

LOCATION MAP

Site Data

EXISTING ZONING : UN PROPOSED ZONING : R6
 EXISTING FORM DISTRICT : TN
 EXISTING LAND USE : RESIDENTIAL
 PROPOSED LAND USE : BOARDING & LODGING
 1 EMPLOYEE AND UP TO 7 CLIENTS
 TOTAL SITE AREA : 4,025 SF
 TOTAL PROPOSED BUILDING AREA : 2,098 SF
 Existing House First Floor : 1,455 SF Second Floor : 643 SF
 MAXIMUM BUILDING HEIGHT : 26'
 EXISTING FAR : 0.52 PROPOSED FAR : 0.52
 TOTAL PROVIDED PARKING : 4 SPACES
 PARKING CALCULATION:
 REQUIRED MINIMUM PARKING: 4 (1 FOR MANAGER + .5 FOR EACH OF 6 RESIDENTS)
 REQUIRED MAXIMUM PARKING: 7 (1 FOR MANAGER + 1 FOR EACH OF 6 RESIDENTS)
 VUA: 1,160SF
 TREE CANOPY CALCULATION: SITE AREA: 4,025SF
 EXISTING TREE CANOPY 262SF TREE CANOPY REQUIRED %
 STREETTREE TO BE PROVIDED

GENERAL NOTES

- Property to be serviced with roll-out trash containers.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheelstops and protective curbing at least 6" high and 6" wide shall be provided to prevent vehicles from overhanging sidewalks, properties or public rights of ways to protect landscaped areas and adjacent properties. Such wheelstops or curbing shall be at least three feet from any adjacent property line, woody vegetation or structure.

WORKS NOTES

- Construction plans, bond and permit are required by Metro Public Works prior to construction approval.
- Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current MPW standards and shall be inspected prior to final bond release.
- All roadway and entrance intersections shall meet requirements for landing areas as set by Metro Public Works.

APCD NOTES

- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

MSD NOTES

- Drainage pattern depicted by arrows (→) is for information purposes only, all areas of the site are to be paved or finish graded in a manner that results in sheet flow as depicted. No areas of ponding water will be accepted.
- Construction plans and documents shall comply with the Louisville & Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- MSD Single Family, Demolition or Small Commercial Permit required prior to issuance of Building Permits.

WAIVER REQUEST

A waiver is requested to allow the omission of the 5" VUA LBA required per section 10.2.10 of the Development Code.

