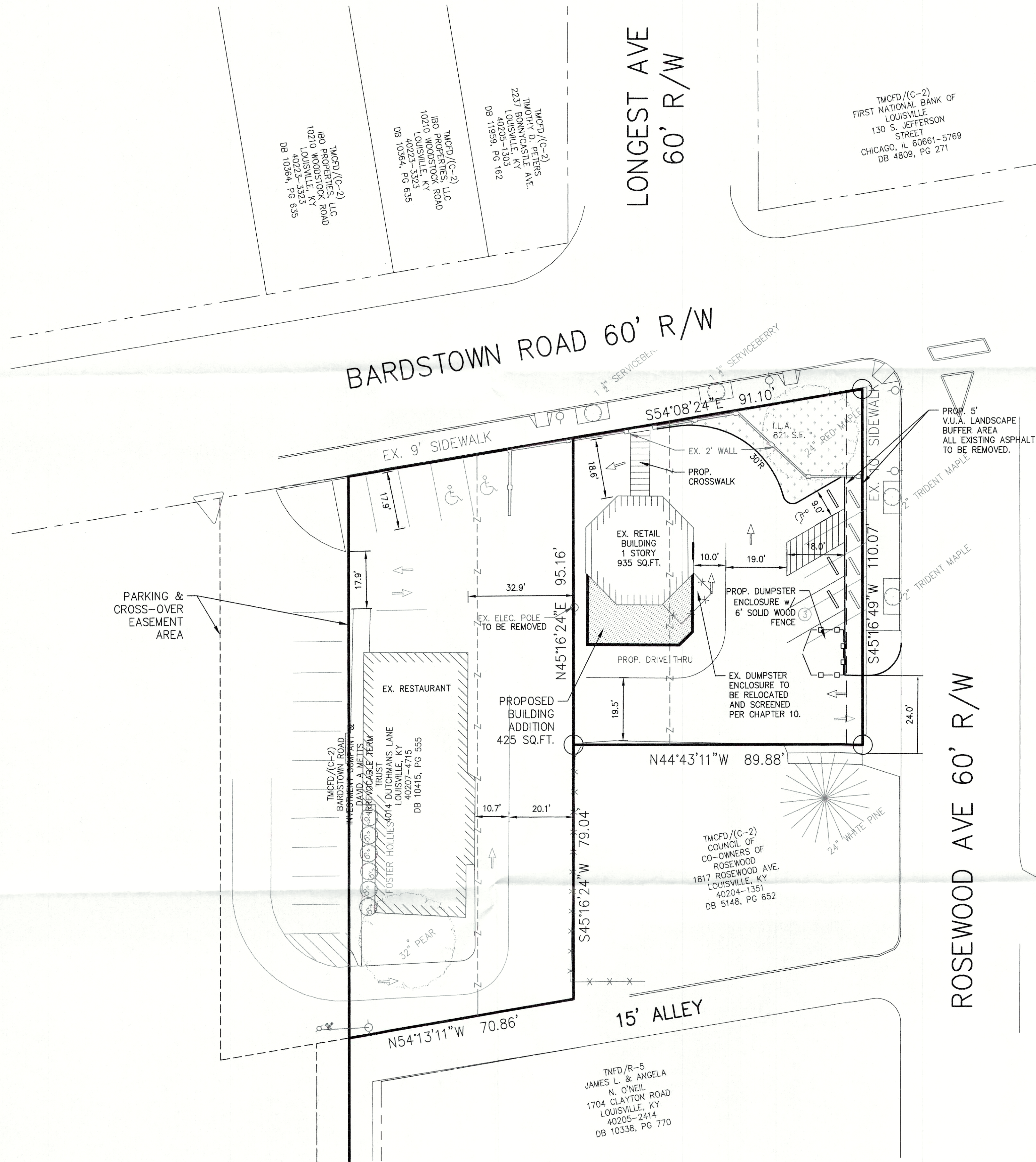
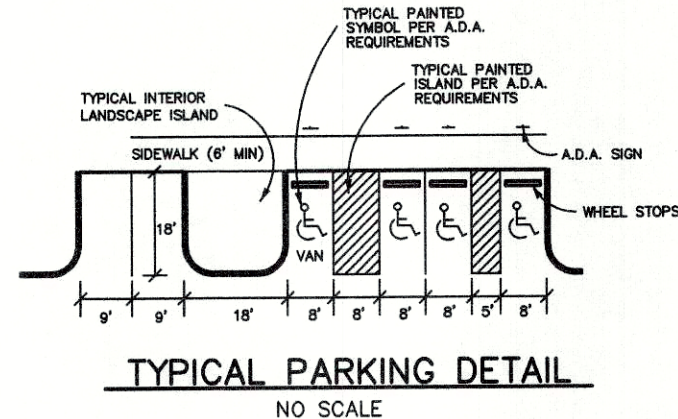


