

TNFD / R-6  
William D. Morris, Jr.  
2068 S. Preston Street  
Louisville, KY 40217-2116  
D.B. 10289 Pg. 487

TMCFD / R-6 to C-2  
Wettig Properties, LLC  
213 Brown Avenue  
Louisville, KY 40207-5003  
D.B. 10041 Pg. 268

TNFD / R-6  
William D. Morris  
3662 Veechdale Road  
Simpsonville, KY 40067-7651  
D.B. 7483 Pg. 225

TNFD / R-5  
Gee One, LLC  
3013 Colonial Hill Road  
Louisville, KY 40205-2167  
D.B. 9995 Pg. 408

TNFD / R-5  
Nard 2, LLC  
1203 Falcon Drive  
Louisville, KY 40213-1217  
D.B. 9327 Pg. 661

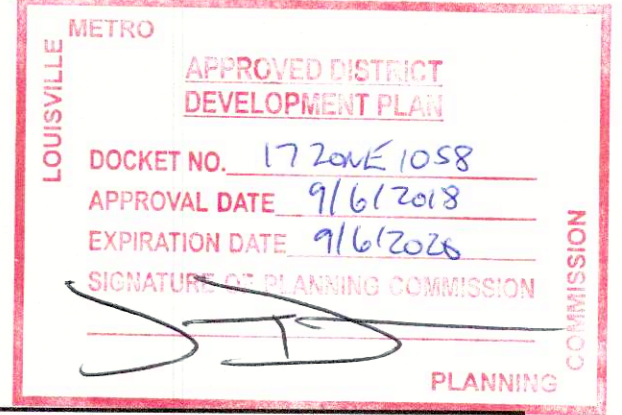
TMCFD / C-2  
Wettig Properties, LLC  
213 Brown Avenue  
Louisville, KY 40207-5003  
D.B. 13707 Pg. 836



LOCATION MAP  
NOT TO SCALE

GENERAL NOTES

- 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.
- 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 PRIE THE PLAN AND MSD STANDARDS.
- ACTIONS SHALL 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

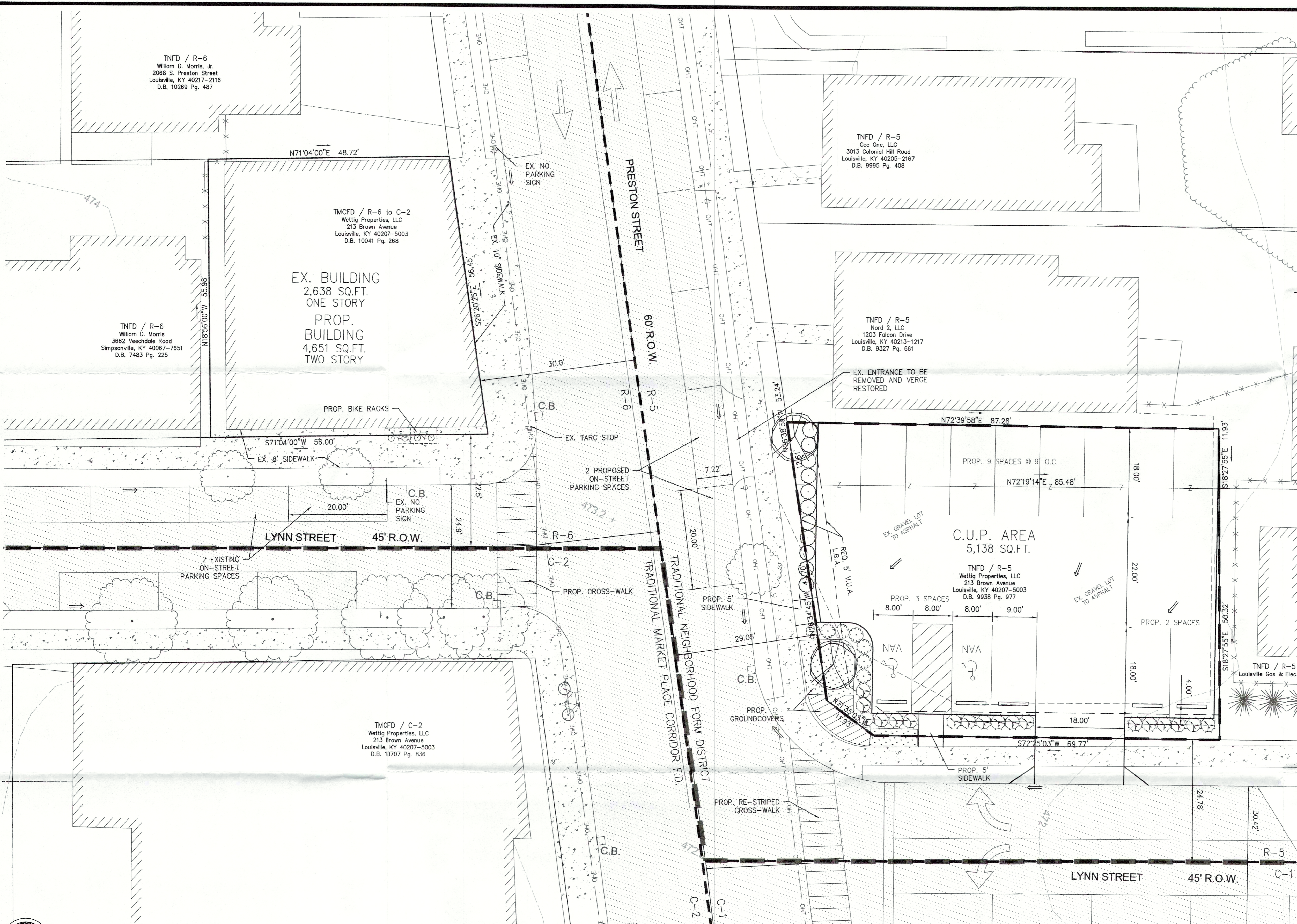
SITE AREA	0.067 ACRES (2931.13 SQ.FT.)
EXISTING ZONING	R-6
EXISTING FORM DISTRICT	TNFD
EXISTING USE	COMMERCIAL
EXISTING BUILDING AREA	2,638 SQ.FT.
1 STORY	
EX. FLOOR AREA RATIO	0.90
PROPOSED ZONING	C-2
PROPOSED BUILDING AREA	4,651 SQ.FT.
2 STORY - 2,638 SF. 1ST FLOOR, 2,013 SF. 2ND FLOOR	
PROP. F.A.R.	1.706
PROPOSED USE	LAUNDRY/TAVERN/ARCADE
LAUNDRY	2,303 SQ.FT.
TAVERN	536 SQ.FT.
ARCADE	1,397 SQ.FT.
PARKING CALCULATIONS	
MINIMUM PARKING REQUIRED	16 SPACES
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 (LOCATED WITHIN BUILDING)	4 SPACES
LONG TERM BICYCLE PARKING (LOCATED WITHIN BUILDING)	2 SPACES
PROPOSED:	
SHORT TERM BICYCLE PARKING (LOCATED WITHIN BUILDING)	12 SPACES
LONG TERM BICYCLE PARKING (LOCATED WITHIN BUILDING)	6 SPACES