PDS# 20-ZONE-0079

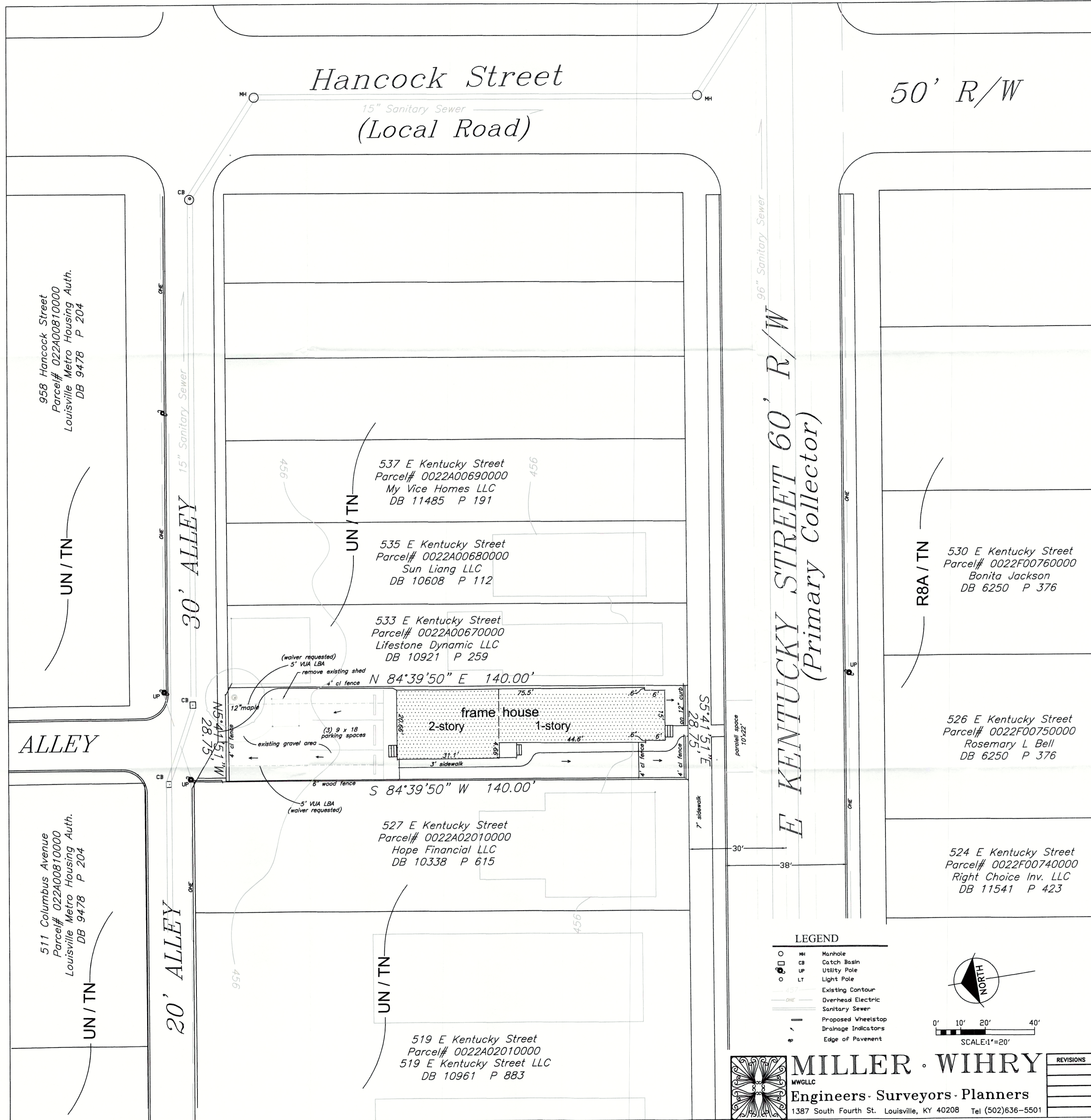
Development &
 Conditional Use Permit Plan
 Page 89 House

DB 11569 P 838
 PARCEL #022A00660000

531 E Kentucky Steet, Louisville, KY 40203-2525

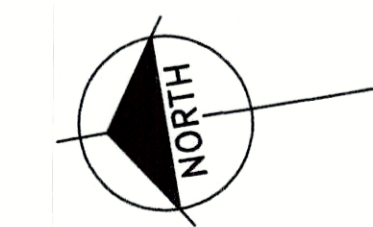
Owner/Developer : Jennifer K Terry
 531 E Kentucky Street, Louisville, KY 40203-2525

FILE 25225
 NO.
 CUP



LEGEND

- MH Manhole
- CB Catch Basin
- UP Utility Pole
- LT Light Pole
- Existing Contour
- Overhead Electric
- Sanitary Sewer
- Proposed Wheelstop
- Drainage Indicators
- Edge of Pavement



0' 10' 20' 40'
 SCALE: 1"=20'

MILLER · WIHRY
 MWGLLC
 Engineers · Surveyors · Planners
 1387 South Fourth St. Louisville, KY 40208 Tel (502)636-5501

REVISIONS	SCALE
	1" = 20'
	DR.
	CK.
	DATE
	10/16/20

RECEIVED
 OCT 29 2020
 PLANNING & DESIGN SERVICES

20-20NF-0079