

LOCATION MAP

Site Data

EXISTING ZONING : R5  
 EXISTING FORM DISTRICT : TN  
 EXISTING LAND USE : RESIDENTIAL  
 EXISTING LAND USE : RESIDENTIAL w/ SHORT TERM RENTAL

TOTAL SITE AREA : 0.18 ACRES / 8,000 SF  
 TOTAL PROPOSED BUILDING AREA : 2,036 SF  
 Existing House : 885 SF  
 Garage w/ Upper Level Apartment : 1,152 SF

MAXIMUM BUILDING HEIGHT : 28'  
 EXISTING FAR : 0.11 PROPOSED FAR : 0.25  
 TOTAL PROVIDED PARKING : 7 SPACES  
 PARKING CALCULATION:  
 REQUIRED MINIMUM PARKING: 4 SPACES

GENERAL NOTES

- 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.

IMPERVIOUS AREA EXISTING IMPERVIOUS AREA : 6,672 SF EXISTING IMPERVIOUS AREA : 6,672 SF

MSD NOTES CONTINUED:

- Sanitary sewer service provided by new PSC or letter of approval to connect the existing PSC from the State plumbing Dept. along with a deed of restriction on the lot.
- A portion of this site is located within the combined sewer overflow floodplain. Lowest finished floor and lowest machinery to be at or above 456.33

EROSION PREVENTION AND SEDIMENT CONTROL NOTES: 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 BMPs shall be installed per the plan and MSD's standards. Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized. Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched and adequately contained through the use of silt fence. All stream crossings must utilize low-water crossing structures per MSD Standard Drawing ER-02. Where construction or land disturbing 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 calendar days after the activity has ceased. Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharged into a stream, pond or catch basin.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

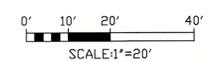
CONDITIONS:

BY: *Janet W. G. [Signature]*  
 DATE: 11/29/20  
 LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



LEGEND

- MH Manhole
- CB Catch Basin
- UP Utility Pole
- SP Signal Pole
- LT Light Pole
- 457 Existing Contour
- OHE Overhead Electric
- Sanitary Sewer
- Proposed Crosswalk
- Proposed Ramp
- Proposed Wheelstop
- Drainage Indicators
- Interior Landscape Area
- Edge of Pavement



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

REVISIONS	SCALE
	1" = 20'
	DR.
	SK.
	DATE
	12/12/19

Conditional Use Permit Plan  
 Smith Garage/Apartment Project

PDS#  
 DB 10543 P 594  
 PARCEL #055D00040000  
 113 W Collins Court, Louisville, KY 40214

Owners/Developers Anthony & Katie Smith  
 113 W Collins Court, Louisville, KY 40214  
 502-500-1586

FILE 25225
NO.
CUP