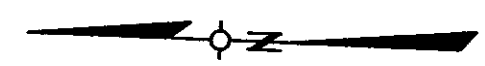


**VARIANCE REQUESTED**  
 A VARIANCE IS REQUESTED FROM SECTION 5.2 FROM THE LDC TO EXCEED THE MAXIMUM 25' FRONT YARD SETBACK.  
 PROPOSED AUTO SERVICE 148.09 FEET FROM THE R/W OF SHELBYVILLE ROAD.

- WAIVER REQUESTED**
- 1 A WAIVER IS REQUESTED FROM SECTION 5.5.1.A.3.d OF THE LDC TO NOT PROVIDE THE REQUIRED PEDESTRIAN CONNECTION.
  - 2 A WAIVER IS REQUESTED FROM TABLE 10.2.3 OF THE LDC TO NOT PROVIDE AN 6' SCREEN ALONG THE EAST PROPERTY LINE.
  - 3 A WAIVER IS REQUESTED FROM TABLE 10.2.3 OF THE LDC TO NOT PROVIDE AN 6' SCREEN ALONG THE WEST PROPERTY LINE.
  - 4 A WAIVER IS REQUESTED FROM SECTION 5.5.1.A.3.a OF THE LDC TO ALLOW PARKING IN FRONT OF THE PROPOSED BUILDING.
  - 5 A WAIVER IS REQUESTED FROM TABLE 6.2.2 OF THE LDC TO NOT PROVIDE SIDEWALKS ALONG SHELBYVILLE ROAD.



**PROJECT SUMMARY**

EXISTING ZONE	C-1
EXISTING FORM DISTRICT	VILLAGE CENTER
EXISTING USE	SINGLE FAMILY RESIDENTIAL
PROPOSED USE	AUTOMOTIVE SERVICE (2 BAYS)
SITE ACREAGE	0.449 ACRES (19,589 SF)
EXISTING BUILDING AREA TO BE REMOVED	2,019 SF
PROPOSED BUILDING AREA	4,896 SF
TOTAL BUILDING AREA	4,896 SF
PROPOSED BUILDING HEIGHT	31' HEIGHT
EMPLOYEES	4
NUMBER OF SERVICE BAYS	2 BAYS
VJA	6,585 SF
ILA REQUIRED (5%)	329 SF
ILA PROVIDED (5%)	329 SF

**PARKING SUMMARY**

<b>AUTO SERVICE ESTABLISHMENT</b>	
MIN. (1 SPACE/1 EMPLOYEE ON MAX. SHIFT PLUS 2 SPACES FOR EACH BAY)	8 SPACES
MAX. (1 SPACE/1 EMPLOYEE ON MAX. SHIFT PLUS 5 SPACES FOR EACH BAY)	14 SPACES
<b>SINGLE FAMILY RESIDENTIAL (1 DWELLING UNIT)</b>	
MIN. (1 SPACE/EACH DWELLING UNIT)	1 SPACE
<b>PROPOSED PARKING PROVIDED</b>	
PROPOSED STANDARD PARKING:	7 SPACES
PROPOSED DRIVEWAY PARKING:	1 SPACE
PROPOSED BAYS:	2 BAYS
PROPOSED HANDICAP PARKING:	1 SPACE
<b>TOTAL PARKING PROVIDED:</b>	<b>11 SPACES</b>

**TREE CANOPY CALCULATIONS**

SITE AREA: 0.44 AC (19,589 SF)  
 EXISTING TREES PRESERVED: 0 S.F. (0%)  
 REQUIRED TREE CANOPY: 3,918 S.F. (20%)  
 CLASS "C" (0%-40% COVERED IN EXISTING TREE CANOPY)  
 REQUIRED NEW TREE CANOPY: 3,918 S.F. (20%)  
 NEW TREE CANOPY TO BE PROVIDED:  
 6 ~ 1 3/4" TYPE A TREES (720 SF EACH) = 4,320 SF  
 TOTAL TREE CANOPY: 4,320 SF (22%)



108 Daventry Lane  
 Suite 300  
 Louisville, Ky 40223  
 t: (502) 327-7073  
 f: (502) 327-7066

**SPRINGDALE AUTOMOTIVE EASTWOOD**

DATE: 10/27/14  
 DRAWN BY: T.D.M.  
 CHECKED BY: J.M.M.  
 SCALE: 1"=20' (HORZ)  
 SCALE: N/A (VERT)

