

CONDITIONAL USE PERMIT REQUESTED

A Conditional Use Permit for an Accessory Apartment is requested by Section 4.2.3 of the Louisville Metro Land Development Code.

VARIANCE REQUESTED:

A Variance is requested from the Land Development Code, Section 5.4.1.E.1., to allow the Accessory Structure/Use Area to exceed 60' in depth, by four (4) feet.

WAIVER REQUESTED:

A Waiver is requested from the Land Development Code, Section 10.2.4, to waive the required eight (8) foot high screening requirement from the property perimeter landscape buffer requirement for the CUP area.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 0.25± ACRES (11,020.68 S.F.)
EXISTING ZONING	= R-5 (CUP REQUESTED)
FORM DISTRICT	= TRADITIONAL NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL W/ ACCESSORY APT.
EXISTING RESIDENCE TO REMAIN	= 1,767 S.F.
PROPOSED BUILDING AREA	= 600 S.F.
PROPOSED GARAGE	= 650 S.F.
PROPOSED ACCESSORY APARTMENT	= 650 S.F.
TOTAL PROPOSED BUILDING AREA	= 1,250 S.F.
EXISTING BUILDING HEIGHT	= 1.5 STORIES
PROPOSED GARAGE HEIGHT	= 1 STORY
PROPOSED ACCESSORY APT. HEIGHT	= 1 STORY
PARKING REQUIREMENT	
MINIMUM = 1 SPACE/DWELLING UNIT	
MAXIMUM = NO MORE THAN (4) RESIDENT VEHICLES PARKED OUTDOORS (DOES NOT INCLUDE VEHICLES PARKED INSIDE GARAGES)	
F.A.R.	= 0.22 (0.5 MAXIMUM ALLOWED)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- 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:

- Sanitary sewer service provided by new PSC or letter of approval to connect the existing PSC from the state plumbing department along with a deed of restriction on the lot. Subject to fees and any applicable charges.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0058 E dated December 5, 2006.
- Drainage pattern depicted by arrows (⇒) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval. On-site detention will be required post-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream system whichever is more restrictive.
- A Downstream Facilities Capacity Request will be submitted to MSD. The final design of this project must meet all MS4 water quality regulations established by MSD.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
- Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- MSD single lot residential permit required prior to issuing building permits.

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 approval EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD 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 tracked onto the roadway shall be removed daily.
- 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.
- Where construction or land disturbance 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 discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip-line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

