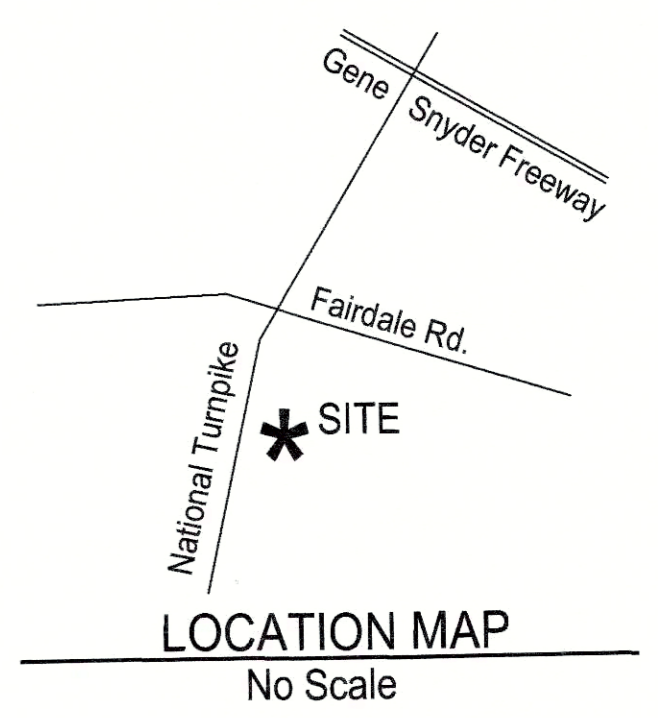


TREE CANOPY CALCULATIONS	
GROSS SITE AREA:	178,655 S.F.
EXISTING TREE CANOPY (43%):	77,454 S.F.
TREE CANOPY REQUIRED AT (15%):	26,798 S.F.
PROPOSED TREES	
4 Type A Trees @ 1 3/4" cal. (720 S.F. credit each)	2,880 S.F.
5 Type A Trees @ 1 3/4" cal. (432 S.F. credit each)	2,160 S.F.
2 Type A Trees @ 1 3/4" cal. (106 S.F. credit each)	212 S.F.
TOTAL PROPOSED TREE CANOPY	5,252 S.F. (2.9%)

