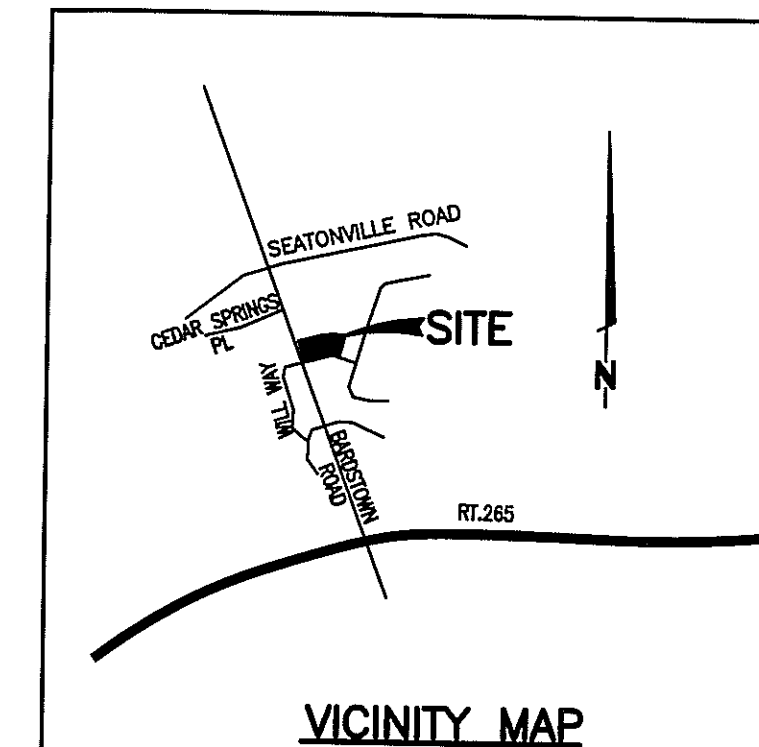
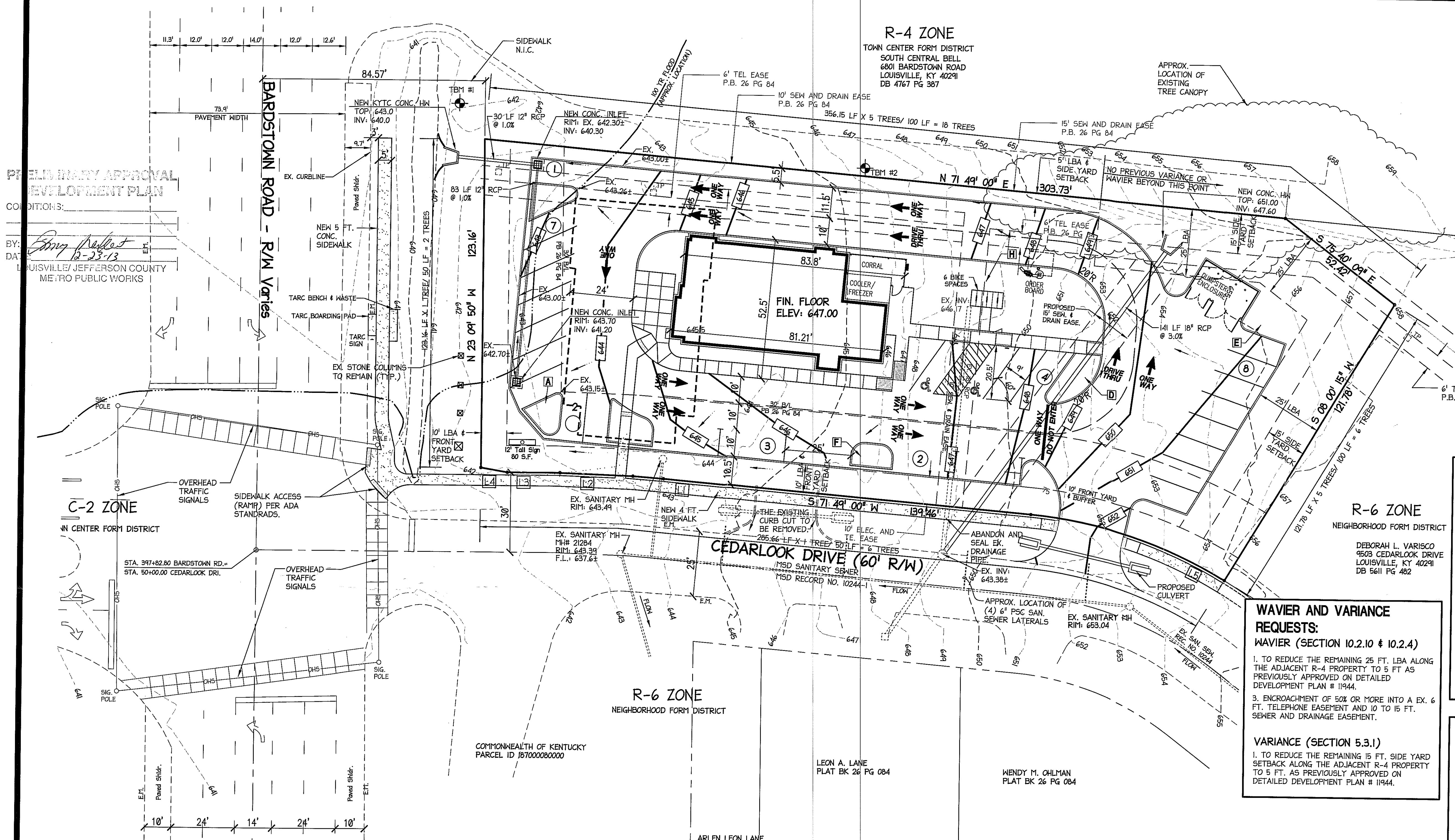




