

**LOCATION MAP**  
NOT TO SCALE

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	7/16/18	CRB
2	DHS	REVISIONS PER METRO WORKS COMMENTS	9/14/18	CRB
3	DHS	ADD'L REV. PER METRO WORKS COMMENTS	9/14/18	CRB
4	DHS	ADA SPACE REV. PER METRO WORKS	9/14/18	CRB

**GENERAL 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. 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.
- NO NEW CONSTRUCTION. SITE TO UTILIZE EXISTING STRUCTURES.
- 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.
- SHORT TERM BICYCLE PARKING DEVICE SHALL BE A DURABLE, SECURELY ANCHORED DEVICE THAT SUPPORTS THE FRAME OF THE BICYCLE, IS ABLE TO ACCOMMODATE A HIGH SECURITY LOCK AND IS DIMENSIONED AS REQUIRED BY THE LDC.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM MSD LOIC INFORMATION.
- SANITARY SEWERS TO UTILIZE EXISTING PSC.
- ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OILS AND GREASE POLICY.
- ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
- 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.
- NO TREE CANOPY OR LANDSCAPE REQUIREMENTS PER LAND DEVELOPMENT CODE, CHAPTER 10.1.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
- PUBLIC WORKS PERMIT REQUIRED FOR THE OUTDOOR DINING IN THE RIGHT-OF-WAY.

**SITE DATA**

SITE AREA	0.12 ACRES (5,040.00 SF)
EXISTING ZONING	R-5
EXISTING FORM DISTRICT	TNFD
EXISTING USE	OFFICE
EXISTING BUILDING AREA	2,143 SQ.FT.
(INCLUDING 293 S.F. OUTDOOR DINING AREA)	
PROPOSED ZONING	C-1 w/ C.U.P.
PROPOSED USE	RESTAURANT
PARKING REQUIREMENTS	
MIN. PARKING REQUIRED (1/250 S.F.)	9 SPACES
20% HISTORIC REGISTER ELIGIBILITY CREDIT	7 SPACES
MAX. PARKING ALLOWED (1/125 S.F.)	17 SPACES
PARKING PROVIDED	8 SPACES
ON STREET SPACES	5
ON SITE	3
BIKE RACK: SHORT TERM	4 SPACES
LONG TERM	2 SPACES*

\* ALL LONG-TERM BICYCLE PARKING LOCATED WITHIN BUILDINGS.

**WAIVER REQUEST:**

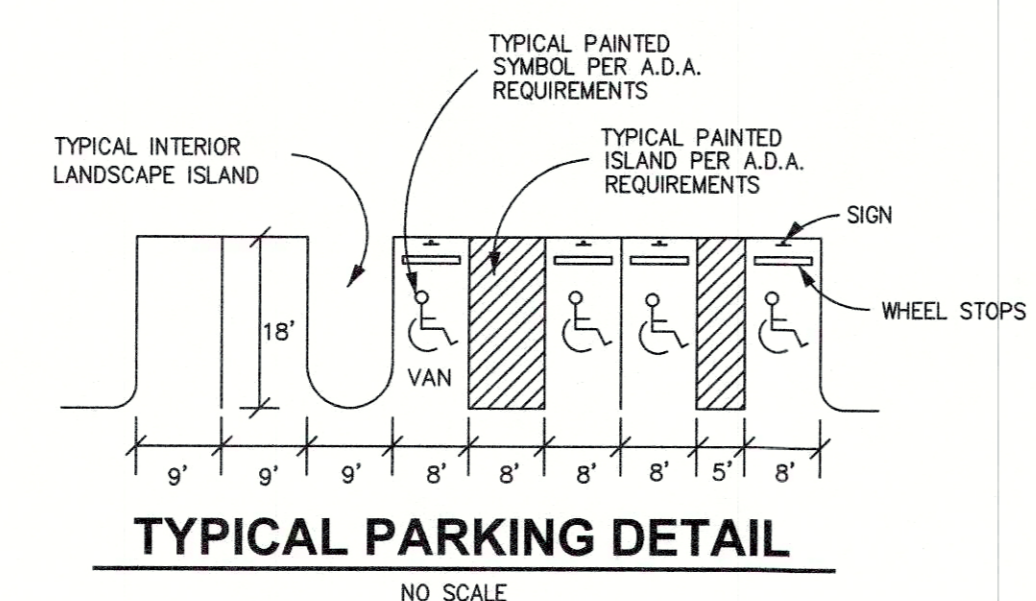
- WAIVER OF CHAPTER 10.2.4 OF THE LAND DEVELOPMENT CODE TO ELIMINATE THE REQUIRED 15' LANDSCAPE BUFFER, PLANTING AND SCREENING REQUIREMENTS ALONG THE WEST (R-5) PROPERTY LINE.

**CUP REQUEST**

- RELIEF FROM CHAPTER 4.2.41 OF THE LDC TO ALLOW OUTDOOR DINING WITH OUTDOOR ALCOHOL SALES AND CONSUMPTION IN A C-1 ZONE.

**LEGEND**

---x---x---x---	EXISTING FENCE
—O—H—	EX. OVERHEAD UTILITIES
—P—O—L—E—	POWER POLE
—F—H—Y—D—R—A—N—T—	FIRE HYDRANT
—D—R—A—I—N—A—G—E—F—L—O—W—	DRAINAGE FLOW
—Z—O—N—I—N—G—L—I—N—E—	EX. ZONING LINE
—C—E—N—T—E—R—L—I—N—E—	EX. FORM DISTRICT CENTERLINE
---x---x---x---	PROPOSED FENCE
—C—O—N—T—O—U—R—L—I—N—E—	EXISTING CONTOUR LINE



**DETAILED DEVELOPMENT PLAN**

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

0 10' 20' 40'

TRUE NORTH

SCALE: 1" = 20'

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DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_

**DETAILED DEVELOPMENT PLAN**  
**CONDITIONAL USE PERMIT**  
**1039 ASH STREET**  
**LOUISVILLE, KY 40217**

BTM PROJECT NO.: 180179  
SITE INFORMATION:  
1039 ASH STREET  
LOUISVILLE, KY 40217  
301 WILL STREAM PLACE  
LOUISVILLE, KY 40222-6332  
TAX BLOCK: 285, LOT: 156

OWNER / DEVELOPER:  
JEFFREY A. & REBECCA L. HOLLKAMP  
301 WILL STREAM PLACE  
LOUISVILLE, KY 40222-6332

DATE: JUNE 2018  
DRAWING: 180179-DDP  
SCALE: 1" = 20'  
SHEET: 1.00

RECEIVED  
SEP 04 2018  
PLANNING &  
DESIGN SERVICES

18ZONE1043  
MSD WM #XXXX

NOT FOR CONSTRUCTION