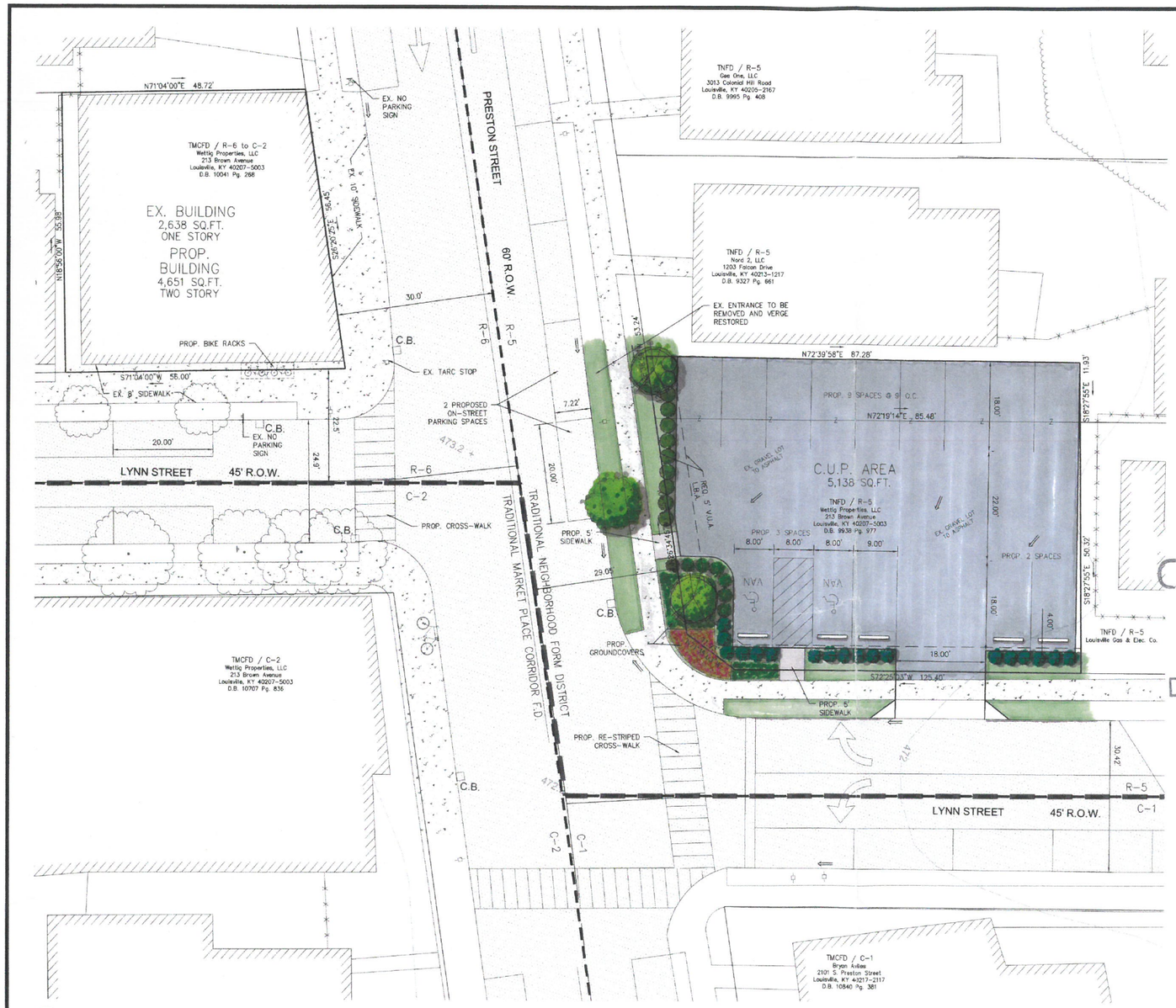
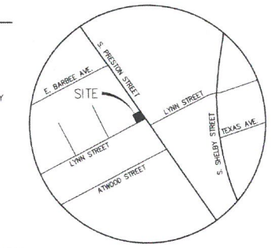


LEGEND

- EXISTING FENCE
- DRAINAGE FLOW
- ZONING BOUNDARY
- FORM DISTRICT BOUNDARY
- EXISTING POWER POLE
- C.B. EXISTING CATCH BASIN
- EXISTING BIKE RACK
- EXISTING CONTOUR
- EXISTING SIGN
- PROPERTY LINE CONSOLIDATION



