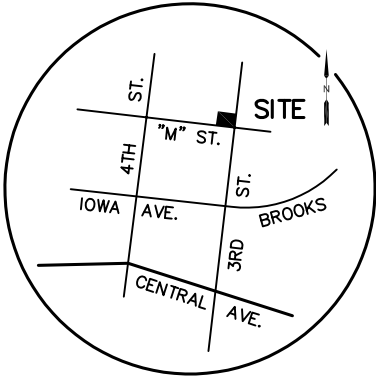


# Site Plan

2610

**2728, 2730, 2732 S 3rd St  
Louisville, KY 40208**



**LOCATION MAP**  
NO SCALE

Zoning: C-1  
Form District: Traditional Neighborhood  
Total Site Area: 0.27 AC (±11,700 SF)  
Existing Use: Parking Lot  
Proposed Use: Single Family Residential (3)  
Units: 3  
Density: 11.1 DU/AC  
FAR: ~0.61

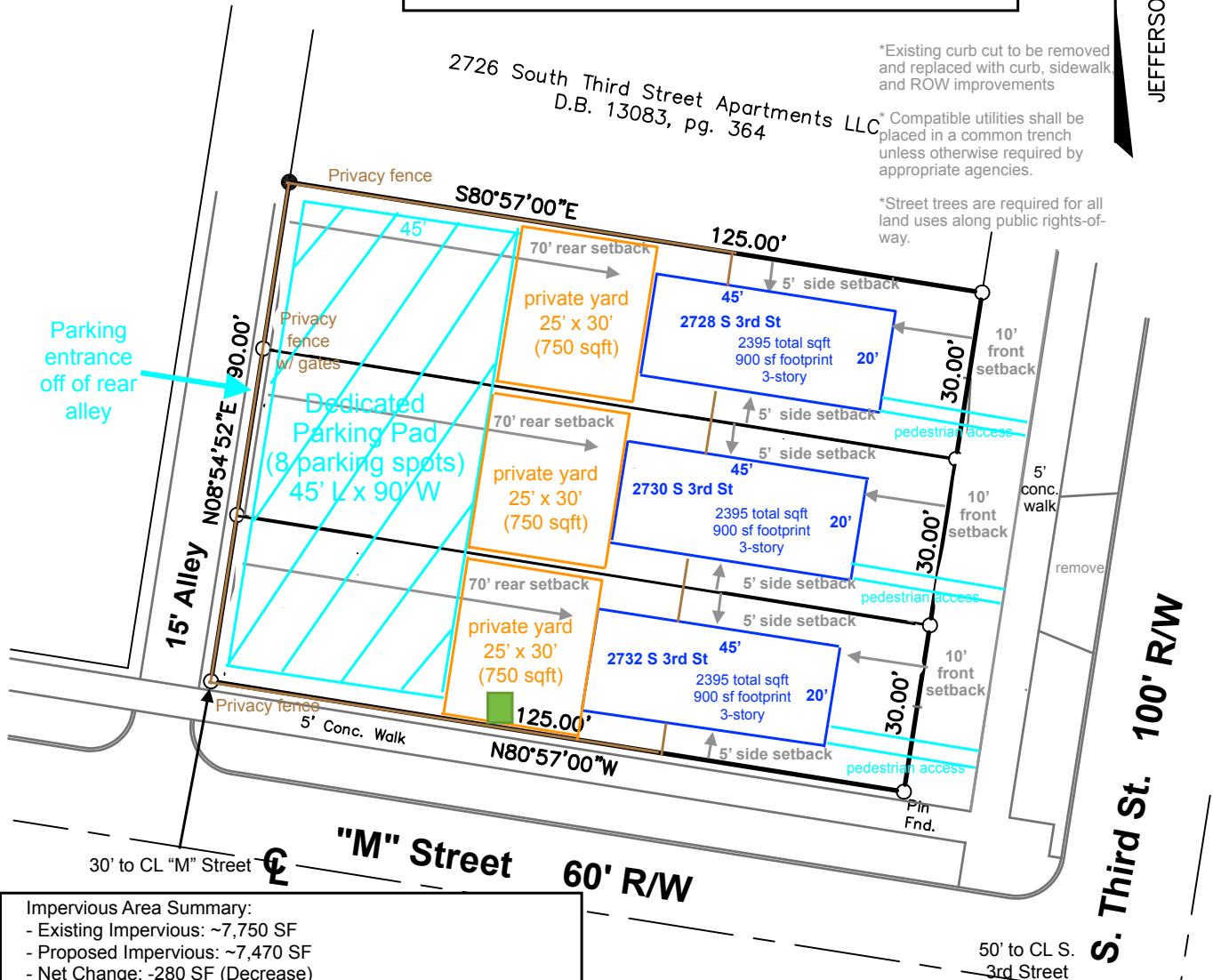
SCALE: 1"=30'



\*Existing curb cut to be removed and replaced with curb, sidewalk and ROW improvements

\*Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

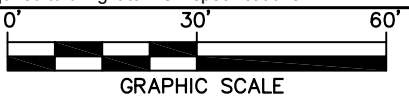
\*Street trees are required for all land uses along public rights-of-way.



**Impervious Area Summary:**  
- Existing Impervious: ~7,750 SF  
- Proposed Impervious: ~7,470 SF  
- Net Change: -280 SF (Decrease)

█ -- Existing storm water drainage infrastructure to remain and be protected in accordance to MSD requirements.  
-- A tele-inspection, flush and cleaning will be required prior to MSD Bond Release and accepting through drainage pipe easement. Deficiencies on existing pipe being connected to, if present, may be required to bring it to MSD specifications.

**Total Site Disturbance: 6,840 sqft (0.16 acres)**  
- MSD Site Disturbance Permit required prior to issue of building permits.  
- 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.  
- Sanitary sewer service provided by 3 PSC's, subject to Fee's and any applicable charges



THIS SURVEY IS SUBJECT TO ALL LEGAL ROADWAYS, EASEMENTS AND RIGHTS-OF-WAY IF ANY, WHETHER SHOWN HEREON OR NOT.

I HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE MADE UNDER MY SUPERVISION AND THAT THE ANGULAR AND LINEAR MEASUREMENTS AS WITNESSED BY MONUMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES.

THE BASIS OF THE REFERENCE MERIDIAN USED ON THIS PLAT TO DETERMINE THE DIRECTIONS OF SURVEY LINES WAS TAKEN FROM MAGNETIC OBSERVATION AND SHOWN N80°57'00"W.

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFORMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON (IS\_\_\_) IS NOT (X) IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111 C0057E, 12/05/06.

*Steven R. Brown*  
STEVEN R. BROWN  
Licensed Professional Land Surveyor #3476  
DATE: 2-16-26



BOUNDARY SURVEY			
CLIENT: Jake Guhy			
ADDRESS: 2728 -2732 S. 3rd St. Louisville, KY 40208			
REC'D SOURCE: D.B. 10098, pg. 453			
DRAWN BY	DATE	REV.	SCALE
S.R.B.	2/16/26		1"=30"