

LANDSCAPE NOTES

1. GRASS OR GROUND COVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
2. ALL PLANT MATERIAL LOCATED WITHIN A UTILITY EASEMENT THAT IS DAMAGED OR REMOVED DUE TO WORK REQUIRED BY THE UTILITY COMPANY SHALL BE IMMEDIATELY REPLACED BY THE OWNER IN ACCORDANCE WITH CHAPTER 10.
3. EXISTING TREES AND PLANTS ARE BEING USED TO MEET LANDSCAPE CODE REQUIREMENTS. IF ANY TREES DIE OR ARE REMOVED THEY WILL BE REPLACED AS PER THE LANDSCAPE CODE REQUIREMENTS.
4. IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERPETUALLY MAINTAIN ALL LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER LAND DEVELOPMENT CODE REGULATIONS. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE VERGE AND ASSOCIATED TREES WITHIN THE VERGE UNLESS THE AGENCY HAVING JURISDICTION OVER THAT VERGE ASSUMES THAT RESPONSIBILITY.
5. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
6. ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10. SERVICE STRUCTURES MUST BE SCREENED. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM. BOXES.
7. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE.
8. LIGHT POLES, SIDEWALKS, BENCHES, ETC. SHALL NOT OCCUPY MORE THAN 25% OF ANY INTERIOR LANDSCAPE AREA (ALLA) OR REDUCE THE WIDTH OF ANY PLANTED AREA TO LESS THAN 4 FEET. CONTACTOR TO COORDINATE LIGHT POLE LOCATIONS WITH LANDSCAPE PLAN. LIGHT POLES SHALL NOT BE IN CONFLICT WITH PROPOSED PLANTINGS.
9. THE GROUND PLANE OF ALL INTERIOR LANDSCAPE AREAS SHALL BE PLANTED USING EITHER SHRUBS, GROUNDCOVER OR TURF.
10. THE AREA WHERE ASPHALT IS BEING REMOVED PER CONSTRUCTION PLANS WILL BE EXCAVATED TO ORIGINAL SOIL AND FILLED WITH TOPSOIL. IT WILL BE SEEDED AND STRAWED.
11. ANY AREAS WITH EXISTING GRAVEL, WHICH WILL BECOME LANDSCAPE AREAS, WILL HAVE EXISTING GRAVEL REMOVED AND BACKFILLED WITH SOIL. DETAILS WILL BE PROVIDED IN CONSTRUCTION PLANS.

Symbol	Common Name	Latin Name	Quantity	Size	Height	Spacing	Transplanting
	Willow Oak	Quercus phellos	2	1-3/4" Caliper	-----	N/A	Ball & Burlap
	Sycamore	Acer pseudoplatanus	2	1-3/4" Caliper	-----	N/A	Ball & Burlap
	River Birch	Betula nigra	3	1-3/4" Caliper	-----	N/A	Ball & Burlap
	Pin Oak	Quercus palustris	1	1-3/4" Caliper	-----	N/A	Ball & Burlap
	Burkwood Viburnum	Viburnum x burkwoodii	34	-----	36"	3 ft on center	Ball & Burlap
	Boxwood	Buxus Sempervirens	8	-----	36"	3 ft on center	Ball & Burlap
	Hydrangea	Hydrangea macrophylla	23	-----	36"	3 ft on center	Ball & Burlap

UTILITY NOTE

Location of underground utilities shown are approximate and are based on available plans. Neither the engineer/surveyor nor his representatives have verified or observed the actual installation of these utilities.

SHRUB PLANTING DETAIL

N.T.S.

TREE STAKING DETAIL

N.T.S.

