

PROJECT SUMMARY

EXISTING FORM DISTRICT EXISTING ZONING PROPOSED ZONING EXISTING USE PROPOSED USE SITE AREA STRUCTURE AREA BUILDING TO LOT RATIO	TRADITIONAL NEIGHBORHOOD R6 DR-1 Residence Residence Hair Salon 4000.00 SQ. FT.± 925.58 SQ. FT.± 0.231
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LANDSCAPE REQUIREMENTS and WAIVER REQUEST

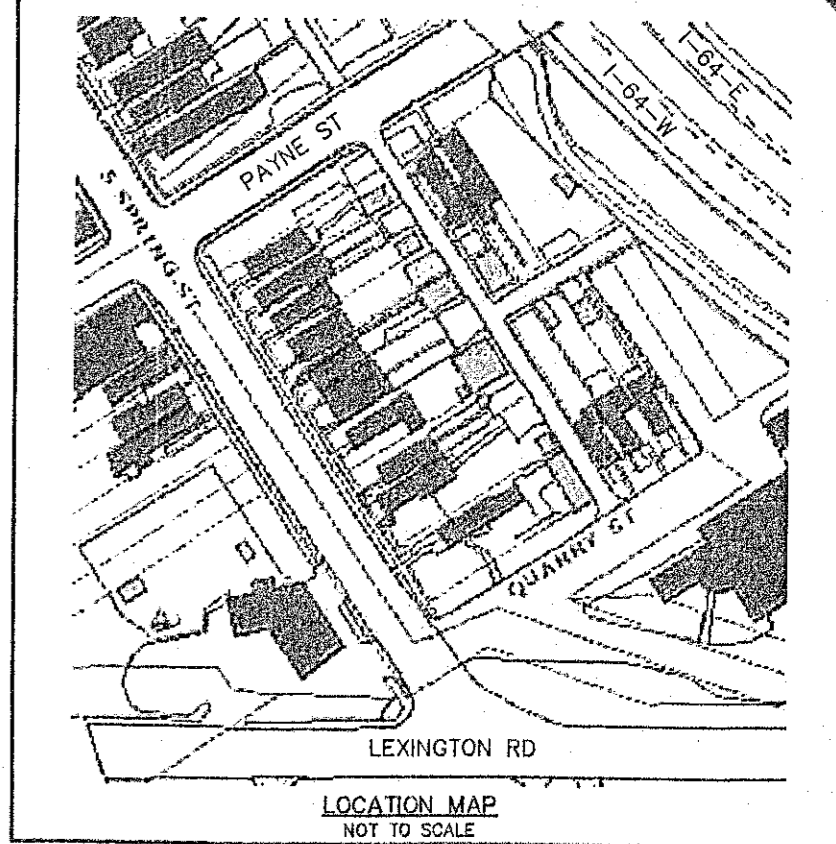
R6 TO DR-1 IN TRADITIONAL NEIGHBORHOOD.
All conditions existing. No construction proposed
A 15' LBA is required on North and South side yards - Full Waiver of LBA including perimeter screening in LDC Chapter 10.2.4 and 10.2.4 requested based on existing conditions, no construction proposed and width of lot.

PARKING REQUIREMENTS

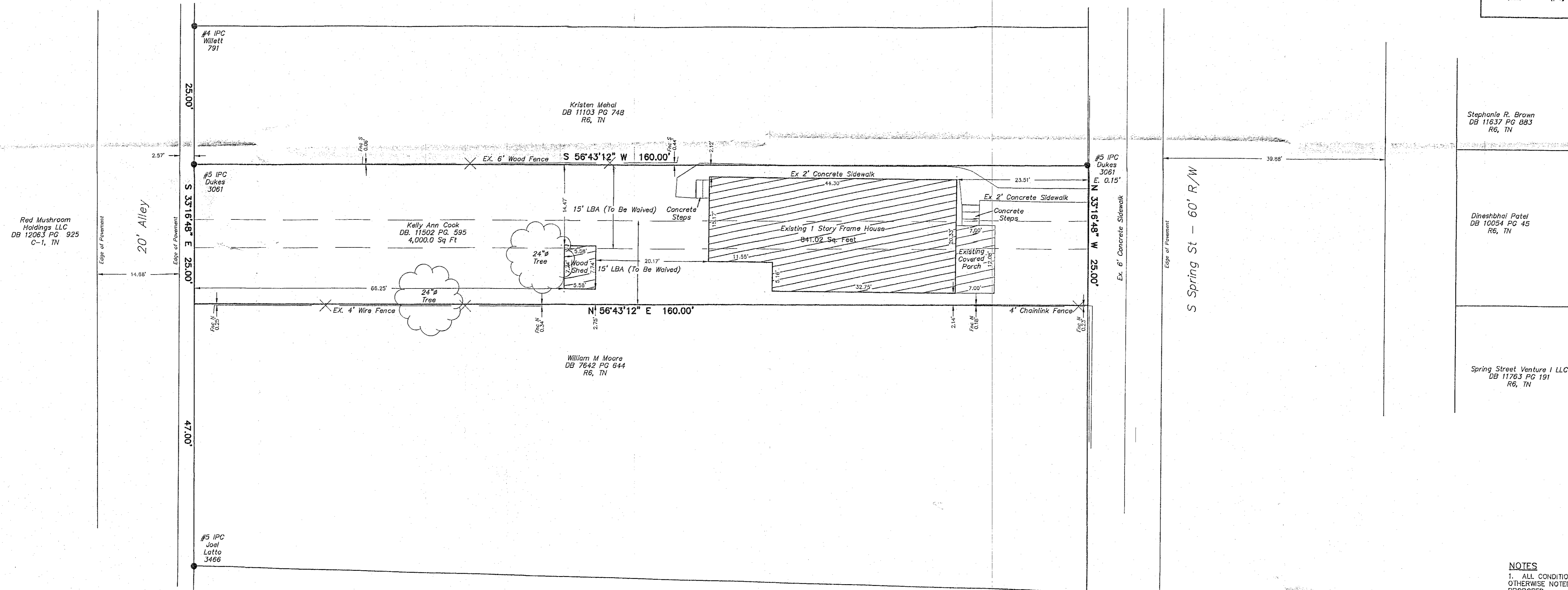
1 Space on Street
Street parking available on both sides

