

CONDITIONAL USE PERMIT PLAN &

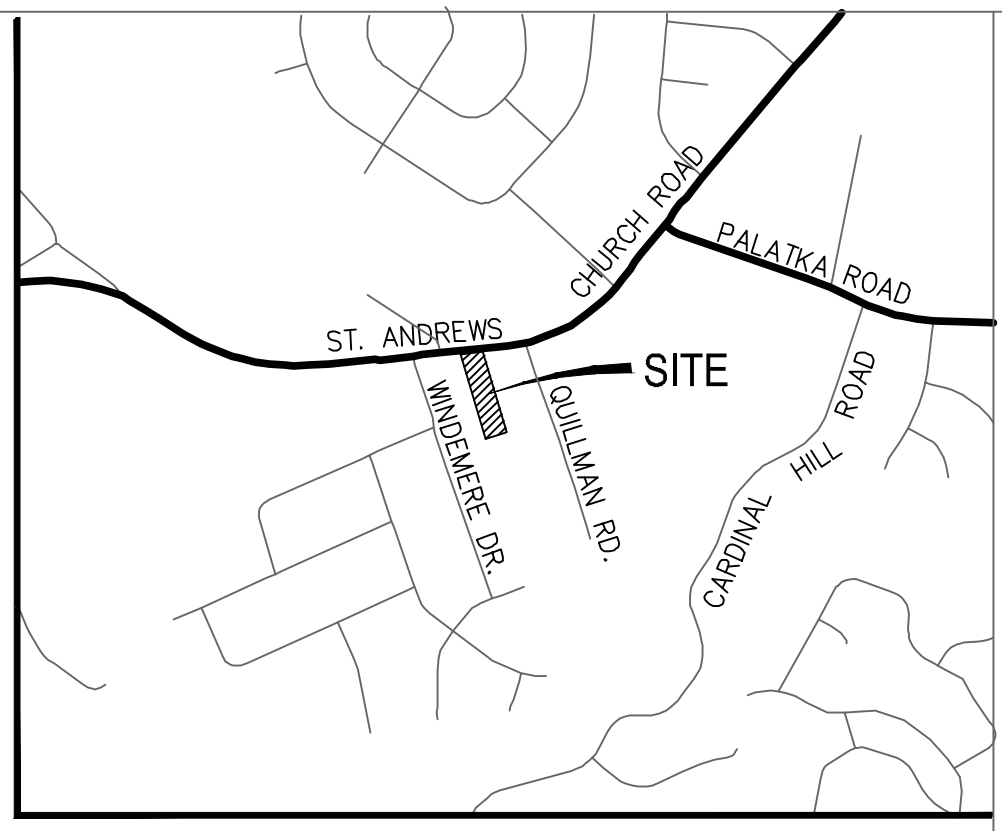
210155 DDP-2  
DRAWING

FOR REVIEW ONLY

PLAN STATUS	
7/30/2021	REV FOR FORMAL FILING
9/3/2021	REV FOR FORMAL FILING
10/7/2021	REV PER AGENCY COM
11/01/2021	REV PER AGENCY COM
1/28/2022	REV PER METRO WORKS
8/1/2022	ADD KYTC DRAIN ESMT
8/31/2022	REV PER METRO WORKS
10/27/22	REV PER AGENCY COM

DATE	DESCRIPTION
DHS	DHS CRB
SCALE	H: 1"=30' V: N/A
JOB No.	210155
DATE :	5/6/2021
FILE No.	