TREE PROTECTION FENCING

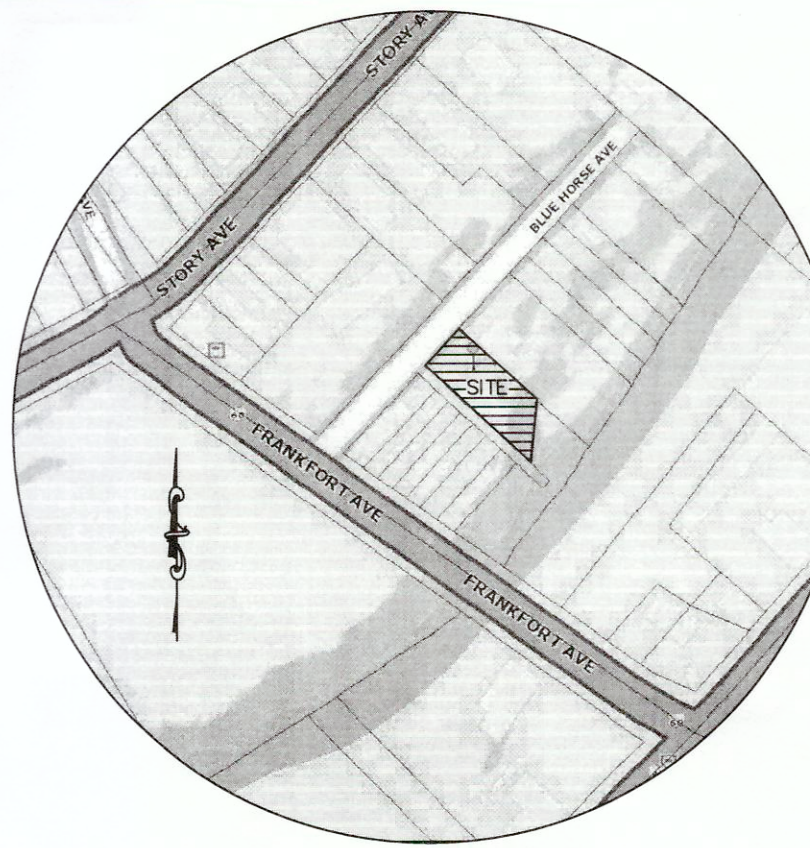
N.T.S.

PROJECT SUMMARY

Existing Form District: Traditional Neighborhood
Existing Zoning: R7
Existing Use: Vacant
Proposed Use: Offsite Parking Lot for Bed & Breakfast
Site Acreage: 0.1432 Acres± or 6,237 Sq. Ft.±

WAIVERS REQUESTED

1. A request to waive the requirement of LDC 5.5.1.A.3.a and 5.9.2.C.4 to allow proposed parking to be located in front yard setback.
2. A request to waive the required 5' LBA required by LDC 10.2.10 on the south side yard as indicated adjacent to the alley right of way.
3. A request to waive the requirements for a 3 foot street wall across the front of the parking area along Blue Horse Ave. as per LDC 5.5.1.A.3
4. A waiver from LDC Table 8.3.2 to allow a freestanding sign on property with less than 120 feet of street frontage.



LOCATION MAP

NOT TO SCALE

GENERAL NOTES

1. This is NOT a survey.
2. Portions of this property are located in a flood zone per review of FEMA Map# 21111C0026E, effective 12/05/2006.
3. Drainage pattern depicted by arrows () is for concept purposes only. Final design shall be determined during the construction plan design process.
4. Drainage shall conform to M.S.D. requirements.
5. Topographic information is provided by Cardinal Surveying.
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
7. All parking areas will be of a hard durable surface.
8. Site may be subject to MSD's regional facility fee.
9. This site is located in a Historic Preservation District.
10. There is no additional lighting proposed.
11. A sign application will be filed, and permit received prior to sign installation.
12. Work within the right of way is subject to construction bond and permit by Louisville Metro Transportation Planning.

PARKING SUMMARY

Bed and Breakfast - five bedrooms
Minimum parking - 0.75 spaces for each bedroom. (5 Spaces)
Maximum parking - 1.50 spaces for each bedroom. (8 Spaces)

Apartment - two units
Minimum parking - 1.5 spaces for each unit. (3 Spaces)
Maximum parking - 2.50 spaces for each unit. (5 Spaces)

Provided Parking: 10 Spaces
Total minimum Parking: 8 Spaces
Total maximum Parking: 13 Spaces

Proposed V.U.A.: 3,239 Sq.Ft.
I.L.A. Required: N/A (<6000 Sq. Ft.)
Typical Parking Space: 9'x18'