DETAILED DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 15' 30' 60'
SCALE: 1" = 30'



MSD NOTES

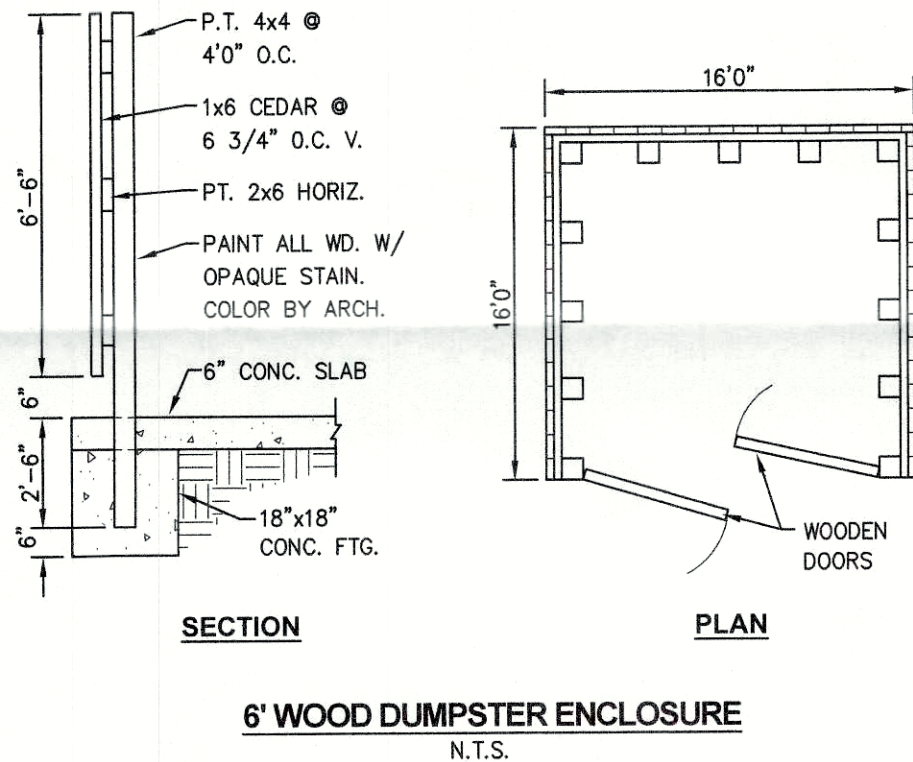
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.

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.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- BOUNDARY INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING AND MSD LOGIC MAPPING.
- DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE OF STATE DESIGN.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- ALL SITE SIGNAGE SHALL COMPLY WITH CHAPTER 8 REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED PER CHAPTER 10 OF THE L.D.C.

WAIVER AND VARIANCES REQUESTED:

- REQUEST VARIANCE OF CHAPTER 5.2 AND 5.5.1.A TO ALLOW EXISTING STRUCTURE AND PROPOSED ADDITION TO NOT BE AT THE CORNER AND STREET RIGHT-OF-WAY.
- REQUEST WAIVER OF CHAPTER 5.5.1.A.3.a TO ALLOW PARKING TO EXIST BETWEEN THE BUILDING AND THE STREET.



SITE DATA

SITE AREA	0.212 ACRES (9,222.13 SQ.FT.)
EXISTING ZONING	C-2 w/OVERLAY REVIEW
EXISTING FORM DISTRICT	TMCFD
EXISTING USE	RETAIL
EXISTING BUILDING AREA	935 SQ.FT.
PROPOSED USE	RETAIL
PROPOSED BUILDING AREA	1,360 SQ.FT.
FLOOR AREA RATIO	0.15

