

LEGEND

- SHEET DRAINAGE FLOW
- EXISTING CONTOUR
- EXISTING CONTOUR
- EXISTING UPOLE W/ OVERHEAD ELECTRIC
- EXISTING TREES
- WOOD FENCE AS NOTED
- SILT FENCE
- TREE PROTECTION FENCE

IMPERVIOUS AREA

TOTAL SITE AREA = 32,798 SF DISTURBED AREA = 2,460 SF
 EXISTING IMPERVIOUS AREA : 2,866 SF PROPOSED IMPERVIOUS AREA : 4,266 SF
 NEW IMPERVIOUS AREA : 1,280F

MSD NOTES

1. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA PANEL 21111C0057E, DATED DECEMBER 5, 2006.
2. DRAINAGE PATTERN DEPICTED BY ARROWS (←) IS FOR INFORMATIONAL PURPOSES. 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.
3. EROSION & SILT CONTROL : PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD.
4. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE ENCLOSE THE AREA BENEATH THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES PERMITTED WITHIN THE FENCED AREA.
5. MSD SINGLE LOT RESIDENTIAL CONSTRUCTION PERMIT REQUIRED PRIOR TO ISSUE OF 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 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.

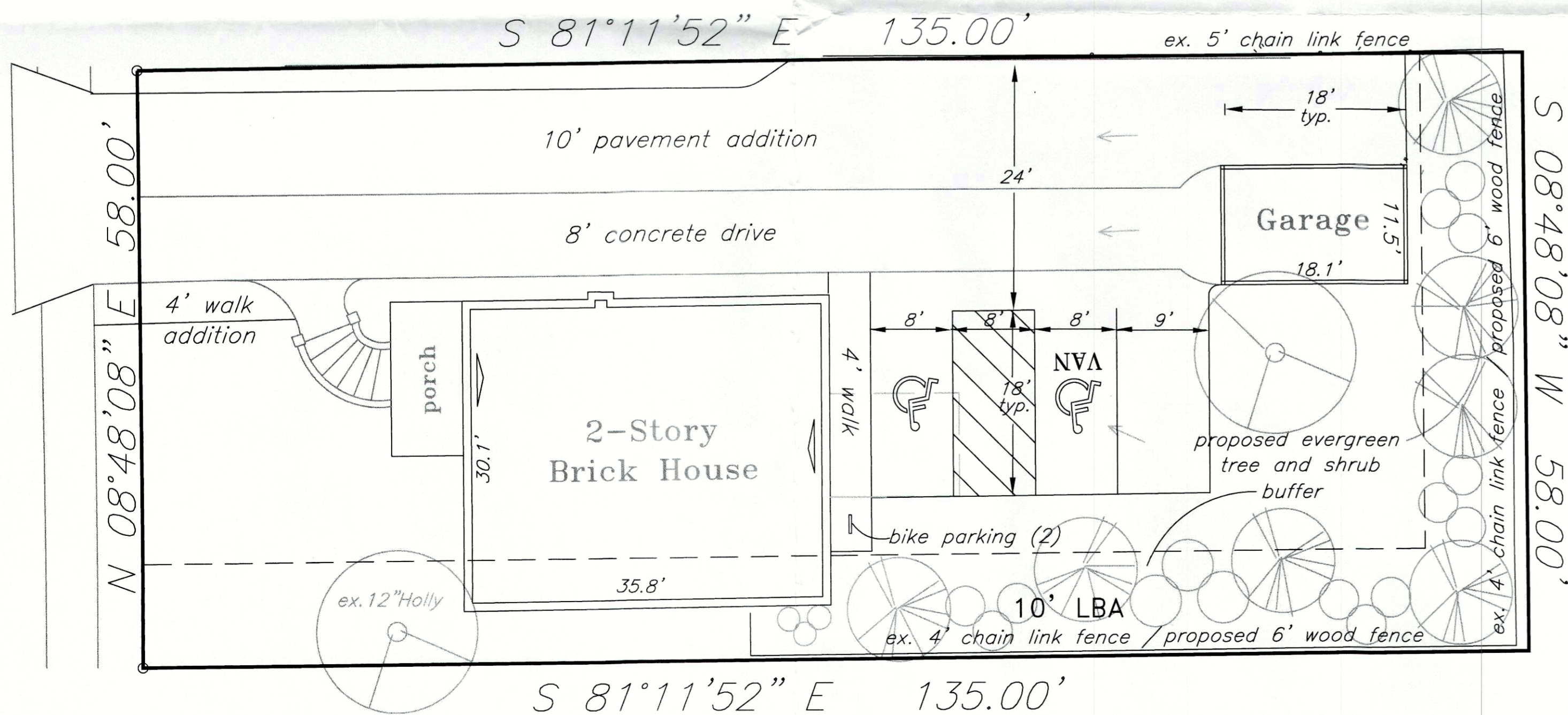
Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched and adequately contained through the use of silt fence.