LANDSCAPING NOTES

North Side Yard-15' L.B.A. required R-7 to R-7 zoning. (C1 Buffers apply)
Rear Yard-15' L.B.A. required R-7 to R-7 zoning. (C1 Buffers apply)
South Side Yard-5' L.B.A. required adjacent to R/W. (C1 Buffers apply)

TREE CANOPY

Total Site Area: 6,237 Sq.Ft.±
Preserved tree canopy: 2400 Sq.Ft.± (38.48%)
Type "A" @ 12" Cal. = 2400 Sq.Ft.± (1200 Sq.Ft. credit)
Required tree canopy: 624 Sq. Ft. ± (10%)
Proposed tree canopy: 5,568 Sq.Ft.±
4 Type "A" @ 1 3/4" Cal. = 3840 Sq.Ft.± (960 Sq.Ft. credit)
4 Type "B" @ 1 3/4" Cal. = 2304 Sq.Ft.± (576 Sq.Ft. credit)
Total tree canopy provided 8,544 Sq.Ft.±

STREAM BUFFER

Proposed 5 Type "A" Trees
Exact type and locations to be determined.

CURRENT PROPERTY OWNERS

HRE, LLC
9103 Kingdom Way
Louisville, KY 40291

RECEIVED

MAR 09 2015

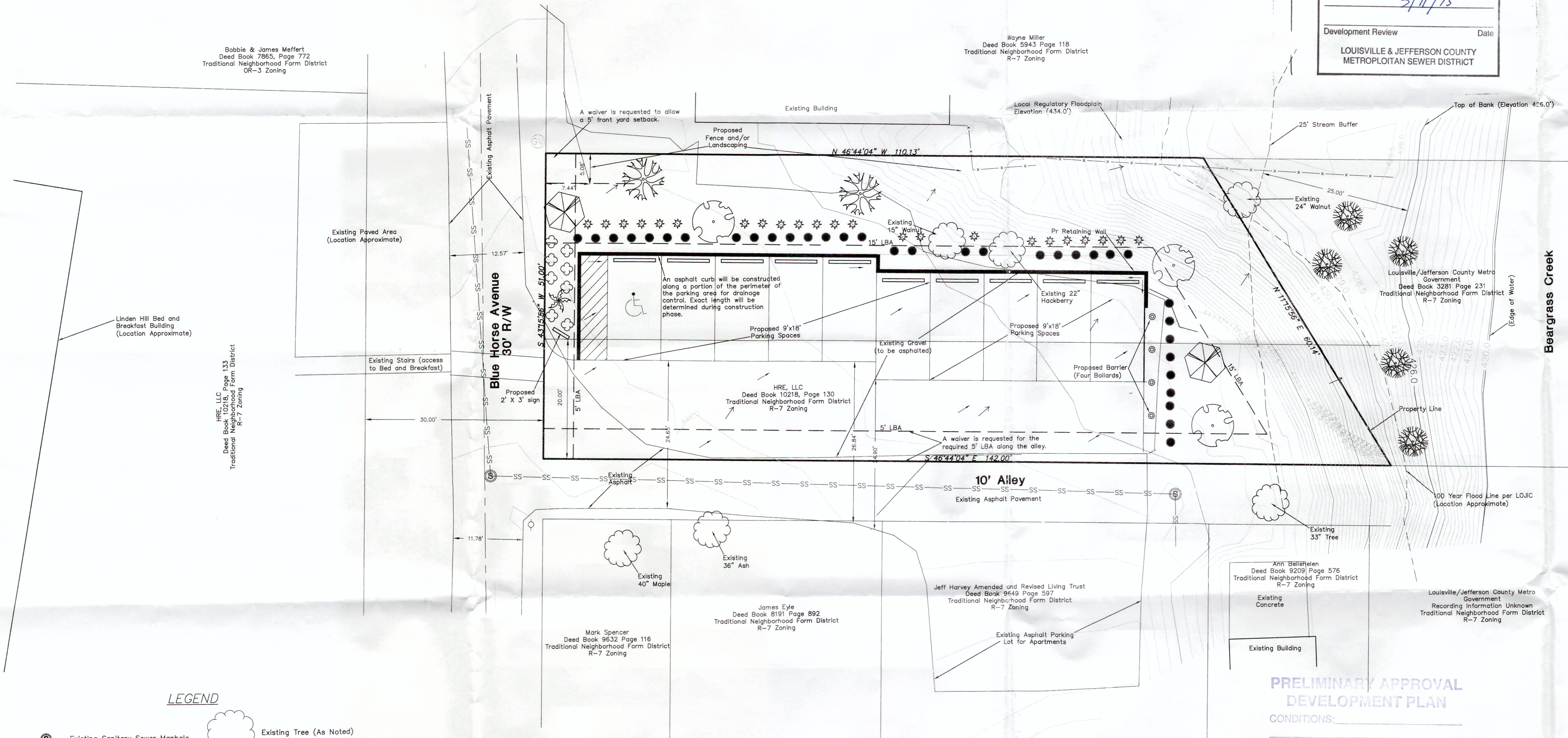
DESIGN SERVICE

SITE ADDRESS

1612 Blue Horse Avenue
Louisville, KY 40206
Deed Book 10218, Page 130
Parcel ID: 020G00110000
Case # 14 CUP1017

WM # 8567

Original Drawing Date: 05/14/2014



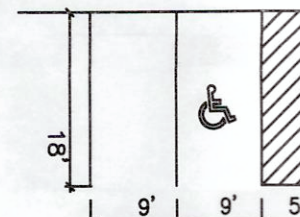
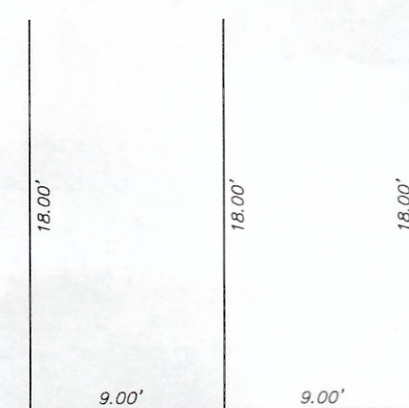
PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Donny Mallet*
DATE: 3-11-15
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PARKING DETAIL

