROPOSED EAST SIDE ELEVATION

SCALE 1/4"=1'-0"



PROPOSED SOUTH SIDE ELEVATION

SCALE 1/4"=1'-0"

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