GENERAL NOTES

1. There is NO new construction proposed. All conditions are existing.
2. This is NOT a survey.
3. No portions of this property are located in a flood zone per review of FEMA Map# 21111C0024E, effective 12/05/2006.
4. Drainage pattern depicted by arrows (⟶) is for concept purposes only.
5. Drainage shall conform to M.S.D. requirements.
6. Site may be subject to MSD's regional facility fee.
7. There is no additional lighting proposed.
8. NO Freestanding sign is proposed.
9. Any work within the right of way is subject to construction bond and permit by Louisville Metro Transportation Planning.
10. Right of way dedications per LDC are required unless waived with concurrence from Public Works.
11. All signage will meet LDC Chapter 8 form district standards & CUP requirements.

PROJECT SUMMARY

Existing Form District: Traditional Marketplace Corridor
Existing Zoning: C2
Existing Use: Rehabilitation Home
Proposed Use: Rehabilitation Home (C.U.P.)
Existing Building:
Gross Footprint: 2,848 Sq. Ft.±
Gross Floor Area: 1,424 Sq. Ft.±
Site Acreage: 0.112 Acres± or 4881.97 Sq. Ft.±

LANDSCAPING NOTES

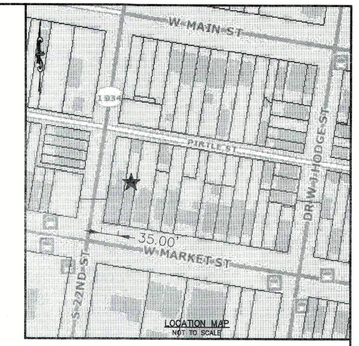
East Side Yard____ 10' L.B.A. required C–2 to OR–2 zoning.
Rear Yard_____0' L.B.A. required adjacent to R/W.
South Side Yard____0' L.B.A. required C–2 to C–2 zoning.

WAIVERS REQUESTED

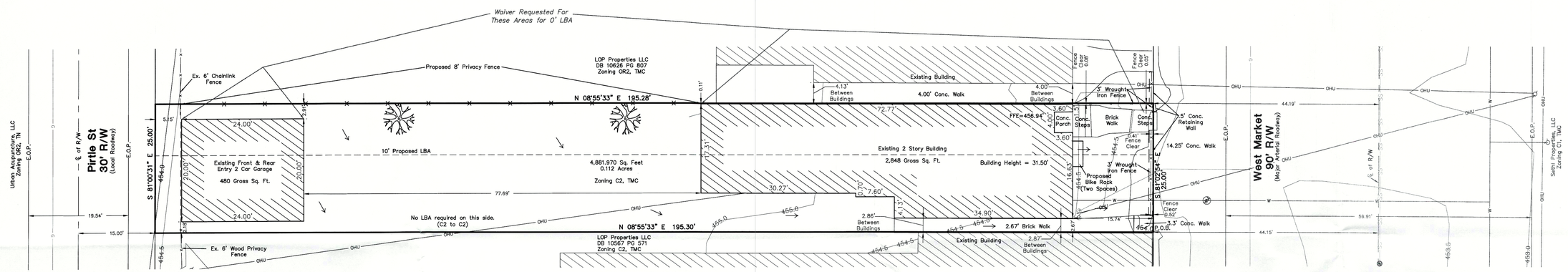
1. A request to partially waive the required 10' LBA to 0' required by LDC 10.2.10 on the east side yard based on existing conditions and structures.

UTILITY NOTE

Location of underground utilities shown are approximate and are based on available plans. Neither the engineer/surveyor nor his representatives have verified or observed the actual installation of these utilities.



LOCATION MAP
NOT TO SCALE



LEGEND

- P.O.B. Point Of Beginning
- Existing Sanitary Sewer Manhole
- Existing Utility Pole
- Existing Water Meter
- Existing Water Valve
- Existing Gas Valve
- Existing Fire Hydrant
- Drainage Flow Direction
- Existing Fence (As Noted)
- Existing Overhead Utility Line
- Existing Sanitary Sewer Line
- L.B.A.
- Proposed B Type Tree

GRID NORTH
North and all bearings shown hereon are based on Kentucky State Plane Coordinates NAD83, Kentucky North Zone.

GRAPHIC SCALE IN FEET
10 5 0 10 20 30
1 inch = 10 ft.

RECEIVED
DEC 04 2017
PLANNING & DESIGN SERVICES

PARKING SUMMARY

REHABILITATION HOME – LDC 4.2.31

MAXIMUM STAFF PARKING	(1 SPACE FOR EACH STAFF MEMBER)	
MAXIMUM RESIDENT PARKING	(2 SPACES FOR EACH 5 RESIDENTS)	
MAXIMUM STAFF –	3 STAFF MEMBERS	3 SPACES
MAXIMUM RESIDENT –	16 RESIDENTS	6 SPACES
TOTAL REQUIRED PARKING		9 SPACES

REQUEST FOR RELIEF FROM THESE REQUIREMENTS

STREET PARKING AVAILABLE ON BOTH SIDES OF MARKET ST FOR STAFF.

BICYCLE PARKING – RESIDENTIAL SERVICES
LONG TERM ———————— 2 SPACES (INSIDE BUILDING)
SHORT TERM – NONE REQUIRED – 2 SPACES (OUTSIDE BUILDING)

TREE CANOPY

Total Site Area:	4882 Sq.Ft.±
Preserved tree canopy:	0 Sq.Ft.± (0%)
Required tree canopy:	488 Sq. Ft.± (10%)
Proposed tree canopy:	1,152 Sq.Ft.±
2 Type "B" @ 3" Cal. (576 Sq.Ft. credit)	1,152 Sq.Ft.±
Total tree canopy provided	1,152 Sq.Ft.± (24%)

APPLICANT

The Commitment House
111 Holiday Court
Elizabethtown, KY 42701.

CURRENT PROPERTY OWNERS

LOP Properties LLC
2133 W Market Street
Louisville, KY 40212

SITE ADDRESS

2129 W. Market Street
Louisville, KY 40212
Deed Book 10636, Page 0391
Parcel ID: 020G00110000
Case # 17CUP1092

Original Drawing Date: 10/16/2017

REVISIONS

No.	Date	Description	BY
1	12/04/17	Per Agency Comments	SMS

ENGINEERS SEAL

LAND SURVEYORS SEAL

CARDINAL PLANNING & DESIGN, INC.
9009 PRESTON HIGHWAY
LOUISVILLE, KY 40219
PH. (502) 969-2788
FAX: (502)968-7077
info@cardinalplanning.com
Website: www.cardinalplanning.com

SITE PLAN FOR C.U.P. FOR REHABILITATION HOME

FOR:
The Commitment House
2129 W. Market Street
Louisville, KY 40212

Owners:
LOP Properties LLC
2133 W. Market St. Louisville, KY 40212
Deed Book 10636, Page 391 Parcel ID: 003L00550000
This is not a boundary survey, and is not intended for land transfer

Job Number

DRAWN BY: SMS
SCALE: 1" = 10'

SHEET 1 OF 1

17 CUP 1092