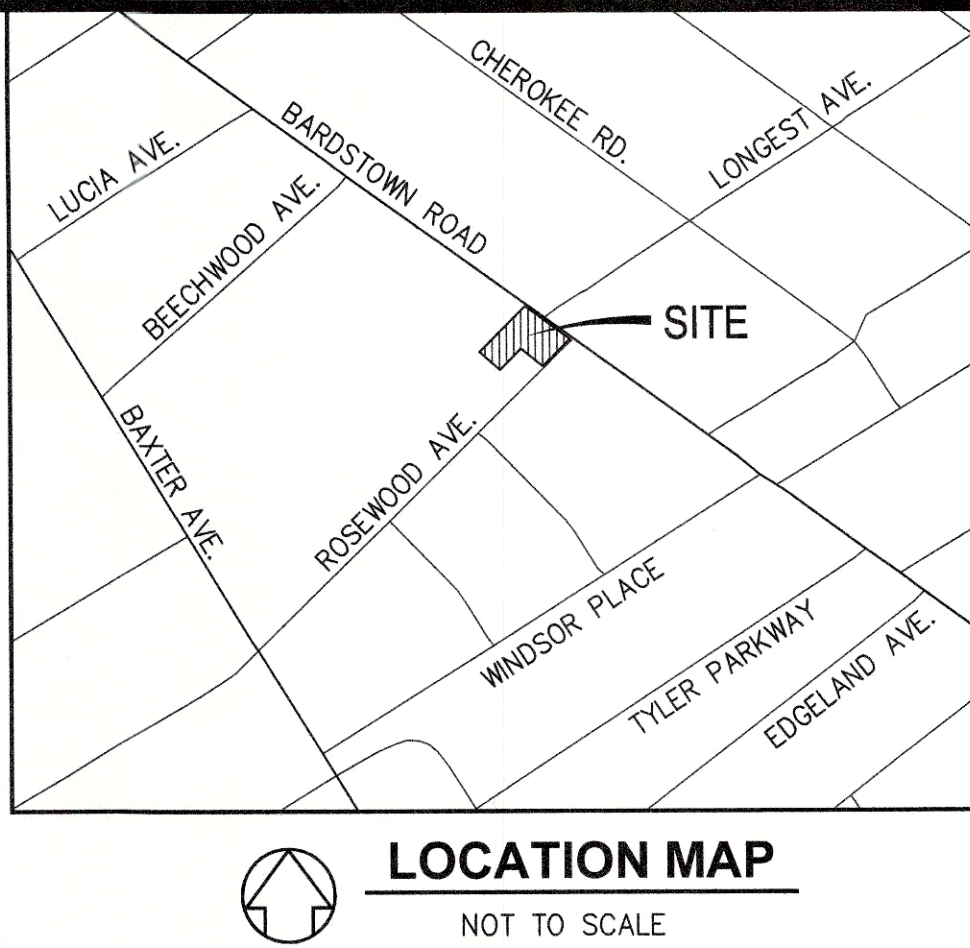
PARKING REQUIREMENT	
MINIMUM PARKING REQUIRED	1 SPACE
RETAIL (1 SP/1,000 S.F.)	
MAXIMUM PARKING ALLOWED	3 SPACES
RETAIL (1 SP/300 S.F.)	
PARKING PROVIDED	4 SPACES
(INC. 1 ACCESSIBLE SPACE)	

LANDSCAPE REQUIREMENTS

EXISTING V.U.A.	6,987 SQ.FT.
PROPOSED V.U.A.	6,012 SQ.FT.
2.5% I.L.A. REQUIREMENT	150 SQ.FT.
I.L.A. PROVIDED	821 SQ.FT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	9,222 SQ.FT.
EX. TREE CANOPY ON SITE	3,840 SQ.FT. (17.9%)
1 - 24" RED MAPLE (TYPE B) @ 720 SF EA.	720 SF
4 - TYPE C STREET TREES @ 240 SF EA.	960 SF
6 - FOSTER HOLLY TREES (TYPE C) @ 240 SF EA.	1,440 SF
1 - 32" PEAR (TYPE B) @ 720 SF EA.	720 SF
EX. TREE CANOPY TO BE PRESERVED	150 SQ.FT. (1.7%)
1 - 24" RED MAPLE (TYPE B) @ 720 SF EA.	720 SF
4 - TYPE C STREET TREES @ 240 SF EA.	960 SF
6 - FOSTER HOLLY TREES (TYPE C) @ 240 SF EA.	1,440 SF
1 - 32" PEAR (TYPE B) @ 720 SF EA.	720 SF
TREE CANOPY REQUIRED	0 SQ.FT.



LOCATION MAP

NOT TO SCALE

REVISIONS		DATE	CHK
NO.	BY	DESCRIPTION	
1	DHS	REVISIONS PER ARCHITECT COMMENTS	9/9/2021 CRB
2	DHS	REVISIONS FOR FORMAL FILING	11/9/2021 CRB

BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners & Surveyors
"Serving the Bluegrass and Beyond"
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(502) 459-8402 (502) 459-8427 Fax
www.btmeng.com - www.btmeng.com

DATE
SIGNATURE
FOR REVIEW ONLY
DATE
SIGNATURE

TITLE: DETAILED DEVELOPMENT PLAN
VAULT LIQUORS
1270 BARDSTOWN ROAD
LOUISVILLE, KY 40204
BTM PROJECT NO: 210237
SITE INFORMATION:
1266-1276 BARDSTOWN ROAD
LOUISVILLE, KY 40204
TAX BLOCK 758, LOTS 51-54
DEVELOPER:
HEMALAKSHI SONI
1266-1276 BARDSTOWN ROAD
LOUISVILLE, KY 40204
OWNER:
SANDRA J. METTS
4014 DUTCHMAN LANE
LOUISVILLE, KY 40207-4715

DRAWN BY: DHS
CHECKED BY: CRB
DATE: SEPT. 13, 2021
DRAWING: 210155 - DDP
SCALE: 1" = 30'
SHEET

CASE # 21-
MSD WM #XXXX

1.00

NOT FOR CONSTRUCTION