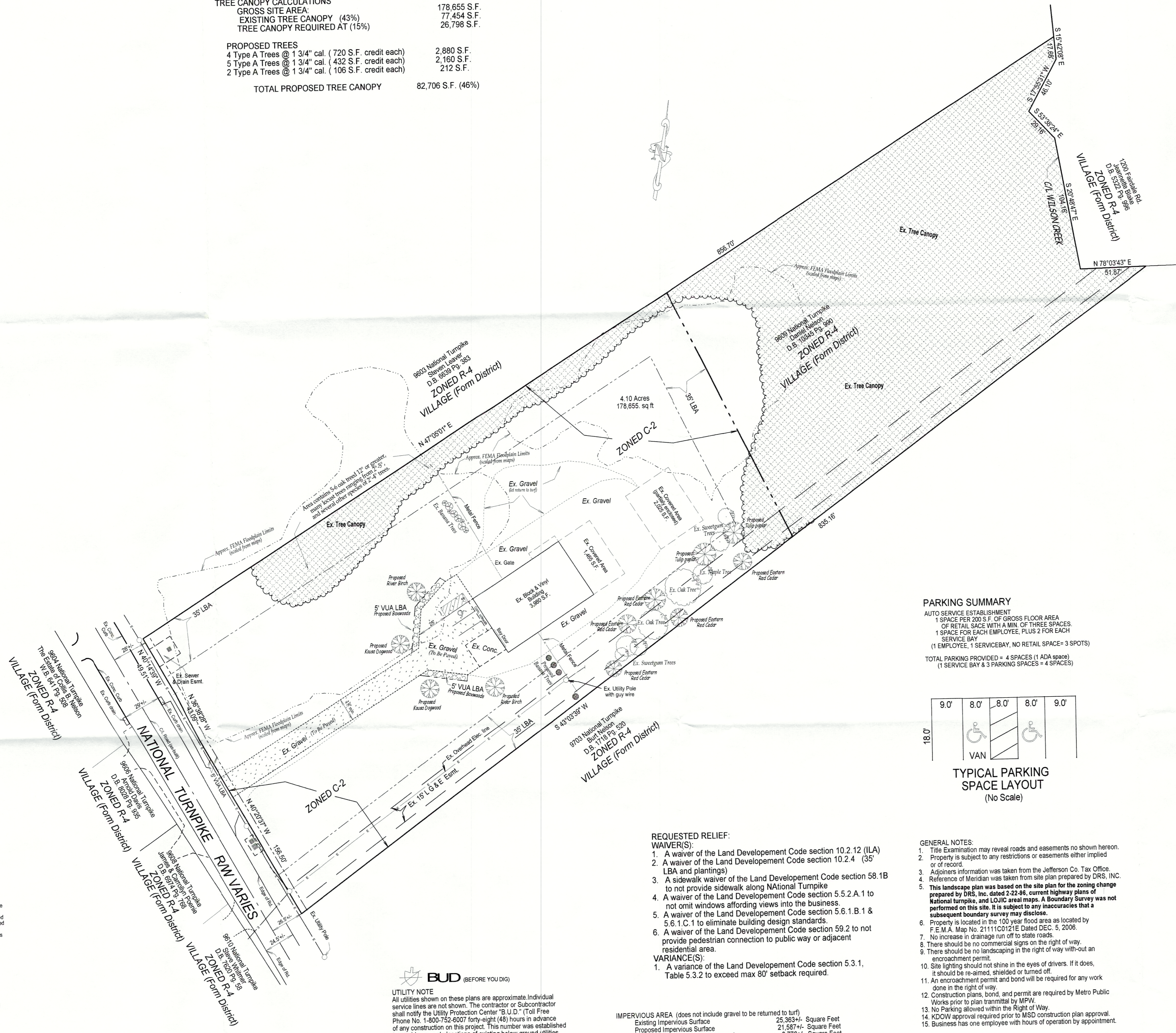
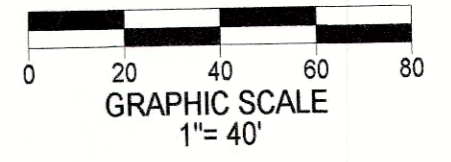


SITE DATA
 LOCATION = 9609 NATIONAL TURNPIKE
 DEED BOOK, 10345 PAGE, 990
 TAX BLOCK, 1051 LOT, Z1
 EXISTING ZONING = C2
 FORM DISTRICT = VILLAGE
 COUNCIL DISTRICT = 13
 EXISTING LAND USE = COMMERCIAL
 (AUTO REPAIR ESTABLISHMENT)
 EXISTING BUILDING HEIGHT = 1 STORY

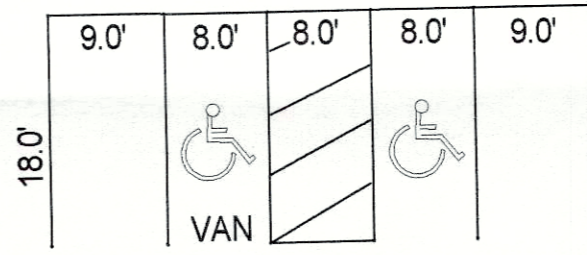
EX. BUILDING = 3,980 sq ft
 1 SERVICE BAY DOOR

LAND AREA = 4.1 AC +/-
 C-2 = 2.6 AC +/-
 R-4 = 1.5 AC +/-

V.U.A. (PROPOSED) = 3,246 S.F.



PARKING SUMMARY
 AUTO SERVICE ESTABLISHMENT
 1 SPACE PER 200 S.F. OF GROSS FLOOR AREA
 OF RETAIL SPACE WITH A MIN. OF THREE SPACES.
 1 SPACE FOR EACH EMPLOYEE, PLUS 2 FOR EACH SERVICE BAY.
 (1 EMPLOYEE, 1 SERVICEBAY, NO RETAIL SPACE = 3 SPACES)
 TOTAL PARKING PROVIDED = 4 SPACES (1 ADA space)
 (1 SERVICE BAY & 3 PARKING SPACES = 4 SPACES)



REVISED DEVELOPMENT PLAN
9609 NATIONAL TURNPIKE
This Plan is NOT a Boundary Survey, it does not comply with KAR 18-150