LOCATION MAP
NOT TO SCALE

SITE DATA

SITE AREA	0.118 ACRES (5,138.13 SQ.FT.)
EXISTING ZONING	R-5
EXISTING FORM DISTRICT	TNFD
EXISTING USE	VACANT
PROPOSED USE	OFF-STREET PARKING
PARKING PROVIDED	16 SPACES
ON-SITE	14 SPACES
ON-STREET	2 SPACES

SETBACKS

FRONT YARD SETBACK	15'
STREET SIDE-YARD SETBACK	3'
SIDE YARD SETBACK	3'
REAR YARD SETBACK	5'

CUP RELIEF

1. RELIEF FROM CHAPTER 4.2.39.C OF THE LDC TO ALLOW PARKING TO ENCROACH INTO THE REQUIRED YARDS.

WAIVER REQUESTS:

WAIVER OF CHAPTER 10.2.10 OF THE LDC TO ALLOW PARKING AND VEHICLE MANEUVERING TO ENCROACH INTO THE REQUIRED 5' V.U.A. LANDSCAPE BUFFER AREA.

2. WAIVER OF CHAPTER 10.2.4 OF THE LDC TO ELIMINATE THE 15' LANDSCAPE BUFFER AREA ALONG THE NORTH AND EAST PROPERTY LINES.
3. WAIVER OF CHAPTER 5.5.1.A.3.a TO NOT PROVIDE THE REQUIRED 3' WALL ALONG PARKING LOT.

~~VARIANCE REQUESTS:~~

1. ~~VARIANCE OF CHAPTER 5.2.2 TABLE 5.2.2 OF THE LDC TO ALLOW PARKING AND VEHICLE MANEUVERING TO ENCROACH INTO THE REQUIRED SETBACKS AND YARDS.~~

RECEIVED
JUN 21 2018
PLANNING & DESIGN SERVICES

GENERAL 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. DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
3. AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PRE THE PLAN AND MSD STANDARDS.
4. 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.
5. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE ADJACENT PROPERTIES.
6. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
7. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
8. ALL SIGHT LIGHTING SHOULD BE DIRECTED DOWN AND AWAY FROM ADJACENT RESIDENTIAL PROPERTIES AND DRIVERS EYES.
9. KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
10. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
11. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
12. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
13. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM LOJIC MAPPING.
14. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
15. ALL ON-SITE SIGNAGE WILL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE.

TRUE NORTH

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 20' 10' 20'
SCALE: 1" = 10'

CONDITIONAL USE PERMIT

LANDSCAPE REQUIREMENTS

VEHICLE USE AREA	4,684 SQ.FT.
INTERIOR LANDSCAPE REQUIREMENT	NONE

SITE TREE CANOPY REQUIREMENTS

TREE CANOPY CATEGORY CLASS A

TOTAL SITE AREA	5,138 SQ.FT.
TOTAL EXISTING TREE CANOPY	1,500 SQ.FT. (29%)
1 - 18" CAL "TYPE A" BRADFORD PEAR STREET TREE @ 1,500 SQ.FT.	
EX. TREE CANOPY TO BE PRESERVED	1,500 SQ.FT. (29%)
TREE CANOPY REQUIRED	257 SQ.FT. (5%)
ADDITIONAL TREE CANOPY REQUIRED	0 SQ.FT.

IMPERVIOUS AREA (SITE)

AREA OF DISTURBANCE	5,186 SQ.FT.
EXISTING IMPERVIOUS SURFACE	4,689 SQ.FT. (90.4%)
PROPOSED IMPERVIOUS SURFACE	4,498 SQ.FT. (88.7%)
NET DISTURBANCE	(-191) SQ.FT. (-1.7%)

CASE #16CUP1025
MSD WM #11431

SUBMITTALS				
NO.	BY	DESCRIPTION	DATE	CHK

REVISIONS				
NO.	BY	DESCRIPTION	DATE	CHK

BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners & Surveyors
Bruce T. Moore, President / Michael J. Mudd, Vice President
3001 Taylor Springs Drive Louisville, Kentucky 40220
(502) 459-8402 (502) 459-8407 Fax
www.btmeng.com

DATE

SIGNATURE

TITLE: CONDITIONAL USE PERMIT
2071 S. PRESTON STREET
LOUISVILLE, KY 40217

BTM PROJECT NO. 170302

SITE INFORMATION:
DEED BOOK 9938, PAGE 978
TAX BLOCK 24C, LOT 136

OWNER / DEVELOPER:
WETTIG PROPERTIES LLC
213 BROWN AVENUE
LOUISVILLE, KY 40207-5003

DRAWING: 170302-DDP
SCALE: 1" = 10'
SHEET: CUP

NOT FOR CONSTRUCTION

16 CUP 1025