TREE CANOPY

There is no increase in impervious surface or changes to the buildings proposed to the site. Pursuant to LDC 10.1.2 B.3, no Tree Canopy Calculations are required.



Waiver from Chapter 10 to allow for encroachment into the buffer + to waive plantings + screenings



Red Mushroom Holdings LLC
DB 12063 PG 925
C-1, TN

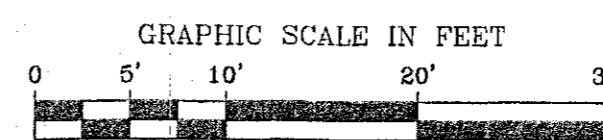
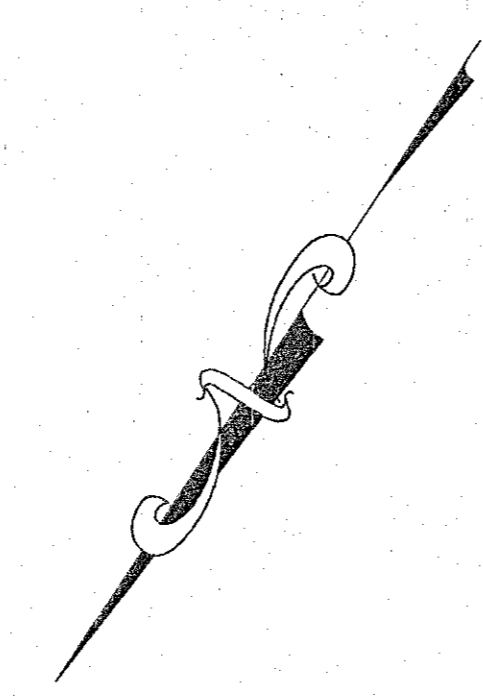
PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *[Signature]*
DATE: 02/09/22
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

LEGEND

- Indicates set 5/8" iron pin w/ cap stamped "RS Matheny PLS 3173" ***Unless otherwise noted***
- Indicates found monument *As Noted*
- Existing Fence (As Noted)



NOTES

1. ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED. NO NEW CONSTRUCTION IS PROPOSED.
2. THIS IS NOT A SURVEY, AND IS NOT INTENDED FOR LAND TRANSFER
3. THIS PROPERTY IS LOCATED IN ZONE "X" PER REVIEW OF FIRM MAP PANEL #2111100027F, EFFECTIVE February 26, 2021
4. NO NEW OUTDOOR LIGHTING IS PROPOSED.
5. ALL SERVICE STRUCTURES IF NEEDED SHALL BE SCREENED IN ACCORDANCE WITH L.D.C. CHAPTER 10. TRASH SERVICE BY 90 GALLON CANS AT THIS TIME.
6. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS OR KENTUCKY DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION ACTIVITIES OR APPROVAL.
7. NO SITE WORK PROPOSED WITH THIS SITE PLAN.

PRELIMINARY APPROVAL
Condition of Approval: _____
Meth Brtk 2-2-22
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
JAN 31 2022
PLANNING & DESIGN SERVICES

FLOOD NOTE

Flood Plain Determination is restricted to a review of the Flood Insurance Rate Maps latest revisions and shall not be construed as a confirmation or denial of flooding potential. The property shown hereon is not located within a 100 year flood zone as indicated by F.E.M.A. Map No. 2111100027F dated February 26, 2021.

CARDINAL SURVEYING
9009 PRESTON HIGHWAY
LOUISVILLE, KY. 40219
PH. (502) 966-3446
www.cardinalsurveyingservices.com

NO.	BY	DATE	REMARKS
1	SMS	1/12/22	Revisions per Agency Comments

SITE PLAN
309 S SPRING ST
LOUISVILLE, KY 40206
This is not a survey, and is not intended for land transfer



Client Name: Kelly Ann Cook
309 S Spring St, Louisville, KY 40206
D.B. 11502 Pg. 595
Parcel ID: 069L00350000
Vertical Scale NONE Date 02-15-2021
Horizontal Scale 1"=10' Field Survey - Date 01-20-2021
By: DR/AS

Sheet Number
1
of 1

21-ZONE-0039 Binding Elements:

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. The residential character of the structure shall be maintained. Changes to the following items shall not be made without prior approval of the Planning Commission or its designee:
 - a. roof line
 - b. building material
 - c. porch
 - d. windows
3. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested: a. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit or certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
5. 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.
6. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system permitted on the site.
7. 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.