9609 NATIONAL TURNPIKE
 FAIRDALE, KY. 40118
 PROPERTY OWNER: Daniel Nelson
 ADDRESS: 9609 NATIONAL TURNPIKE
 FAIRDALE, KY. 40118
 DEED BOOK & PAGE: DB 10345 Pg. 990

SCHROLL LAND SURVEYING LLC.
 5450 Southview Dr., LOUISVILLE, KY. 40214
 Phone: 502-367-7660
 Mobile: 502-594-6773

DATE: October 2, 2017 SCALE 1" = 40'
 JOB NO: 1825-16

PLAN DATE 11-2-17
WM# 5106

REVISIONS			
NO.	DATE	DESCRIPTION	BY

EROSION PREVENTION AND SEDIMENT CONTROL NOTE

- The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's Private Development Review Office. EPSC BMP's shall be installed per 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.
- Action must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracking 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 fences.
- All stream crossings must utilize low-water crossing structures per MSD Standard Drawing ER-02.
- Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased.
- Sediment-laden groundwater encountered during trenching, boring, or other excavation activities shall be pumped to a sediment trapping device prior to being discharged into a stream, pond, swale, or catch basin.
- The erosion prevention and sediment control devices shown on this plan are intended to be the minimum control measures. Additional EPSC devices may need to be installed as necessary by the contractor to prevent erosion and sedimentation.
- At the end of each work day site shall be cleaned of sediment and debris. Disturbed areas shall have silt control installed or will be stabilized so that sediment will not get off site or into the storm system during a rain event.

REQUESTED RELIEF:
WAIVER(S):
 1. A waiver of the Land Development Code section 10.2.12 (ILA)
 2. A waiver of the Land Development Code section 10.2.4 (35' LBA and plantings)
 3. A sidewalk waiver of the Land Development Code section 58.1B to not provide sidewalk along National Turnpike
 4. A waiver of the Land Development Code section 5.5.2.A.1 to not omit windows affording views into the business
 5. A waiver of the Land Development Code section 5.6.1.B.1 & 5.6.1.C.1 to eliminate building design standards
 6. A waiver of the Land Development Code section 59.2 to not provide pedestrian connection to public way or adjacent residential area.

VARIANCE(S):
 1. A variance of the Land Development Code section 5.3.1, Table 5.3.2 to exceed max 80' setback required.

GENERAL NOTES:

- Title Examination may reveal roads and easements not shown hereon.
- Property is subject to any restrictions or easements either implied or of record.
- Adjoiner's information was taken from the Jefferson Co. Tax Office.
- Reference of Meridian was taken from site plan prepared by DRS, INC.
- This landscape plan was based on the site plan for the zoning change prepared by DRS, Inc. dated 2-22-98, current highway plans of National Turnpike, and LOIC aerial maps. A Boundary Survey was not performed on this site. It is subject to any inaccuracies that a subsequent boundary survey may disclose.
- Property is located in the 100 year flood area as located by F.E.M.A. Map No. 21111C0121E Dated DEC. 5, 2006.
- No increase in drainage run off to state roads.
- There should be no commercial signs on the right of way.
- There should be no landscaping in the right of way without an encroachment permit.
- Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
- An encroachment permit and bond will be required for any work done in the right of way.
- Construction plans, bond, and permit are required by Metro Public Works prior to plan transmittal by MPV.
- No Parking allowed within the Right of Way.
- KDOV approval required prior to MSD construction plan approval.
- Business has one employee with hours of operation by appointment.

BUD (BEFORE YOU DIG)
UTILITY NOTE
 All utilities shown on these plans are approximate. Individual service lines are not shown. The contractor or Subcontractor shall notify the Utility Protection Center "B.U.D." (Toll Free Phone No. 1-800-752-6007 forty-eight (48) hours in advance of any construction on this project. This number was established to provide accurate locations of existing below ground utilities (i.e. cables, electric wires, gas, and water lines). The Contractor shall be responsible for becoming familiar with all utility requirements set forth on the Plans in the Technical Specifications and Special Provisions.

IMPERVIOUS AREA (does not include gravel to be returned to turf)

Existing Impervious Surface	25,363 +/- Square Feet
Proposed Impervious Surface	21,587 +/- Square Feet
Net Change to Impervious Surface	-3,776 +/- Square Feet
Total Area of Site Zoned C-2	113,036 Square Feet