NOT FOR CONSTRUCTION



**LOCATION MAP**  
NOT TO SCALE

**SITE DATA**

GROSS SITE AREA	0.92 ACRES (39,881.55 SQ.FT.)
NET SITE AREA	0.89 ACRES (38,876.56 SQ.FT.)
EXISTING ZONING	C-1
EXISTING FORM DISTRICT	NFD
PROPOSED ZONING	C-2
EXISTING USE	LANDSCAPE CONTRACTOR/ RESIDENTIAL
PROPOSED USE	LANDSCAPE CONTRACTOR/ RESIDENTIAL
EX. TOTAL BUILDING AREA	6,794 SQ.FT.
HOUSE	1,004 S.F.
(868 SF FIRST FLOOR, 136 SF SECOND FLOOR)	
GARAGE	690 S.F.
CONTRACTOR SHOP	5,100 S.F.
FLOOR AREA RATIO	0.17
<b>PARKING REQUIREMENT</b>	
MINIMUM PARKING REQUIRED	5 SPACES
RESIDENCE (2 SP/UNIT)	2 SPACES
CONTRACTOR SHOP (1 SP/2,000 SF.)	3 SPACES
MAXIMUM PARKING ALLOWED	15 SPACES
RESIDENCE (5 SP/UNIT)	5 SPACES
CONTRACTOR SHOP (1 SP/500 SF.)	10 SPACES
PARKING PROVIDED	8 SPACES
RESIDENCE	2 SPACES
CONTRACTOR SHOP	2 SPACES
<b>SETBACKS</b>	
FRONT YARD	10' MIN. 80' MAX.
SIDE YARD	0'
FROM R-4	50' (LOADING)
REAR YARD	30' (NON-LOADING)
MAXIMUM ALLOWED BUILDING HT.	30'
<b>LANDSCAPE REQUIREMENTS</b>	
EXISTING V.U.A.	10,504 SQ.FT.
PROPOSED ADDITIONAL V.U.A.	3,691 SQ.FT.
TOTAL PROP. V.U.A.	14,195 SQ.FT. (35% INCREASE)
I.L.A. REQUIREMENT	1,065 SQ.FT.
I.L.A. PROVIDED	1,889 SQ.FT.
I.L.A. REQUIRED IN PROPOSED EXPANDED V.U.A. PER CHAPTER 10.2.2.A.2	

**LEGEND**

---x---x---x---	EXISTING FENCE
---OHU---OHU---	EX. OVERHEAD UTILITIES
---	EX. DRAIN WAY
---	CENTERLINE
---	EX. SANITARY SEWER LINE
---	EX. STORM LINE
---	EXISTING TREELINE
---	EXISTING CONTOUR LINE
---	PROP. 6" SOLID PRIVACY FENCE
---	LOCAL FLOODPLAIN
---	EX. ZONING BOUNDARY
---	LIMITS OF POST 2019 LOJIC AERIAL CONSTRUCTION
---	PROP. SANITARY SEWER
---	EX. UTILITY POLE
---	FIRE HYDRANT
---	WATER VALVE
---	GAS VALVE
---	GUY WIRE
---	DRAINAGE FLOW
---	EX. HEADWALL

**MSD 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. 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 PRIOR TO THE PLAN AND MSD STANDARDS.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.
- 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.
- SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL B REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- SITE IS SUBJECT TO REGIONAL FACILITY FEES. CAPACITY OF THE DOWNSTREAM SYSTEM TO BE VERIFIED PRIOR TO ISSUE OF ANY BUILDING PERMITS OR MSD CONSTRUCTION PLAN APPROVAL. IF CAPACITY DOES NOT EXIST, DOWNSTREAM IMPROVEMENTS OR SITE MODIFICATIONS WILL BE REQUIRED. EXISTING IMPERVIOUS CONDITIONS SHALL BE CALCULATED FROM THE LOJIC AERIAL IMAGE FOR 2019.

**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.
- SITE TO UTILIZE EXISTING STRUCTURES. NO NEW CONSTRUCTION.
- BOUNDARY INFORMATION TAKEN FROM DEED AND MSD LOJIC 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.
- DESIGN OF ACCESS TO STATE HIGHWAYS SHALL COMPLY WITH KYTC STANDARD DRAWING; COMMERCIAL ACCESS CORNER RADI SHALL BE 35' MINIMUM; ACCESS THROAT WIDTH 24'-36" WIDE. ACCESS SHALL BE EITHER CONCRETE OR ASPHALT WITHIN THE RIGHT-OF-WAY.
- CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT-OF-WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUESTS TO ALTER DRAINAGE ON A RIGHT-OF-WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.
- 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.

