

DATA

SITE AREA	0.386 ACRES
TRACT 1 - 0.153 AC	- 6,644.05 SQ.FT.
TRACT 2 - 0.146 AC	- 6,378.19 SQ.FT.
TRACT 3 - 0.087 AC	- 3,780.11 SQ.FT.
EXISTING ZONING	R-8A
EXISTING FORM DISTRICT	TRADITIONAL NEIGHBORHOOD
EXISTING USE	
TRACT 1 - REHABILITATION HOME	- 10 RESIDENTS - 1 STAFF
TRACT 2 - REHABILITATION HOME	- 10 RESIDENTS - 1 STAFF
TRACT 3 - VACANT	
PROPOSED USE	
TRACT 1 - REHABILITATION HOME	- 10 RESIDENTS - 1 STAFF
TRACT 2 - REHABILITATION HOME	- 10 RESIDENTS - 1 STAFF
TRACT 3 - VACANT	
MAX. F.A.R.	0.50
EXISTING F.A.R.	0.26
PARKING CALCULATIONS	
MINIMUM PARKING REQUIRED	3 SPACE
1 SP./5 RESIDENTS	
MAXIMUM PARKING ALLOWED	10 SPACES
1 SP./2 RESIDENTS	
PARKING PROVIDED	2 SPACES
ON-STREET PARKING	2 SPACES



REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REV. TO REMOVE PARKING AND ACCESS	9-29-21	CRB
2	DHS	ADDITION OF WAIVER REQUESTS	11-8-21	CRB
3	DHS	UPDATED PARKING CALCULATIONS	1-13-22	CRB

SETBACKS

MIN. FRONT YARD	15'
MAX. FRONT YARD	25'
SIDE YARD	3'
REAR YARD	5'
STREET SIDE YARD	3'
MAX. BUILDING HT.	45'

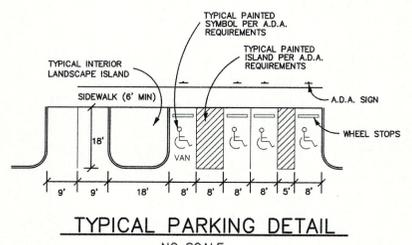
CONDITIONAL USE PERMIT

REQUEST CONDITIONAL USE PERMIT PER CHAPTER 4.2.31 OF THE LAND DEVELOPMENT CODE TO ALLOW AN EXISTING REHABILITATION HOME ON SITE.

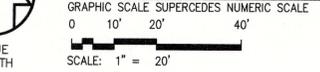
- ### WAIVERS REQUESTED:
- 1039 & 1043 S. JACKSON STREET
- REQUEST WAIVER FROM CHAPTER 10.2 OF THE LAND DEVELOPMENT CODE TO ELIMINATE THE PROPERTY PERIMETER LANDSCAPE BUFFER AREA AND SUBSEQUENT REQUIRED PLANTING AND SCREENING ON THE SUBJECT RESIDENTIAL PROPERTY WHEREON A CUP OPERATES ADJACENT TO OTHER PROPERTY ZONED RESIDENTIALLY.
 - PARKING WAIVER TO REDUCE THE MINIMUM REQUIRED PARKING SPACES FROM 3 SPACES TO 2 SPACES.

IMPERVIOUS AREA (SITE)

NET SITE AREA	0.386 ACRES
AREA OF DISTURBANCE	0.116 ACRES
EXISTING IMPERVIOUS SURFACE	0.056 ACRES
PROPOSED IMPERVIOUS SURFACE	0.059 ACRES
INCREASE IN IMPERVIOUS SURFACE	0.003 ACRES



CONDITIONAL USE PERMIT PLAN



GENERAL NOTES

- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT-OF-WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC FOR ALL WORK DONE WITHIN S. JACKSON STREET RIGHT-OF-WAY.
- CONSTRUCTION PLANS, BOND, PERMIT AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
- 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.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM DEEDS AND M50 LOCJ.
- ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL NEW OR EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO A.D.A. CURRENT STANDARDS.
- DEVELOPMENT WILL UTILIZE INDIVIDUAL ROLL-OUT GARBAGE BINS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT-OF-WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUEST TO ALTER DRAINAGE ON A RIGHT-OF-WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 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 PER THE PLAN AND MSD STANDARDS.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDING AND STABILIZED.
- 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.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- EXISTING SANITARY SEWERS TO BE UTILIZED AND ARE SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
- NO PROPOSED SITE WORK WITH THIS CUP APPLICATION.

RECEIVED
JAN 13 2022
PLANNING & DESIGN SERVICES

CASE # 21-CUP-0156
CASE # 21-CUP-0157
MSD WM #12329 / 21 1090

BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners, & Surveyors
"Serving the Bluegrass and Beyond"
3001 Spring Drive Louisville, Kentucky 40202
(502) 459-9477 Fax
www.btmeng.com

DATE

SIGNATURE

DATE

FOR REVIEW ONLY

SIGNATURE

BTM PROJECT NO.: 210205
OWNER/DEVELOPER: SOBER LIVING COMMUNITIES, LLC
1043 S. JACKSON ST. - D.B. 11539 PG. 560
1043 S. JACKSON ST. - D.B. 11539 PG. 560
1043 S. JACKSON ST. - D.B. 11739 PG. 267
1043 S. JACKSON ST. - D.B. 11739 PG. 267

TITLE: **CONDITIONAL USE PERMIT PLAN**
SOBER LIVING COMMUNITIES, LLC
1039, 1043 & 1045 S. JACKSON STREET
LOUISVILLE, KY 40203

DRAWN BY: DHS
CHECKED BY: CRB
DATE: JULY 19, 2021
DRAWING: 210205 - CUP
SCALE: 1" = 20'
SHEET

1.00

NOT FOR CONSTRUCTION