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.

ENLARGED PLAN



THORNTONS INC.
 4500 S THIRD ST
 LOUISVILLE, KY, 40213-2163
 DB 10357, P 199

CASTRO QUINTANILLA
 4510 S 3RD STREET
 LOUISVILLE, KY, 40214
 DB 9869, P 663

KENNETH & BRENDA WILLIAMS
 4512 S 3RD STREET
 LOUISVILLE, KY, 40214
 DB 4149, P 176

COMMONWEALTH OF KENTUCKY
 DB 10048, P 261

R5/TN PRELIMINARY APPROVAL DEVELOPMENT PLAN

BY: [Signature]
 DATE: 03/21/18
 LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

S 81°11'52" E MET 135.00' 10' LBA

10' pavement addition

8' concrete drive

Garage

2-Story Brick House

10' LBA

S 81°11'52" E 135.00'

ex. 4' chain link fence / proposed 6' wood fence

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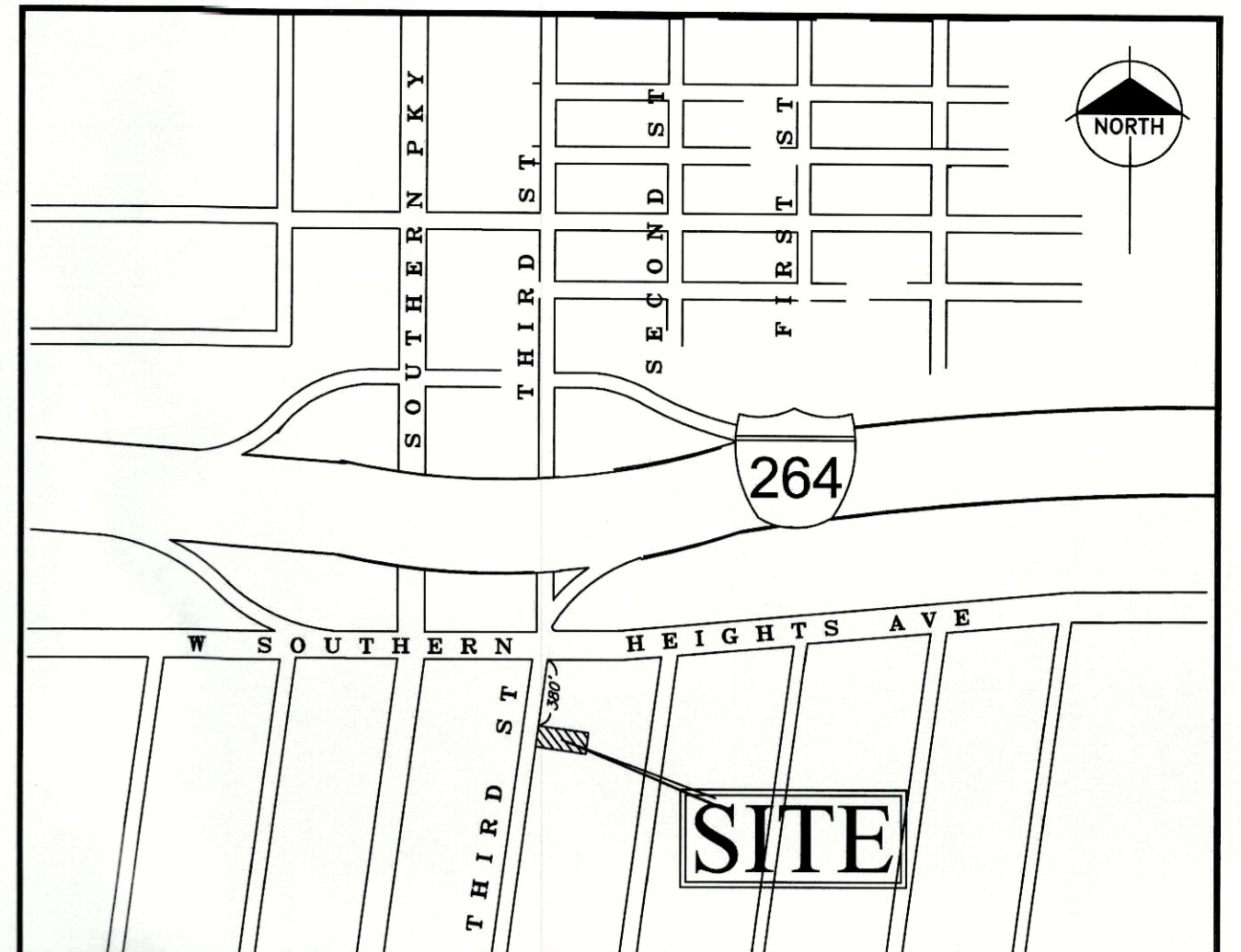
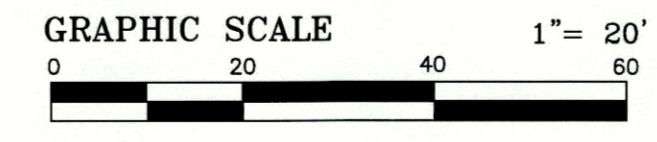
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VICINITY MAP (NOT TO SCALE)

