

PROJECT SUMMARY

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

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.

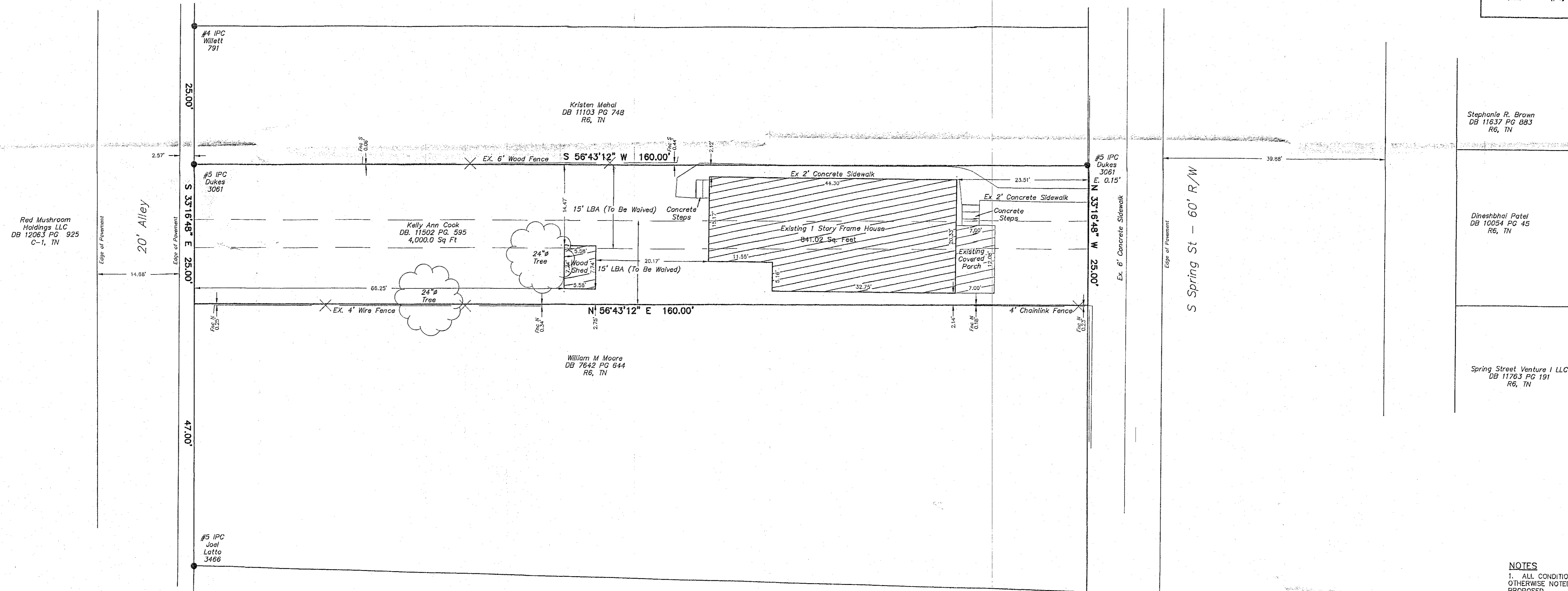
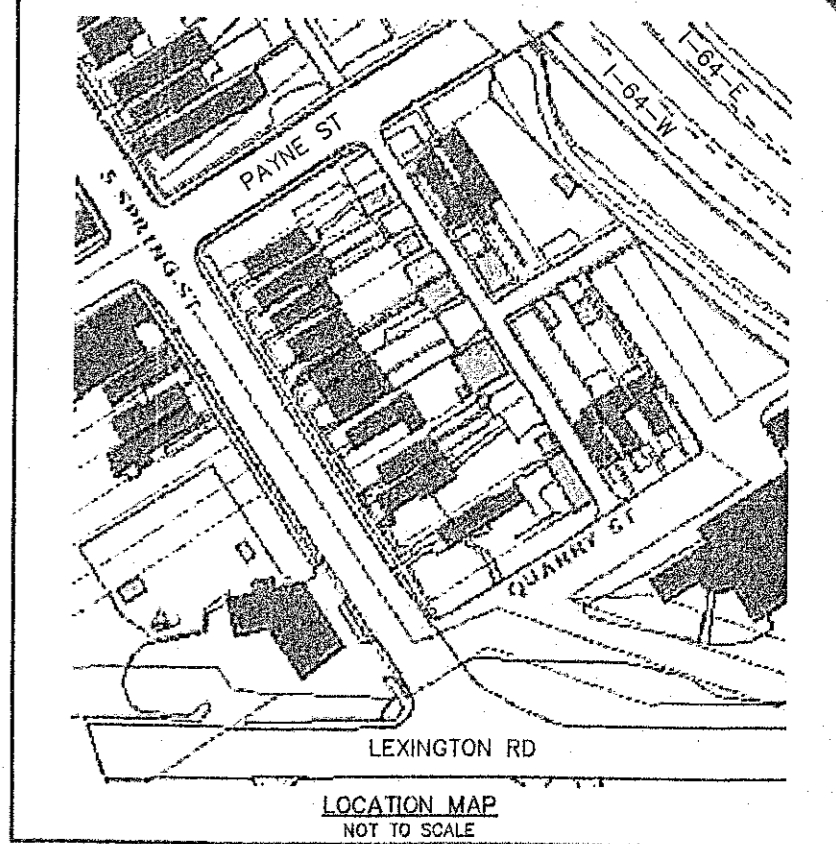
PARKING REQUIREMENTS

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

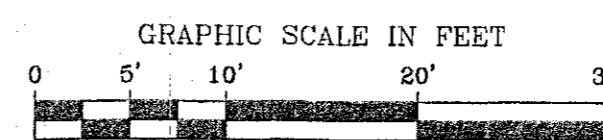
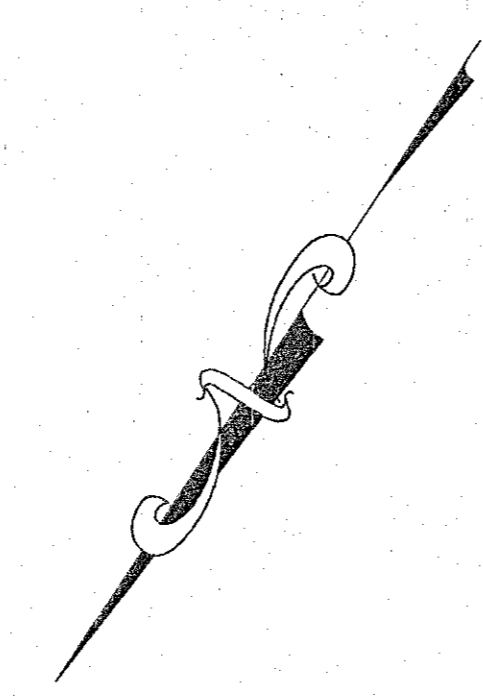
PRELIMINARY APPROVAL DEVELOPMENT PLAN

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

REVISIONS			
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