**REVISIONS**

11/17/14	
1/5/15	LAYOUT UPDATE
2/2/15	LAYOUT UPDATE
3/2/15	LAYOUT UPDATE
3/10/15	PDS COMMENTS
3/31/15	PDS COMMENTS

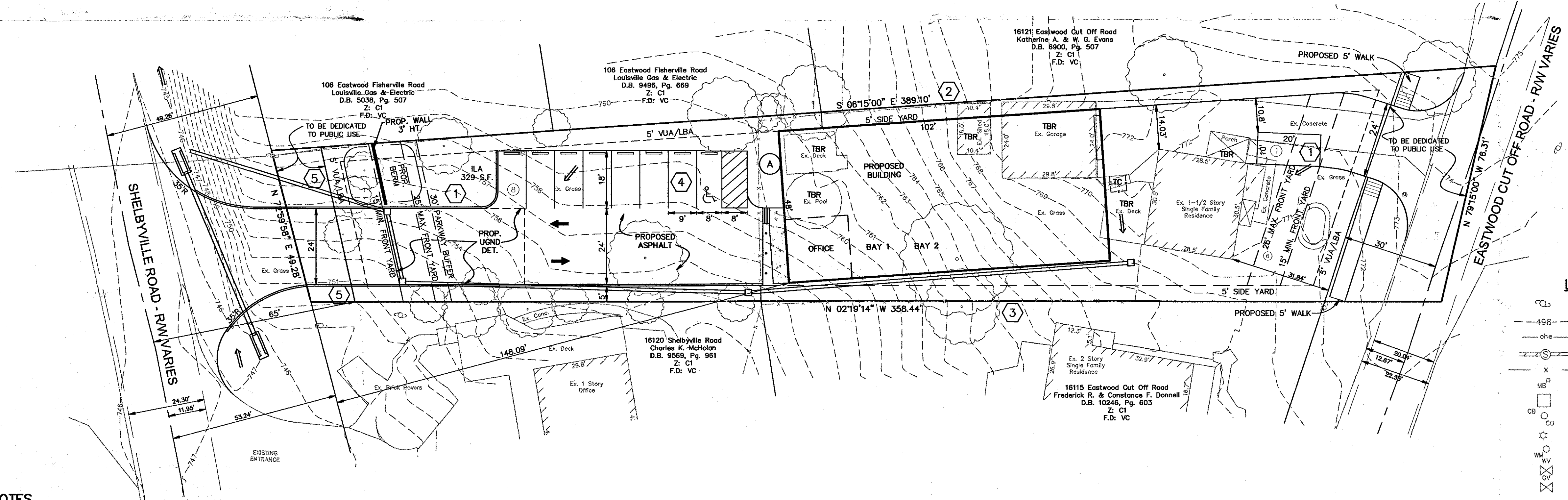
**RECEIVED**  
 MAR 31 2015  
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CASE #15VARIANCE1014  
 RELATED CASES #2-43-14, 15WAIVER1004  
**CATEGORY 2B DEVELOPMENT PLAN**  
 OF  
**SPRINGDALE AUTOMOTIVE - EASTWOOD**  
 16119 EASTWOOD CUT OFF ROAD  
 LOUISVILLE, KENTUCKY 40245

**CATEGORY 2B DEVELOPMENT PLAN**

**JOB NUMBER 14070**

1 OF 1



**LEGEND**

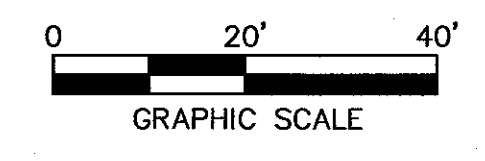
⊙	= EX. UTILITY POLE
-498-	= EX. CONTOUR
-oh-	= EX. OVERHEAD ELECTRIC
-S-	= EX. SANITARY SEWER (COMBINED)
X	= EX. FENCE (6' HT. CLF W/ B.W. TYPICAL)
MB	= EX. MAILBOX
CB	= EX. CATCH BASIN (SYMBOL VARIES)
⊙	= EX. SANITARY CLEANOUT
⊙	= EX. LIGHT POLE
⊙	= EX. WATER METER
⊙	= EX. WATER VALVE
⊙	= EX. GAS VALVE
→	= DIRECTION OF STORM WATER FLOW
TBR	= TO BE REMOVED
TC	= TRASH CAN ENCLOSURE
X	= PROPOSED 8' FENCE
•	= PROPOSED BOLLARDS

