



PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS: *PARKING WAIVER*
 BY: *[Signature]*
 DATE: *02/21/18*
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
 Condition Approval: _____
 Date: *2-21-18*
 Louisville/Jefferson County
 Metropolitan Sewer District

EXISTING SITE PLAN
 SCALE: 1/16"=1'-0"

1
 S1.0

NOTE:

- CONTRACTOR SHALL REVIEW GENERAL NOTE SHEET PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. IF THERE IS AN ERROR OR QUESTION WITH THE DIMENSIONS OR DESIGN CONCEPT, CONTRACTOR SHALL CONTACT HDDS, INC. WITHOUT NOTIFICATION, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR HIS/HERS INTERPRETATION OF THE DESIGN AND CONSTRUCTION.
- THIS SITE LAYOUT PLAN IS SOLELY A GRAPHICAL REPRESENTATION. THE ACTUAL STAKING & SITE PLAN WILL BE PROVIDED BY OTHERS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORHOODS.
- ALL WORK WITHIN THE R.O.W. WILL REQUIRE CONSTRUCTION PLANS, PERMITS AND BONDS.

EXISTING ZONING DISTRICT: "R-6"

MIN. LOT AREA:	6,000 SQ. FT.
MIN. LOT WIDTH:	35 FEET
MIN. FRONT SETBACK:	15 FEET
MIN. SIDE YARD SETBACK:	3 FEET
MAX. FRONT SETBACK:	25 FEET
MIN. SIDE YARDS (Each):	NONE
MIN. REAR YARD SETBACK:	5 FEET
MAX BUILDING HEIGHT:	45 FEET

SITE ADDRESS: 826 HUMLER STREET, LOUISVILLE, KY
 PLAT: MINOR PLAT DB 8968X765
 SITE ACREAGE: 0.08210
 SITE SQ. FT.: 3570.6 SQ.FT.

OWNER: JOHN COLE III
 3505 PENWAY AVENUE, LOUISVILLE, KY

SITE DEVELOPER: JOHN COLE III
 3505 PENWAY AVENUE, LOUISVILLE, KY
 264 (ZONED R-6)

LOT NUMBER: 203 (M-2), 195, 268, 269 (ZONED R-6)
 EXISTING USE: VACANT
 PROPOSED USE: BARBER SHOP (1054.0 SQ. FT.)
 GROSS BUILDING FOOTPRINT: 2575.0 SQ. FT.
 NET & GROSS ACREAGE: 0.08210 ACRES

ADJACENT PROPERTY OWNERS:
 LOT 269: JOHN ALLEN MONROE
 2319 HOWARD ST., LOUISVILLE, KY
 MINOR PLAT, DB 9363X558
 LOT 268: JOHN ALLEN MONROE, SR.
 HOWARD ST. LOUISVILLE, KY
 MINOR PLAT, DB 9363X558
 LOT 195: WALTER & ROSETTA SMITH
 2825 HOWARD ST., LOUISVILLE, KY
 MINOR PLAT, 8648X850
 LOT 203: K&W PROPERTIES, LTD.
 822 HUMLER ST., LOUISVILLE, KY
 MINOR PLAT, NONE
 TN. BOUNDARIES NOT SHOWN

LEGEND:

- PROPERTY LINE
- ZONING SETBACK LIMITS
- EXISTING MSD
- ROADWAY
- SIDEWALK
- TOPO LINES

NOTE:
 EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS WILL BE REQUIRED AS NECESSARY TO MEET THE CURRENT M.P.W. STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.



VICINITY MAP

2
 S1.0

THE DRAWING AND DESIGN HEREON ARE THE PROPERTY OF HDDS, INC. THE REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF HDDS, INC. IS PROHIBITED BY LAW.

PROJECT NO: 2017.017
 DRAWN BY: D. KLINE
 CHECKED BY: HDDS, Inc.
 APPROVED BY: _____

PLOT DATE: 12 APRIL 2017
 REVISIONS: 15 MAY 2017

RENOVATION FOR TRIPLE C'S BARBER SHOP
 826 HUMLER STREET, LOUISVILLE, KENTUCKY

CONDITIONAL USE PERMIT & PRE-APPLICATION SITE PLAN

RECEIVED
 FEB 19 2018
 PLANNING & DESIGN SERVICES

WEST MARKET STREET SUITE 100 LOUISVILLE, KENTUCKY 40202-2600

502.589.2903 VOICE
 502.587.6416 FAX
 1.800.497.1655
 WWW.HDSSINC.COM

HDDS
 DESIGN • BUILD • INNOVATE

SHEET TITLE: EXISTING SITE PLAN
 SHEET NUMBER: 1 OF 1

17 ZONE 1016