NO.	DATE	DESCRIPTION	BY

PROJECT DATA
FILE NAME: 16067-DDP
DATE: 8-1-2016
SCALE: AS SHOWN
CHECKED BY: MKY
DRAWN BY: SES

PROFESSIONAL SEAL
SURVEYOR'S SEAL

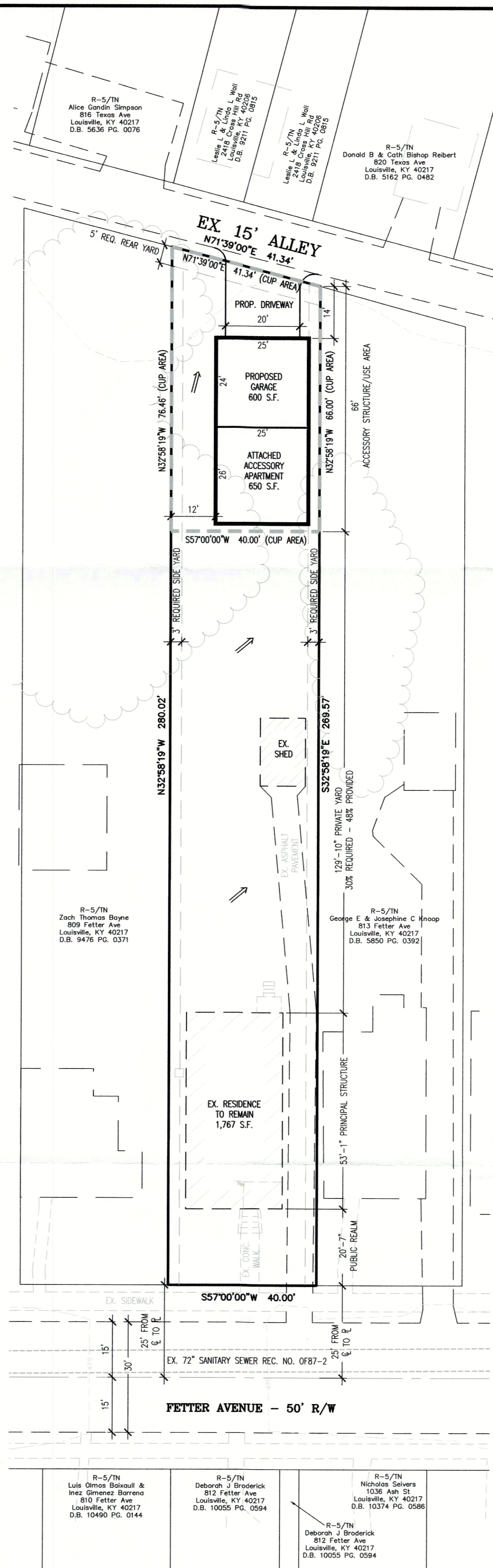
LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SERVICES • LANDSCAPE ARCHITECTURE
507 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
PHONE: 502.426.5714 FAX: 502.426.5714
WEB SITE: WWW.LD&D.COM

CONDITIONAL USE PERMIT PLAN
COMPANIES WOOD FETTER
OWNER/DEVELOPER
COMPANIES WOOD, PROPERTIES LLC
1045 ALTA VISTA RD
LOUISVILLE, KY 40205

JOB NO. 16067
SHEET 1 OF 1
CASE #: 16CUP1023

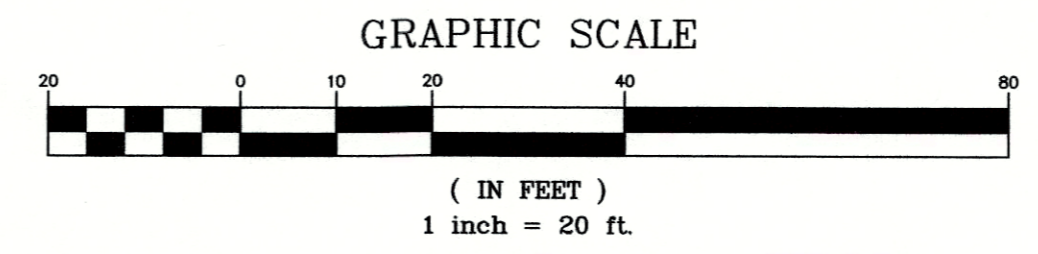
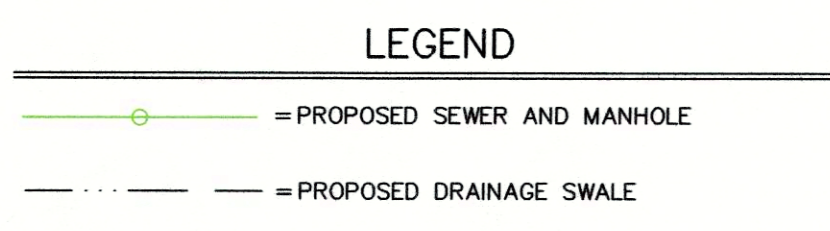
PRELIMINARY APPROVAL
Condition of Approval:
Tom Kelly 8/17/16
Development Director Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: *[Signature]*
DATE: 8/18/16
LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS



MSD STANDARD EROSION CONTROLS

	STONE BAG CHECK DAM IN CONCRETE FLUMES
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE



SITE ADDRESS:
811 FETTER AVE
LOUISVILLE, KY 40217
TAX BLOCK 024J, LOT 0065
D.B. 10186, PG. 0753
COUNCIL DISTRICT - 10
FIRE PROTECTION DISTRICT - LOUISVILLE #4

RECEIVED
AUG 1 2016
DESIGN SERVICES