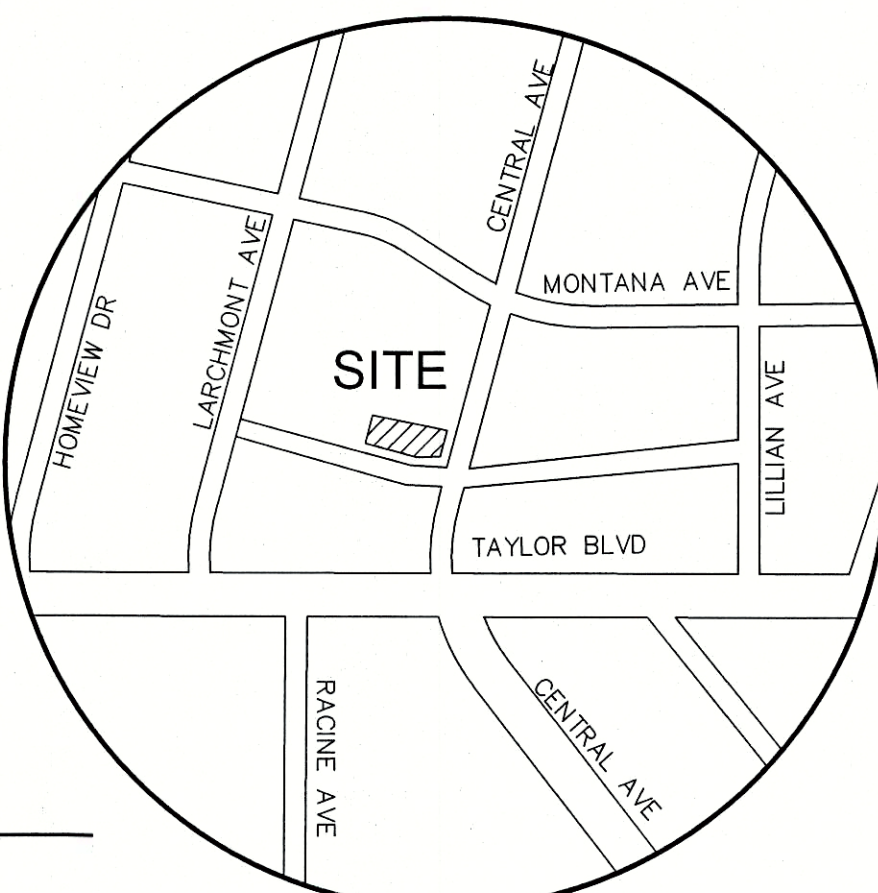


SITE DATA

SITE AREA 0.15 ACRES
EXISTING ZONING R-6
EXISTING FORM DISTRICT TND
EXISTING USE OFF-STREET PARKING FOR RETAIL
PROPOSED USE OFF-STREET PARKING FOR RETAIL
REQUIRED SETBACKS
FRONT YARD - 15'
SIDE YARD - 3'
REAR YARD - 5'
PARKING CALCULATIONS
RETAIL - 6,500 SQ.FT.
MINIMUM REQUIRED 13 SPACES
(1 SP/500 SF - TND)
MAXIMUM ALLOWED 33 SPACES
(1 SP/200 SF - TND)
10% TARP CREDIT = 1 SPACE
MINIMUM REQUIRED 12 SPACES
OFF-STREET PARKING PROVIDED 14 SPACES
ON-STREET PARKING PROVIDED 7 SPACES
TOTAL PARKING PROVIDED 21 SPACES
EX. V.U.A. 4,830 SQ.FT.
PROP. V.U.A. 4,485 SQ.FT.