SITE DATA:

TOTAL SITE AREA : 7,827 SF 0.18 ACRES
 EXISTING LAND USE: RESIDENTIAL (VACANT)
 PROPOSED LAND USE: BOOKKEEPING OFFICE W/ 2ND FLOOR APARTMENT
 EXISTING ZONING DISTRICT: R-5
 PROPOSED ZONING: OR
 FORM DISTRICT: TRADITIONAL NEIGHBORHOOD
 EXISTING BUILDING AREA : 2,130sf (1,065 PER FLOOR)
 EXISTING FLOOR AREA RATIO: 0.29
 EXISTING BUILDING HEIGHT : 25'
 PROPOSED PARKING SPACES: 5
 REQUIRED PARKING SPACES: 4 MIN.- 8MAX.
 OFFICE MINIMUM PARKING: 1,065 SF/500 = 2 SPACES
 OFFICE MAXIMUM REQUIRED PARKING: 1,065 SF/200 = 5 SPACES
 APARTMENT MINIMUM REQUIRED PARKING: 1.5 SPACES
 APARTMENT MAXIMUM REQUIRED PARKING: 3 SPACES
 REQUIRED/PROVIDED BICYCLE PARKING SPACES: 2
 TREE CANOPY CALCULATIONS TOTAL SITE AREA : 7,827 SF COMMERCIAL CLASS B
 EXISTING TREE CANOPY TO REMAIN 1505SF OR 2% TREE CANOPY REQUIRED 12 OR 9405SF
 PROPOSED TREE CANOPY 1,152SF (1 TYPE 'A' & 1 TYPE 'B' 1-3/4" CALIPER TREES)



GENERAL NOTES

1. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

WORKS NOTES

1. CONSTRUCTION BOND AND PERMIT ARE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
2. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.

KYTC NOTES

1. KENTUCKY TRANSPORTATION CABINET REVIEW REQUIRED. ALL KTC COMMENTS AND RECOMMENDATIONS MUST BE INCORPORATED INTO PLANS PRIOR TO APPROVAL.

APCD NOTES

1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

A VARIANCE IS REQUESTED FROM SECTION 5.5.1A.1a TO ALLOW THE PARKING TO BE LOCATED IN THE REQUIRED 3' SETBACK ALONG THE NORTHERN PROPERTY LINE.

A WAIVER IS REQUESTED FROM LDC SECTION 10.2.10 TO ALLOW PARKING TO ENCRoACH INTO THE REQUIRED 10' LBA ALONG THE NORTHERN PROPERTY LINE.

A WAIVER IS REQUESTED FROM LDC SECTION 10.2.10 TO ALLOW EXISTING HOUSE TO ENCRoACH INTO THE REQUIRED 1' PROPERTY PERIMETER LBA.

PDS CASE# 16ZONE1086
DETAILED DISTRICT DEVELOPMENT PLAN
KY Hospitality Bookkeeping Office
 4511 SOUTH THIRD STREET, LOUISVILLE, KY 40214-1929
 D.B. 10763, P. 642 BLOCK 57G LOTS 14
 PARCEL ID # 057G00140000

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

REVISIONS	SCALE
3-13-2018	1"=20'
	DR. DJG
	CK. JM/CM
	DATE
	12-18-2017

OWNER/DEVELOPER
GPD LLC
 1418 RIVERSIDE DRIVE, PROSPECT, KY 40059

FILE 2002 NO. **SW1**