I.L.A. AREA TABLE

A	167 S.F.
B	NOT USED
C	NOT USED
D	241 S.F.
E	157 S.F.
F	147 S.F.
G	NOT USED
H	2,139 S.F.
2,851 S.F. TOTAL	

LEGEND:

DRAIN, ARROW	EX. CURB INLET
EX. TREE	EX. STORM MANHOLE
EX. LIGHTPOLE	EX. ROAD SIGN
EX. CONTOUR	EX. BOLLARD
NEW CONTOUR	BENCHMARK
EX. SAN. MANHOLE	NEW CLASS "A" TREE
NEW CONC. INLET	NEW CLASS "B" TREE
EX. WATER METER	EX. BUILDING
EX. WATER METER	
EX. WATER VALVE	
SUBJECT PROPERTY LINE	
NEW CONC. HW	

WAVIER AND VARIANCE REQUESTS:

WAVIER (SECTION 10.2.10 & 10.2.4)

1. TO REDUCE THE REMAINING 25 FT. LBA ALONG THE ADJACENT R-4 PROPERTY TO 5 FT AS PREVIOUSLY APPROVED ON DETAILED DEVELOPMENT PLAN # 11944.
2. ENCROACHMENT OF 50% OR MORE INTO A EX. 6 FT. TELEPHONE EASEMENT AND 10 TO 15 FT. SEWER AND DRAINAGE EASEMENT.

VARIANCE (SECTION 5.3.1)

1. TO REDUCE THE REMAINING 15 FT. SIDE YARD SETBACK ALONG THE ADJACENT R-4 PROPERTY TO 5 FT. AS PREVIOUSLY APPROVED ON DETAILED DEVELOPMENT PLAN # 11944.

SITE STATISTICS:

SITE ADDRESS:	9409 CEDARLOOK DRIVE
ZIP CODE:	40291
PARCEL ID:	187000160000
SITE AREA:	0.899 AC./39,160 SF
ZONING:	C-1
FORM DISTRICT:	SUBURBAN NEIGHBORHOOD
EXISTING BUILDING:	4,315 S.F.
EXISTING BUILDING HT:	18 FT.
PROPOSED BUILDING:	3,030 S.F.
EXISTING USE:	VETERINARIAN / RETAIL
PROPOSED USE:	RESTAURANT W/ DRIVE-THRU
FLOOR AREA RATIO:	3,030 SF/39,160.0 SF = .0774
	MIN MAX MIN MAX
PARKING SPACES REQUIRED:	1/125 1/50 24 60
BIKE PARKING REQUIRED:	6 SPACES (4 SHORT, 2 LONG)
PARKING SPACES PROVIDED:	27 SPACES (INCLUDES 2 HC)
BIKE PARKING PROVIDED:	6 SPACES (4 SHORT, 2 LONG)

RELEVANT CASE NUMBERS:

CASE NO. 11944 APPROVED 07/02/2009, EXPIRED 07/02/2011

CASE NO. 9-42-91

LANDSCAPE CALCULATIONS:

TREE CANOPY PROTECTION PLAN

FROM TABLE 10.1.1, COMMERCIAL, IN NEIGHBORHOOD DISTRICT IS CLASS C

FROM TABLE 10.1.2 MINIMUM TREE CANOPY COVERAGE IS 20% WITH 0% PRESERVED CANOPY AND 20% NEW CANOPY

SITE AREA: 0.899 AC./39,160 SF

REQUIRED TREE CANOPY: 7,832 SF

EXISTING CANOPY PRESERVED: 0%

NEW CANOPY PROVIDED: 17,568 S.F./45%

TOTAL TREE CANOPY SHOWN ON PLAN: 17,568 S.F. OR 45%

NEW TREE CANOPY PROVIDED:

4 - 2" TYPE A TREES @ 720 S.F. OF CANOPY = 2,880 S.F.

34 - 2" TYPE B TREES @ 432 S.F. OF CANOPY = 14,688 S.F.

TOTAL NEW CANOPY BEING PROVIDED: 17,568 S.F.

V.U.A. AND I.L.A. REQUIREMENTS

GROSS AREA OF PARCEL: 0.899 AC./39,160 SF

V.U.A. TOTAL AREA: 19,588 S.F.

