TREE CANOPY CALCULATIONS

TOTAL SITE AREA	586,016 S.F.
EX. TREE CANOPY ON SITE	536,353 S.F. (91.5%)
EX. TREE CANOPY TO BE PRESERVED	421,376 S.F. (71.9%)
TREE CANOPY REQUIRED	205,106 S.F. (35%)
ADDITIONAL TREE CANOPY REQUIRED	0 S.F.
TOTAL TREE CANOPY PROVIDED	421,376 S.F. (71.9%)

* A TWENTY (20) PERCENT REDUCTION IN THE MINIMUM NUMBER OF PARKING SPACES REQUIRED SHALL APPLY TO ANY DEVELOPMENT IN SUBURBAN FORM DISTRICTS THAT EXCEEDS THE MINIMUM TREE CANOPY REQUIRED BY FIVE (5) PERCENT.

CONDITIONAL USE PERMIT REQUEST:

REQUEST CONDITIONAL USE PERMIT PER CHAPTER 4.2.35 TO ALLOW MINI WAREHOUSE STORAGE IN A C-2 ZONE.

VARIANCE / WAIVER REQUESTS:

REQUEST VARIANCE OF CHAPTER 5.3.1.c.5 OF THE LAND DEVELOPMENT CODE TO ALLOW PROPOSED BUILDING TO EXCEED THE 35' MAXIMUM HEIGHT BY UP TO 5'.

LANDSCAPE REQUIREMENTS

TOTAL VEHICLE USE AREA (VUA)	23,987 SQ.FT.
7.5% I.L.A. REQUIREMENT	1,799 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED	1,977 SQ.FT.

SITE DATA

GROSS SITE AREA	13.38 ACRES 582,797.29 SQ.FT.
NET SITE AREA	13.22 ACRES 575,676.43 SQ.FT.
EXISTING USE	VACANT
EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R-4/FLOYDS FORK OVERLAY
PROPOSED ZONING C-2 5.88 ACRES R-4 7.34 ACRES	R-4 & C-2 w/C.U.P.
PROPOSED USE	MINI-WAREHOUSE STORAGE
BUILDING AREA OFFICE 1,600 SQ.FT. STORAGE 102,675 SQ.FT.	104,275 SQ.FT.

415 CLIMATE CONTROLLED UNITS
290 NON-CLIMATE CONTROLLED UNITS
MAXIMUM BUILDING HEIGHT - 40' FROM BASEMENT F.F.E.

SETBACKS

NON-RESIDENTIAL TO RESIDENTIAL (NON-LOADING)	50'
NON-RESIDENTIAL TO RESIDENTIAL (LOADING)	75'
FRONT YARD MIN.	10'
FRONT YARD MAX.	150'
MAX. BUILDING HEIGHT (FLOYDS FORK DRO - 1 STORY)	35'

PARKING CALCULATIONS:

MINIMUM REQUIRED PARKING	25 SPACES
1 SPACE/500 S.F. OFFICE	3 SPACES
1 SPACE/15 CLIMATE CONTROLLED UNITS	28 SPACES
* 20% REDUCTION FOR EXCEEDING MIN. TREE CANOPY BY 5% - 6 SPACES	
MAXIMUM ALLOWED PARKING	95 SPACES
1 SPACE/250 S.F. OFFICE	6 SPACES
1 SPACE/5 CLIMATE CONTROLLED UNITS	83 SPACES
PARKING PROVIDED	25 SPACES
(INCLUDES 2 ACCESSIBLE SPACES)	

APPROXIMATE DETENTION CALCULATION:

TOTAL SITE AREA = 13.22 ACRES

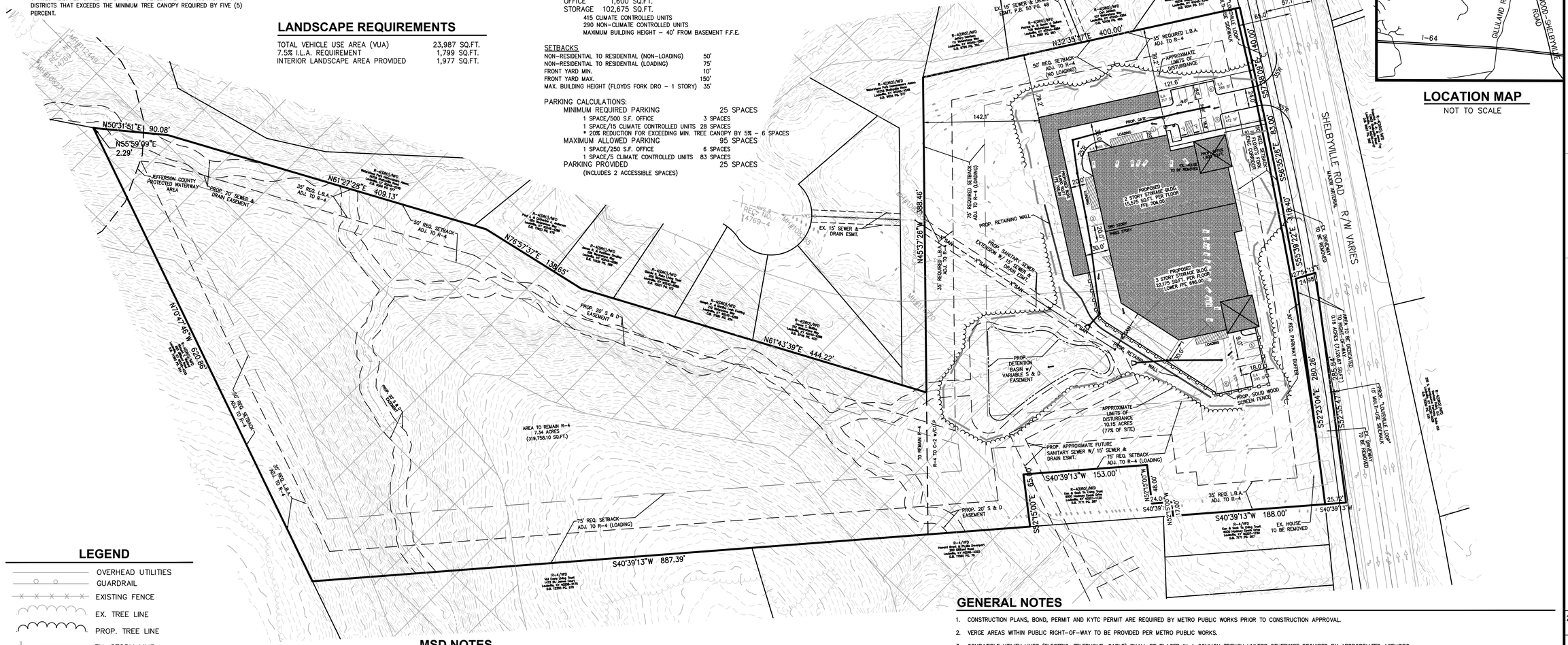
PRE-DEVELOPED AREA		POST-DEVELOPED AREA	
PERVIOUS	13.07 AC	PERVIOUS	11.63 AC
IMPERVIOUS	0.15 AC	IMPERVIOUS	1.59 AC

PRE-DEVELOPED CN = 74 POST-DEVELOPED CN = 82

APPROXIMATE REQUIRED VOLUME: 18,209 CU.FT. FOR 100 YR VOLUME ESTIMATION PER NRCS RUNOFF CURVE NUMBER METHOD

IMPERVIOUS AREA

TOTAL SITE AREA	13.22 ACRES
EXISTING IMPERVIOUS SURFACE	0.15 ACRES
PROPOSED IMPERVIOUS SURFACE	1.59 ACRES
INCREASE IN IMPERVIOUS SURFACE	1.44 ACRES


N50°31'51"E 90.08'
N55°59'09"E 2.29'
JEFFERSON COUNTY PROTECTED WATERWAY AREA
PROP. 20' SEWER & DRAIN EASEMENT
35' REQ. L.B.A. ADJ. TO R-4
N61°27'28"E 409.13'
50' REQ. SETBACK ADJ. TO R-4
N76°57'37"E 139.65'
N70°47'48"W 620.86'
50' REQ. SETBACK ADJ. TO R-4
35' REQ. L.B.A. ADJ. TO R-4
PROP. TREELINE
AREA TO REMAIN R-4 7.34 ACRES (319,758.10 SQ.FT.)
75' REQ. SETBACK ADJ. TO R-4 (LOADING)
S40°39'13"W 887.39'
R-4/VFD Val Ann Land Trust 1423 W. Jefferson Street Louisville, KY 40208-2075 D.B. 11230 Pg. 979
R-4/VFD Homer Bell Jones Revocable Trust 2800 Bellaire Avenue Louisville, KY 40205 D.B. 11580 Pg. 76
R-4/VFD Kim & Gail Yu Living Trust 1425 Shelbyville Road Louisville, KY 40204-1010 D.B. 11171 Pg. 387
R-4/VFD Kim & Gail Yu Living Trust 1425 Shelbyville Road Louisville, KY 40204-1010 D.B. 11171 Pg. 387
EX. HOUSE TO BE REMOVED
R-4/VFD Mohammed Ali Ahmed Ahmed Ali Ahmed 1501 Shelbyville Road Louisville, KY 40204 D.B. 11171 Pg. 387