VICINITY MAP
NOT TO SCALE

C.U.P. & WAIVER REQUESTS

- REQUEST CONDITIONAL USE PERMIT UNDER CHAPTER 4.2.39 OF THE LAND DEVELOPMENT CODE TO ALLOW OFF-STREET PARKING ON AN R-6 ZONED PROPERTY.
- RELIEF FROM CHAPTER 4.2.39.C OF THE LDC FOR C.U.P. SETBACK REQUIREMENTS
- WAIVER FROM CHAPTER 10.2.4 TO ALLOW PARKING TO ENCROACH INTO REQUIRED LANDSCAPE BUFFER AREAS.

GENERAL NOTES

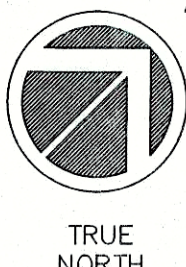
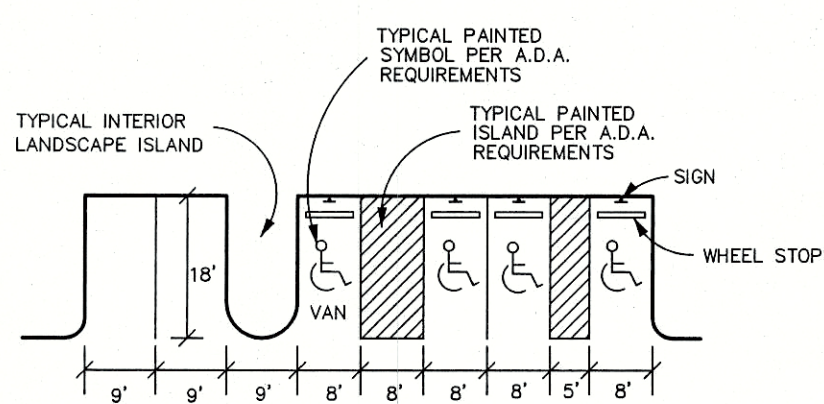
- DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (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 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.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, 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.
- 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.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- 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 MSD LOJIC MAPPING.
- NO INCREASE IN STORM WATER RUN OFF ONTO THE ADJACENT PROPERTY.
- THE PARKING LOT MUST BE A HARD, DURABLE SURFACE.

IMPERVIOUS AREA (SITE)

TOTAL SITE AREA 0.15 ACRES
EXISTING IMPERVIOUS SURFACE 0.12 ACRES (77.75%)
PROPOSED IMPERVIOUS SURFACE 0.11 ACRES (70.99%)
DECREASE IN IMPERVIOUS SURFACE 0.01 ACRES (6.76%)

LEGEND

- DRAINAGE FLOW ARROWS
- EXISTING STREET LIGHT
- EXISTING 4" CHAINLINK FENCE
- 6" SOLID WOOD FENCE



SITE DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 10' 20' 40'
SCALE: 1" = 20'

TYPICAL PARKING DETAIL

NO SCALE
CASE # 16CUP1026
MSD WM #11430

PRELIMINARY APPROVAL
Condition of Approval: _____
Tony Kelly 8/3/16
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS: _____
BY: *Tony Markert*
DATE: 8-3-16
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

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PLANNING &
DESIGN SERVICES

BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners & Surveyors
3000 Taylor Square Drive, Louisville, KY 40220
(502) 455-8402 (502) 455-8427 Fax
www.btmeng.com

REVISIONS	
NO.	DATE
1	6-23-16
2	7-14-16

DATE: _____
SIGNATURE: _____
DATE: _____
SIGNATURE: _____

CONDITIONAL USE PERMIT
1104 CENTRAL AVE
LOUISVILLE, KY 40208

OWNER: BTM & CENTRAL LLC
2115 LEWINGTON RD STE 110
LOUISVILLE, KY 40208-2816

DEVELOPER: BTM & CENTRAL LLC
2115 LEWINGTON RD STE 110
LOUISVILLE, KY 40208-2816

BTM PROJECT NO: 160071
SITE INFORMATION: 1104 CENTRAL AVE
LOT 54
1B 6344 LOT 54

DATE: 06-06-2016
DRAWING: 160071 - CUP
SCALE: 1"=20'
SHEET

CUP

16 CUP 1026