LANDSCAPE REQUIREMENTS

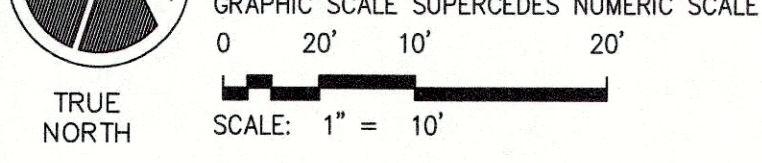
NO VEHICLE USE AREA, THEREFORE NO LANDSCAPE REQUIREMENTS.

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: *Sumit W. Patel*  
DATE: *9/15/18*  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS

PRELIMINARY APPROVAL  
Condition of Approval:  
*Tony Kelly 9-5-18*  
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

AREVISIONS

NO.	BY	DATE	DESCRIPTION
1	DHS	6/11/18	REV. PER AGENCY COMMENTS
2	DHS	8/31/18	PARKING REV. PER POS

BTM Engineering, Inc.  
Consulting Engineers, Architects, Planners, & Surveyors  
Serving the Bluegrass and Beyond  
3001 Taylor Springs Drive Louisville, Kentucky 40220  
(502) 459-8402  
www.btmeng.com

DATE  
SIGNATURE

BTM PROJECT NO.: 170302  
SITE INFORMATION:  
DEED BOOK 10041, PAGE 268  
TAX BLOCK 35L, LOT 135  
OWNER / DEVELOPER:  
WETTIG PROPERTIES, LLC  
213 BROWN AVENUE  
LOUISVILLE, KY 40207-5003

DETAILED DEVELOPMENT PLAN  
2070 S. PRESTON STREET  
LOUISVILLE, KY 40217  
DRAWING: 170302-DDP  
SCALE: 1" = 10'  
SHEET

CASE #17ZONE1058  
MSD WM #11431

1.00

NOT FOR CONSTRUCTION

Binding Elements – 17ZONE1058

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
  - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District (if applicable).
  - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.
4. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
5. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
6. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
7. A license agreement for the bike rack within the public right-of-way shall be obtained prior to issuance of a Certificate of Occupancy.



DETAILED DISTRICT DEVELOPMENT PLAN

PRELIMINARY APPROVAL	_____
Condition of Approval	_____
Development Review	_____
Date	_____
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT	

NOT FOR CONSTRUCTION

CASE #17ZON1058  
 MAP #17-1058  
 1.00

**SITE DATA**

PROJECT NAME	17ZONE1058
APPLICANT	_____
DEVELOPER	_____
DATE	_____
SCALE	1" = 100'
DATE	_____
BY	_____
CHECKED	_____
DATE	_____