**GENERAL NOTES**

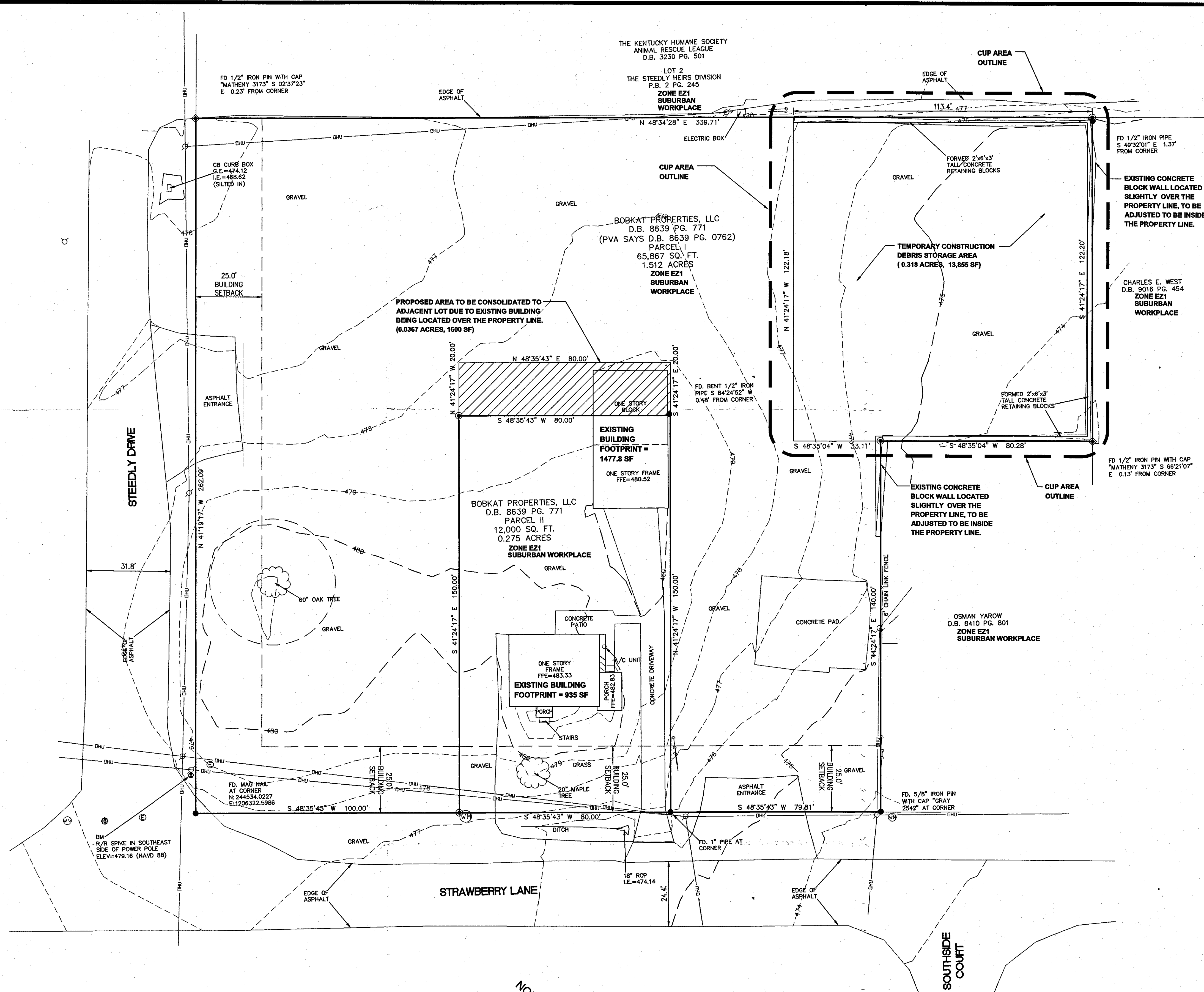
1. (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
2. ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
3. CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE AREA.
4. ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
5. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE KYTC RIGHT-OF-WAY.
6. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
7. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
9. ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
10. ALL CONSTRUCTION AND SALE TRAILERS MUST BE PERMITTED BY THE DEVELOPMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.

11. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
12. PROPERTY TO BE SERVED BY ON-SITE SANITARY SYSTEM, AND MUST BE APPROVED BY METRO HEALTH AND WELLNESS.
13. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH CHAPTER 8 SIGN REGULATIONS AND WITH ALL OTHER APPLICABLE PROVISIONS OF THE LAND DEVELOPMENT CODE.
14. THE UNDERGROUND DETENTION SYSTEM MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
15. SITE LIGHTING SHOULD NOT SHINE IN EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
16. RADIIUSES FOR NEW COMMERCIAL ENTRANCES SHOULD BE 35FT. MINIMUM, UNLESS OTHERWISE APPROVED BY KYTC, WITHIN THE STATE RIGHT OF WAY.
17. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
18. ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.

**INCREASED RUNOFF CALCULATIONS**  
 Cpre = 0.33  
 Cpost = 0.69  
 AREA = 0.449 AC  
 (0.69 - 0.33) X 2.9/12 X 0.449 AC = 0.039 AC-FT



15VARIANCE1014



**SITE DATA:**

**DEVELOPER:** KENTUCKIANA PET BOUNDARIES  
6345 STRAWBERRY LANE  
LOUISVILLE, KY 40214

**OWNER:** BOBKAT PROPERTIES, LLC  
10106 WATSONVILLE ROAD  
LOUISVILLE, KY 40272

**SITE ADDRESS:** THERE IS NO ADDRESS FOR THIS LOT.  
THE ADJACENT LOT IS 6345 STRAWBERRY LANE  
LOUISVILLE, KY 40214, AND IS OWNED BY THE SAME OWNER.

**D.B., PG. :** DB 8639, PG 771 (per the surveyor)  
DB 8639, PG 0762 (per the PVA)

**PARCEL ID:** 059H00170000  
**TAX BLOCK & LOT NO.:** TAX BLOCK: 059H  
LOT NO. 0017

**GROSS ACREAGE:** 1.512 AC.  
**NET ACREAGE:** 1.512 AC.

**EXISTING ZONING:** EZ1  
**PROPOSED ZONING:** EZ1  
**ADJACENT ZONING:** EZ1

**FORM DISTRICT:** SUBURBAN WORKPLACE

**EXISTING USE:** VACANT LOT / UNDEVELOPED  
**PROPOSED USE:** TEMPORARY STORAGE OF CONSTRUCTION DEBRIS

**REQUIRED SETBACK:** 25' FRONT AND STREET BUILDING SETBACK  
0' SIDE AND REAR YARD SETBACK

**COUNCIL DISTRICT:** 21  
**FIRE DISTRICT:** JEFFERSONTOWN

**IMPERVIOUS AREA**

THERE IS NO INCREASE OR REDUCTION IN IMPERVIOUS AREA FOR THE PROPOSED CUP.

**LANDSCAPE BUFFERS**

NO VUA AREA ON THE SITE  
NO PROPERTY PERIMETER BUFFER REQUIRED IN EZ-1 ZONE WHEN ADJACENT TO EZ-1 ZONE.

**TREE CANOPY CALCULATIONS**

EXISTING SITE IS NOT INCREASING IMPERVIOUS AREA AND IS NOT CONSTRUCTING A BUILDING, THERE FOR IS NOT APPLICABLE PER LDC 10.1.2B

**LEGEND**

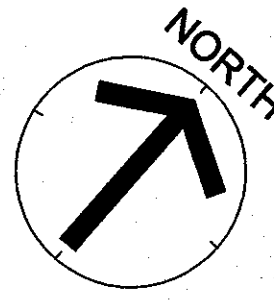
- PROPERTY LINE
- - - EXISTING CONTOUR

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

1. THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
2. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED.
3. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
4. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
5. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWINGS ER-02.
6. 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.
7. 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.