VUA BUFFER AREA REQUIREMENT FROM TABLE 10.2.6: 10,001-30,000 S.F., NEIGHBORHOOD DISTRICT = 10 FT. REQUIRED VUA BUFFER AREA: 10 FT.

VUA BUFFER AREA NEEDED ALONG CEDARLOOK DR: 5 FT. FOR A 5 FT LBA.

I.L.A. IS REQ'D TO BE 7.5% FOR VUA OF 12,000-30,000 S.F. REQUIRED: 7.5% x 19,588 S.F. = 1,469.0 S.F. PROVIDED: 2,851 S.F. (SEE I.L.A. AREA TABLE THIS SHEET)

VUA PERIMETER REQUIREMENTS

VUA PERIMETER REQUIREMENTS FROM SECTION 10.2.11: 1 LARGE (TYPE A) TREE PER 50 LF OF BOUNDARY. PROVIDED AS SHOWN.

SUBJECT PARCEL OWNER:

BARSTOWN 4801, LLC
4813 BARSTOWN ROAD
LOUISVILLE, KY 40291
DEED BOOK 9257 PAGE 113
MAJOR PLAT BOOK 26 PAGE 084

SUBJECT PARCEL DEVELOPER:

CRM COMPANIES
270 SOUTH LIMESTONE
LEXINGTON, KY 40508

LINE	BEARING	DISTANCE
L1	S 71°04'48" W	11.54'
L2	S 68°35'23" W	27.48'
L3	S 66°50'10" W	20.00'
L4	S 76°34'14" W	10.14'
L5	S 84°54'42" W	77.04'

BENCHMARK #1

RAILROAD SPIKE IN UTILITY POLE ON THE EAST SIDE OF BARSTOWN ROAD. 167± NORTH OF THE CENTERLINE OF CEDARLOOK DRIVE. ELEV. = 642.53 (NAVD 88)

BENCHMARK #2

RAILROAD SPIKE IN UTILITY POLE ON THE EAST SIDE OF BARSTOWN ROAD. 167± NORTH OF THE CENTERLINE OF CEDARLOOK DRIVE. ELEV. = 647.79 (NAVD 88)

EXISTING IMPERVIOUS

11,478± SF USED. 21,328± SF APPROVED DP 4/22/09. W#2464

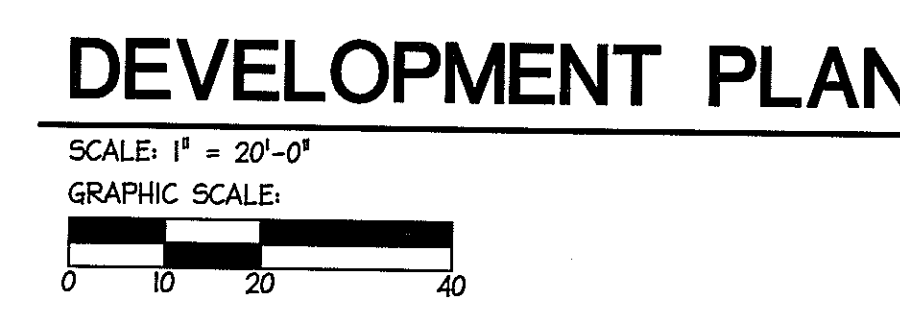
PROPOSED IMPERVIOUS

13,652± SF USED. 21,328± SF APPROVED DP 4/22/09. W#2464

DUST CONTROL NOTE:

MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

- M.S.D. NOTES:**
1. KTC APPROVAL WILL BE REQUIRED. AN MSD DRAINAGE BOND WILL BE REQUIRED.
 2. SITE WILL BE SUBJECT TO MSD'S REGIONAL FACILITY FEE.
 3. ANY LOSS IN FLOODPLAIN STORAGE AS A RESULT OF FILL MUST BE MITIGATED AT I.H.
 4. AN MSD FLOODPLAIN PERMIT WILL BE REQUIRED.
 5. MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION, FEES MAY APPLY.
 6. ENGINEER TO VERIFY CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM PRIOR TO CONSTRUCTION APPROVAL.
- NOTES:**
1. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 2. CONSTRUCTION BOND AND ENCROACHMENT PERMIT ARE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.



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DEC 16 2013

CRM COMPANIES & DESIGN SERVICES

WM# 2464

JOB NO.: 13152

PROJECT: **CRM COMPANIES**
270 SOUTH LIMESTONE
LEXINGTON, KY 40508

CLIENT: **CRM COMPANIES**
270 SOUTH LIMESTONE
LEXINGTON, KY 40508

ENGINEER: **The Roberts Group**
Architects - Engineers - Landscape Architects
270 South Limestone Drive - Lexington, KY 40503
606-276-2005 - 606-276-2501 Faxline

DATE: 09/17/13

DRAWN BY: RWC

CHECKED BY:

REVISIONS:

1	MSD COMMENTS 10-22-13
2	COMMENTS 12-3-13
3	chg. to email bldg 12.12.13

SHEET NO. **DP**