Not to scale

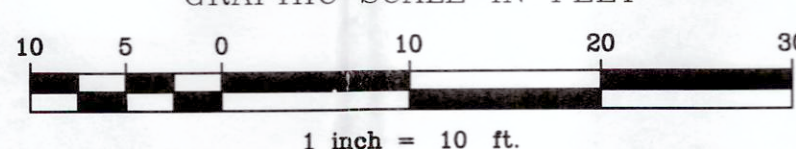


HANDICAPPED PARKING

LEGEND

- Existing Sanitary Sewer Manhole
- Existing Utility Pole
- Existing Down Guy
- Existing Sign
- Existing Water Meter
- Existing Water Valve
- Existing Gas Valve
- Existing Fire Hydrant
- Existing Light Pole
- Drainage Flow Direction
- Existing Fence (As Noted)
- Existing Overhead Utility Line
- Existing Sanitary Sewer Line
- Proposed TCPA Fencing
- Proposed Wheelstop
- Existing Tree (As Noted)
- Proposed Willow Oak Tree
- Proposed Sycamore Tree
- Proposed River Birch Tree
- Proposed Pin Oak
- Proposed Shrub (Burkwood)
- Proposed Shrub (Boxwood)
- Proposed Shrub (Hydrangea)

GRAPHIC SCALE IN FEET



CARDINAL
PLANNING & DESIGN, INC.

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FAX: (502) 968-7077
info@cardinalplanning.com
Website: www.cardinalplanning.com



SITE PLAN FOR C.U.P. FOR OFFSITE PARKING
FOR:
Linden Hill Bed and Breakfast
1612 Blue Horse Avenue
Louisville, KY 40206
Owner:
HRE, LLC
9103 Kingdom Way, Louisville, KY 40291
Deed Book 10218, Page 130 Parcel ID: 020G00110000
This is not a boundary survey, and is not intended for land transfer

Job Number

DRAWN BY: BKF
SCALE: 1" = 10'

SHEET
1
OF 1