**CONDITIONAL USE PERMIT PLAN**

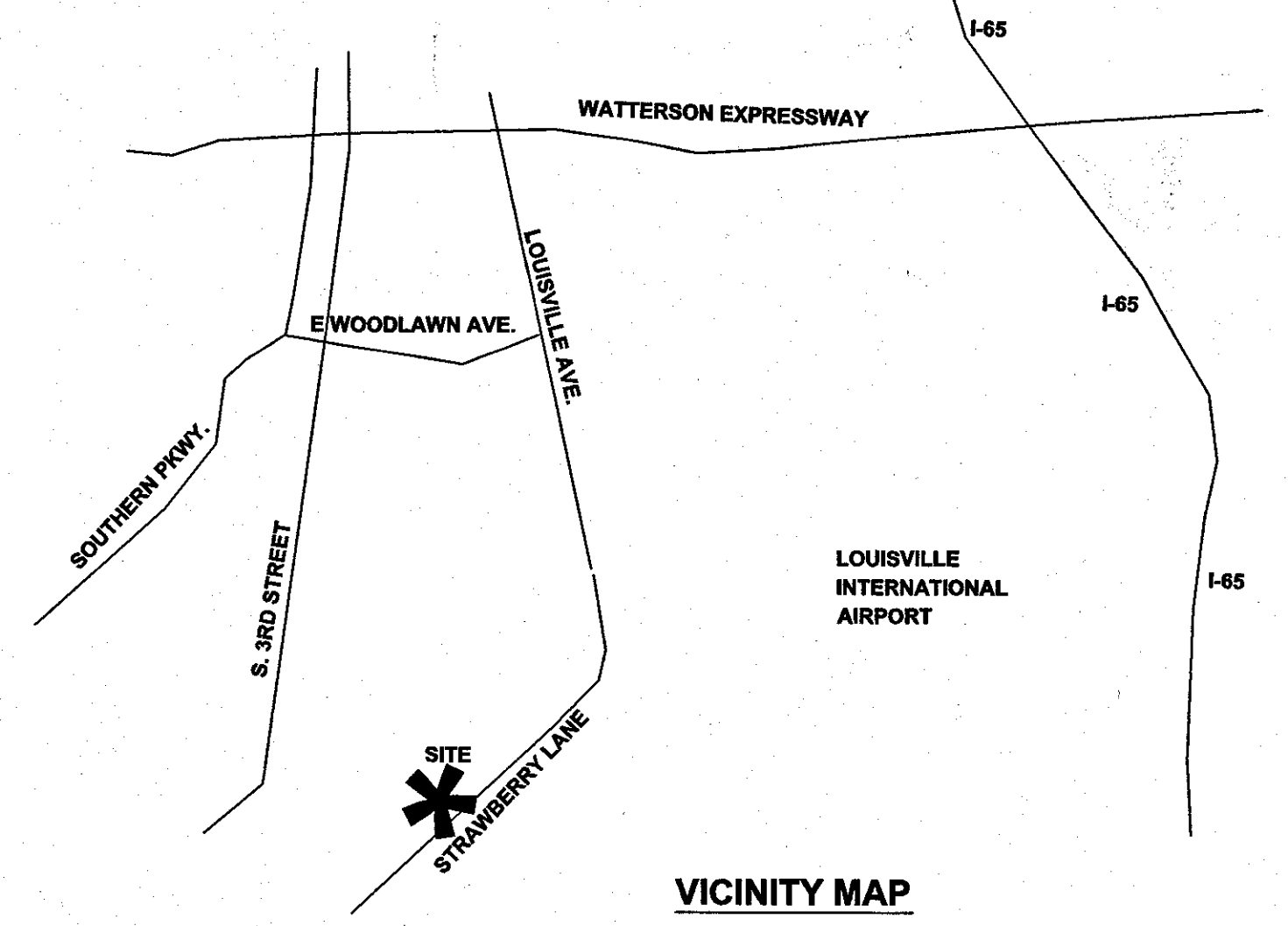
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE  
0 10' 20' 40'  
SCALE: 1" = 20'



**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 PORTIONS OF THE PROPERTY SHOWN IS LOCATED IN FEMA ZONE X WHICH HAS BEEN DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD ZONE AS INDICATED BY F.E.M.A. MAP NO. 21111C0074E, DATED DECEMBER 5, 2006.

**CAUTION EXISTING UTILITIES**  
THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION, SIZE AND MATERIAL FOR ALL EXISTING UTILITIES IN PROJECT AREA. KENTUCKY ONE CALL CENTER MUST BE NOTIFIED 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION. FOR VERIFICATION OF LOCATION, SIZE AND MATERIAL CALL 811, 502-266-5123 OR 1-800-752-6007.

NOTE: TOPOGRAPHIC SURVEY INFORMATION WAS PROVIDED TO LUCKETT & FARLEY BY CARDINAL SURVEYING, LOUISVILLE, KY, DATED JANUARY 30, 2014.



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EST. 1853

**KENTUCKIANA PET BOUNDARIES**  
**STRAWBERRY LANE**  
**LOUISVILLE, KY 40214**  
**502-619-2489**

DATE	
REVISIONS	
1	
2	
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8	

COMM. NO. 2015.009  
MADE BY KAP CHECKED PRG  
DATE 02/23/15  
**CONDITIONAL USE PERMIT PLAN**  
DRAWING NO. CUP BID PKG.

**RECEIVED**  
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