**CONDITIONAL USE PERMIT REQUEST**

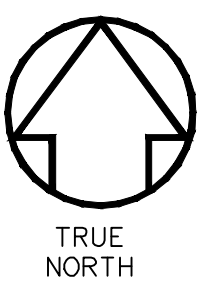
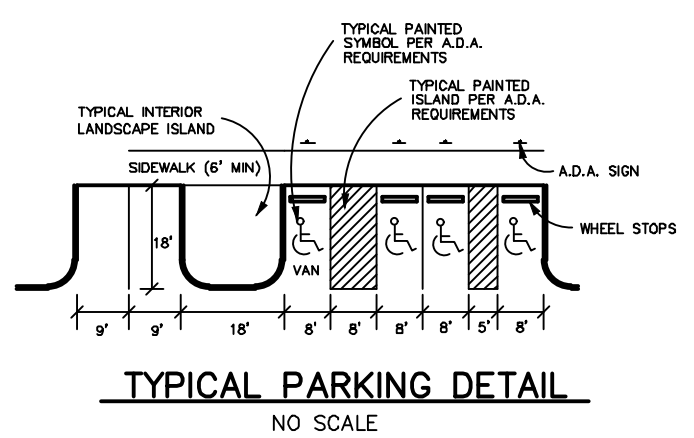
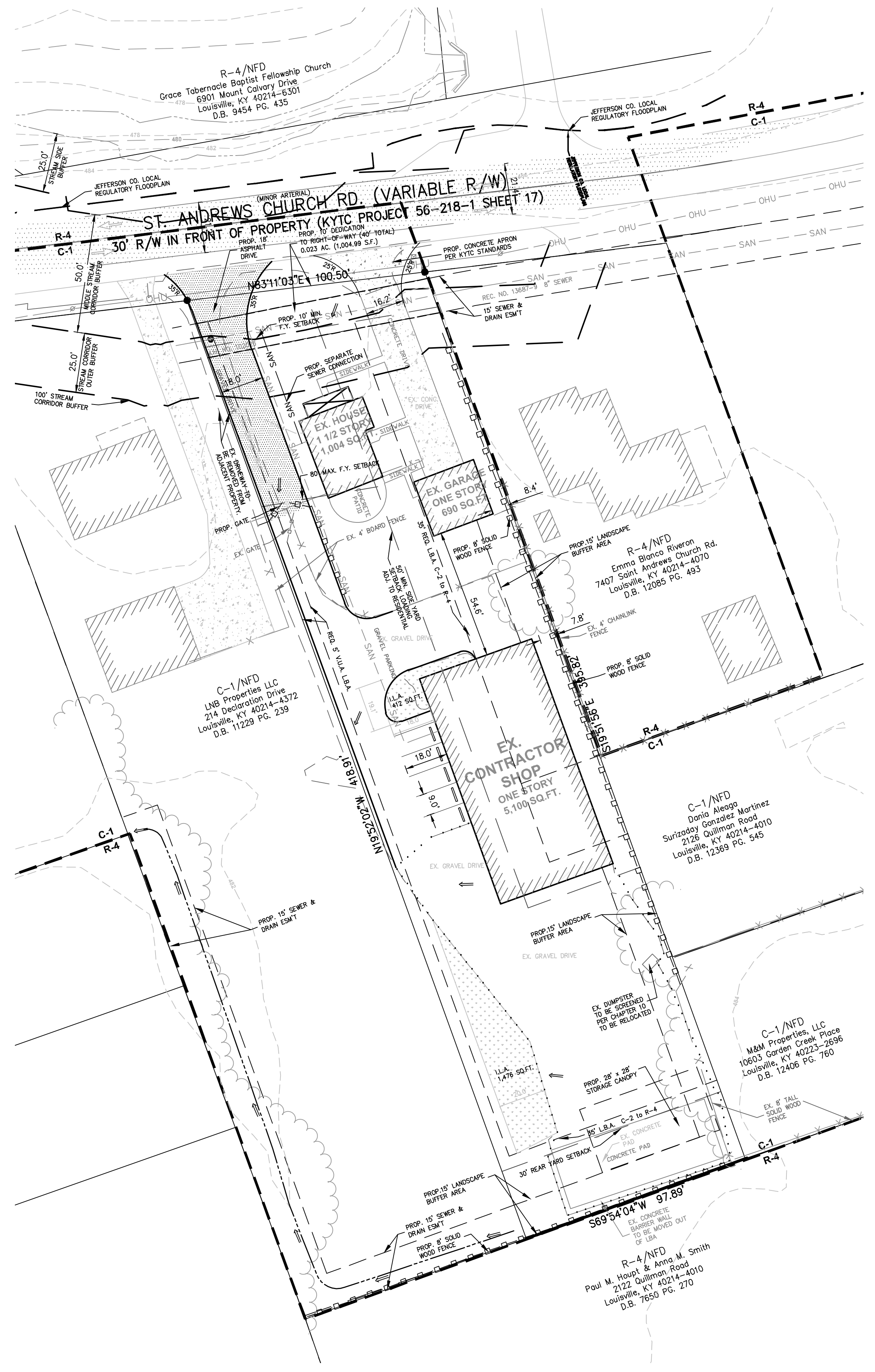
- CONDITIONAL USE PERMIT REQUEST FOR A CONTRACTOR'S YARD WITH OUTDOOR STORAGE WITHIN A C-2 ZONING DISTRICT PER CHAPTER 4.2.51 OF THE LAND DEVELOPMENT CODE.

