

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
 CONDITIONS:
 BY: *James W. Stel*
 DATE: *7/1/21*
 LOUISVILLE/JEFFERSON COUNTY
 METRO PUBLIC WORKS

Site Data

TOTAL SITE AREA 0.21 acre / 9,600.0 sf
 EXISTING USE - UNDEVELOPED
 PROPOSED USE - 3 HOUSES
 EXISTING ZONING/FORM DISTRICT R6 - Neighborhood
 PROPOSED ZONING/FORM DISTRICT UN - Neighborhood
 PROPOSED BUILDING AREA / FAR 4,966SF / 0.52
 PROPOSED PARKING 12 Spaces - 4 SPACES PER UNIT
 REQUIRED PARKING 2 SPACES PER UNIT MINIMUM
 REQUIRED PARKING 5 SPACES PER UNIT MAXIMUM
 TREE CANOPY CALCULATIONS
 TOTAL SITE AREA 9,600 SF
 EXISTING TREE CANOPY TO REMAIN 600SF
 REQUIRED NEW TREE CANOPY 40% or (3,840-600) 3,240 SF
 PROPOSED TREE CANOPY - 3,600 SF (3 TYPE A TREES @ 1200 SF)

A VARIANCE IS REQUESTED TO REDUCE THE SIDE YARD SETBACK ON BOTH SIDES OF THE SHARED LINE BETWEEN LOTS #1 & #2 TO BE REDUCED FROM 3' TO 0'.

A WAIVER OF THE DEVELOPMENT CODE SECTION 7.8.60.B.1 IS REQUESTED TO ALLOW THE LOT TO BE LESS THAN 25' IN WIDTH AND TO ALLOW MORE THAN TWENTY LOTS ON A PRIVATE STREET.

PRELIMINARY APPROVAL
 Condition of Approval:

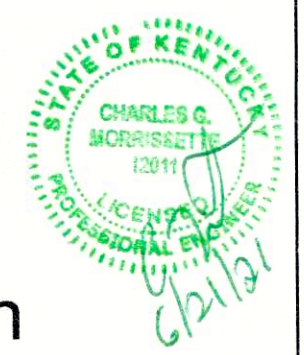
Michael for TK - 6-25-21
 Development Review Date
 LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

RECEIVED
 JUN 21 2021
 PLANNING &
 DESIGN SERVICES

20-ZONEPA-0098
Development Plan

DEVELOPER Brentwood Properties
 OWNER'S ADDRESS PO Box 5772
Louisville, KY 40255-0772
 PROPERTY ADDRESS 3133 Bushmill Park
Louisville, KY 40241
 DEED BOOK 11689 PAGE 0036
 TAX BLOCK 1776 TAX LOT 0058
 DATE 5/28/21 SCALE 1" = 30' NO. 25256

MILLER WIHRY MWGLLC
 Engineers, Surveyors & Planners
 1387 S. 4th St., Louisville, KY 40208



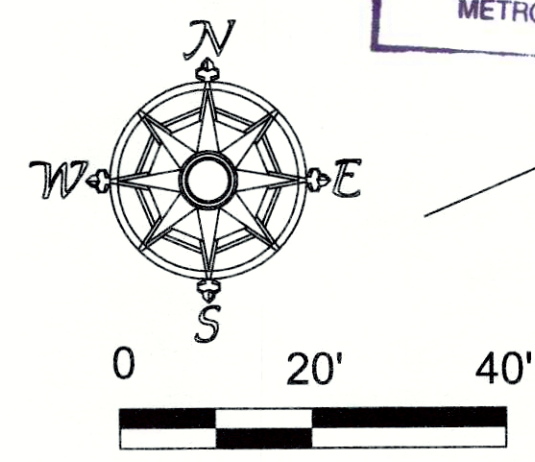
WM#12296

APCD NOTES:
 1. Mitigation measures for dust control shall be in place during construction to prevent fugitive emissions from reaching existing roads and neighboring properties.

MSD NOTES:
 1. Construction plans and documents shall comply with Louisville And Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications and other local, state and federal ordinances.
 2. Sanitary sewer service to be provided by a single PSC to the center lot with a 10' private easement across lot #2 to lots 1 & 3, subject to MSD fees and applicable charges.
 3. MSD small site disturbance permit required prior to issue of building permits.
 4. No portion of the site is within the 100 Year Floodplain per FEMA Panel 21111C0019F, dated Dec. 5, 2005.

DRAINAGE DATA
 DISTURBED AREA - 9,200 SF EXISTING IMPERVIOUS - 0 SF NEW IMPERVIOUS - 6,042 SF NET INCREASE - 6,042 SF

PLANNING NOTES:
 1. Lot is subject to conditions of approval in docket 10-2-83 (Innovative Subdivision Regulations abandoned with LDC adoption in 2003).
 2. Street trees will be provided per the Land Development Code Section 10.2.8. Final location and type will be shown on the approved development plan.
 3. Wheelstops or protective curbing at least 6" high and 6" wide shall be provided to prevent vehicles from overhanging sidewalks, properties or public right-of-ways to protect landscape areas and adjacent properties. Such wheelstops or curbing shall be at least 3' from any adjacent property line, woody vegetation or structure.



21-zone-0053