

LOCATION MAP
NOT TO SCALE

GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL STATE AND FEDERAL ORDINANCES.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. 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 PRE THE PLAN AND MSD STANDARDS.
- 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.
- 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 SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ALL SIGHT LIGHTING SHOULD BE DIRECTED DOWN AND AWAY FROM ADJACENT RESIDENTIAL PROPERTIES AND DRIVERS EYES.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- 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 MINOR PLAT AND LOJC.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
- ALL ON-SITE SIGNAGE WILL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE.

SITE DATA

SITE AREA	0.067 ACRES (2931.13 SQ.FT.)
EXISTING ZONING	R-6
EXISTING FORM DISTRICT	TNFD
EXISTING USE	COMMERCIAL
EXISTING BUILDING AREA	2,638 SQ.FT.
EX. FLOOR AREA RATIO	0.90
PROPOSED ZONING	C-2
PROPOSED BUILDING AREA	4,651 SQ.FT.
2 STORY - 2,638 S.F. 1ST FLOOR, 2,013 S.F. 2ND FLOOR	
PROP. F.A.R.	1.706
PROPOSED USE	LAUNDRY/TAVERN/ARCADE
LAUNDRY	2,303 SQ.FT.
TAVERN	536 SQ.FT.
ARCADE	1,397 SQ.FT.
PARKING CALCULATIONS REQUIRED	16 SPACES
MINIMUM PARKING REQUIRED	
LAUNDRY - 1 SP/350 SF	7 SPACES
TAVERN - 1 SP/100 SF	5 SPACES
ARCADE - 1 SP/125 SF	11 SPACES
30% TARC & GREEN DESIGN CREDIT - 7 SPACES	
MAXIMUM PARKING ALLOWED	40 SPACES
LAUNDRY - 1 SP/150 SF	15 SPACES
TAVERN - 1 SP/50 SF	11 SPACES
ARCADE - 1 SP/100 SF	14 SPACES
PARKING PROVIDED ON SITE	2 SPACES (ON STREET)
PARKING PROVIDED OFF SITE (2071 S. PRESTON)	14 SPACES
BICYCLE PARKING REQUIREMENTS	
REQUIRED:	
SHORT TERM BICYCLE PARKING	4 SPACES
LONG TERM BICYCLE PARKING (LOCATED WITHIN BUILDING)	2 SPACES
PROPOSED:	
SHORT TERM BICYCLE PARKING	12 SPACES
LONG TERM BICYCLE PARKING (LOCATED WITHIN BUILDING)	6 SPACES

LANDSCAPE REQUIREMENTS

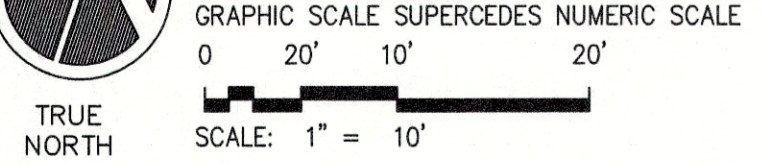
NO VEHICLE USE AREA, THEREFORE NO LANDSCAPE REQUIREMENTS.

WAIVER REQUESTS

- WAIVER OF CHAPTER 10.2.4 TO ELIMINATE THE REQUIRED 15' LANDSCAPE BUFFER AREA ON THE NORTH AND WEST PROPERTY PERIMETER ADJACENT TO R-6 ZONE.



DETAILED DISTRICT DEVELOPMENT PLAN



PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:
BY: *Janet Wood*
DATE: 9/5/16
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval:
Tony Kelly 9-5-18
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

LEGEND

	EXISTING FENCE
	DRAINAGE FLOW
	ZONING BOUNDARY
	FORM DISTRICT BOUNDARY
	EXISTING POWER POLE
	EXISTING CATCH BASIN
	EXISTING BIKE RACK
	EXISTING CONTOUR
	EXISTING SIGN

RECEIVED
SEP 04 2018
PLANNING & DESIGN SERVICES

CASE #17ZONE1058
MSD WM #11431

SUBMITTALS		REVISIONS	
NO.	BY	DATE	DESCRIPTION
1	DHS	6/11/18	CRB
2	DHS	8/29/18	CRB

BTM Engineering, Inc.	
Consulting Engineers, Landscape Architects, Planners & Surveyors	
"Serving the Bluegrass and Beyond"	
3001 Taylor Springs Drive Louisville, Kentucky 40220	
(502) 459-9400 Fax (502) 459-9406	
www.btmeng.com	

DETAILED DEVELOPMENT PLAN	
2070 S. PRESTON STREET	
LOUISVILLE, KY 40217	
TITLE	BTM PROJECT NO. 170302
DRAWING	170302-DPP
SCALE	1" = 10'
SHEET	1.00

NOT FOR CONSTRUCTION

17302R1058