**WAIVER AND VARIANCES REQUESTED:**

- REQUEST VARIANCE OF CHAPTER 5.3.1, TABLE 5.3.2 TO ALLOW EXISTING STRUCTURES TO ENCOACH INTO THE 50' RESIDENTIAL TO NON-RESIDENTIAL SETBACK ALONG THE SIDE YARD.
- REQUEST VARIANCE OF CHAPTER 5.3.1, TABLE 5.3.2 TO ALLOW EXISTING CONCRETE PAD AND PROPOSED CANOPY TO ENCOACH INTO THE 30' RESIDENTIAL TO NON-RESIDENTIAL SETBACK ALONG THE REAR YARD.
- REQUEST WAIVER OF CHAPTER 10.2.4.A TO ALLOW ENCROACHMENTS INTO THE REQUIRED 35' LANDSCAPE BUFFER ALONG THE EAST SIDE AND SOUTH REAR YARDS.
- REQUEST WAIVER OF CHAPTER 10.2.10 AND 10.2.11 TO OMIT VEHICLE USE AREA LANDSCAPE BUFFER AREA AND PLANTING REQUIREMENTS ALONG THE WEST PROPERTY LINE ALONG THE EXISTING DRIVEWAY.

**IMPERVIOUS AREA (SITE)**

NET SITE AREA	0.94 ACRES
AREA OF DISTURBANCE	0.22 ACRES
EXISTING IMPERVIOUS SURFACE	0.38 ACRES
PROPOSED IMPERVIOUS SURFACE	0.60 ACRES
INCREASE IN IMPERVIOUS SURFACE	0.22 ACRES



**CONDITIONAL USE PERMIT & DETAILED DEVELOPMENT PLAN**  
 GRAPHIC SCALE: SUPERCEDES NUMERIC SCALE  
 0 15' 30' 60'  
 SCALE: 1" = 30'

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