



SITE AREA	0.118 ACRES (5,138.13 SQ.FT.)
EXISTING ZONING	R - 5
EXISTING FORM DISTRICT	TNFD
EXISTING USE	VACANT
PROPOSED USE	OFF-STREET PARKING
PARKING PROVIDED	16 SPACES
ON-SITE	14 SPACES
ON-STREET	2 SPACES
<u>SETBACKS</u>	
FRONT YARD SETBACK	15'
STREET SIDE-YARD SETBACK	3'
SIDE YARD SETBACK	3'
REAR YARD SETBACK	5'

1. RELIEF FROM CHAPTER 4.2.39.C OF THE LDC TO ALLOW PARKING TO ENCROACH INTO THE REQUIRED YARDS.

1. WAIVER OF CHAPTER 10.2.10 OF THE LDC TO ALLOW PARKING AND VEHICLE MANEUVERING TO ENCRoACH INTO THE REQUIRED 5' V.U.A. LANDSCAPE BUFFER AREA.
2. WAIVER OF CHAPTER 10.2.4 OF THE LDC TO ELIMINATE THE 15' LANDSCAPE BUFFER AREA ALONG THE NORTH AND EAST PROPERTY LINES.
3. WAIVER OF CHAPTER 5.5.1.A.3.a TO NOT PROVIDE THE REQUIRED 3' WALL ALONG PARKING LOT.

1. VARIANCE OF CHAPTER 5.2.2 TABLE 5.2.2 OF THE LDC TO ALLOW PARKING AND VEHICLE MANEUVERING TO ENCROACH INTO THE REQUIRED SETBACKS AND YARDS.

1. 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.
2. DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
3. 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.
4. 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.
5. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE ADJACENT PROPERTIES.
6. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
7. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
8. ALL SIGHT LIGHTING SHOULD BE DIRECTED DOWN AND AWAY FROM ADJACENT RESIDENTIAL PROPERTIES AND DRIVERS EYES.
9. KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
10. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
11. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
12. 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.
13. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM LOIC MAPPING.
14. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
15. ALL ON-SITE SIGNAGE WILL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE.



RECEIVED
MAY 21 2018
PLANNING &
DESIGN SERVICES

CASE #16CUP1025
MSD WM #11431

CUP

[illegible]

BT

BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners & Surveyors
"Serving the Bluegrass and Beyond"

3001 Teller Springs Drive Louisville, Kentucky 40220
(502) 459-8407 (502) 459-8427 Fax

DATE _____

SIGNATURE

CONDITIONAL USE PERMIT
2071 S. PRESTON STREET
LOUISVILLE, KY 40217

OWNER / DEVELOPER: NETING PROPERTIES LLC 213 BROWN AVENUE LOUISVILLE, KY 40207-5003	SITE INFORMATION: DEED BOOK 9838, PAGE 978 TAX BLOCK 24E, LOT 136
--	---

TITLE:	OWNER: WETTING 213 RD
DRAWING:	170302-DDP
SCALE:	1" = 10'
SHEET	

NOT FOR CONSTRUCTION