

TREE CANOPY CREDIT AREAS (TCCA's) WORKSHEET		
Total Site Area (SF)		40,805.00
Existing Tree Canopy Area (SF)		0
Total Tree Canopy Required (%)		35
Existing Tree Canopy To Be Preserved (SF)		0
Required Tree Canopy To Be Planted (SF)		14281.75
Proposed Tree Canopy Provided (SF)		
Provided Canopy (QTY, TYPE)	Value	Total (SF)
(5) Type A (1 1/2" to less than 6" caliper)	1,500 SF	7500
(5) Type A (6" to less than 12" caliper)	1,200 SF	6000
(3) Type B (1 1/2" to less than 6" caliper)	720 SF	2160
Total Provided		15,660 SF
Total Excess		1378.25 SF

INTENSITY CLASSES AND ZONING DISTRICTS		
Intensity Class of Adjacent Site		1
Intensity Class of Proposed Site		4
Intensity Classification		C-4

LANDSCAPE BUFFER YARD WIDTHS & MULTIPLIERS		
Applicable Zoning Boundaries (L1)		C1/2 (Class 4) Adjacent R4 (Class 1) = 225
Intensity Classification		C-4
Buffer Yard Width (15', 25', or 35')		15' Buffer
Planting Density Multiplier (based on selected yard width)		1.5

LANDSCAPE BUFFER AREA REQUIREMENT (PER 100 LF)		
Intensity Classification		C-4
Planting Per 100 LF		3 Large (Type A) or Medium (Type B) (min. 75% Large) (Type A) trees + 8 foot Screen
Planting Density Multiplier		1.5
Total Required	3 X 1.5 (multiplier) X 2.25	10.125

PLANTING NOTES:

- ALL PROPOSED PLANTING SHALL BE PLANTED PER LOUISVILLE METRO LDC 10.4 GUIDELINES.

LEGEND:

- TYP. PLANTING AREA: REFER TO PLANTING NOTE 1
- 15' LANDSCAPE BUFFER AREA

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION 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.
- 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.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SILT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- SITE IS SUBJECT TO REGIONAL FACILITY FEES. CAPACITY OF THE DOWNSIDE SYSTEM TO BE VERIFIED PRIOR TO ISSUE OF ANY BUILDING PERMITS OR MSD CONSTRUCTION PLAN APPROVAL. IF CAPACITY DOES NOT EXIST, DOWNSIDE IMPROVEMENTS OR SITE MODIFICATIONS WILL BE REQUIRED. EXISTING IMPERVIOUS CONDITIONS SHALL BE CALCULATED FROM THE LOIC AERIAL IMAGE FOR 2019.

GENERAL NOTES

- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT-OF-WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- SITE TO UTILIZE EXISTING STRUCTURES. NO NEW CONSTRUCTION.
- BOUNDARY INFORMATION TAKEN FROM DEED AND MSD LOIC MAPPING.
- DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE OF STATE DESIGN.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
- DESIGN OF ACCESS TO STATE HIGHWAYS SHALL COMPLY WITH KYTC STANDARD DRAWING. COMMERCIAL ACCESS CORNER RADII SHALL BE 35' MINIMUM; ACCESS THROAT WIDTH 24'-36" WIDE. ACCESS SHALL BE EITHER CONCRETE OR ASPHALT WITHIN THE RIGHT-OF-WAY.
- CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT-OF-WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUESTS TO ALTER DRAINAGE ON A RIGHT-OF-WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- ALL SITE SIGNAGE SHALL COMPLY WITH CHAPTER 8 REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED PER CHAPTER 10 OF THE L.D.C.

CONDITIONAL USE PERMIT REQUEST

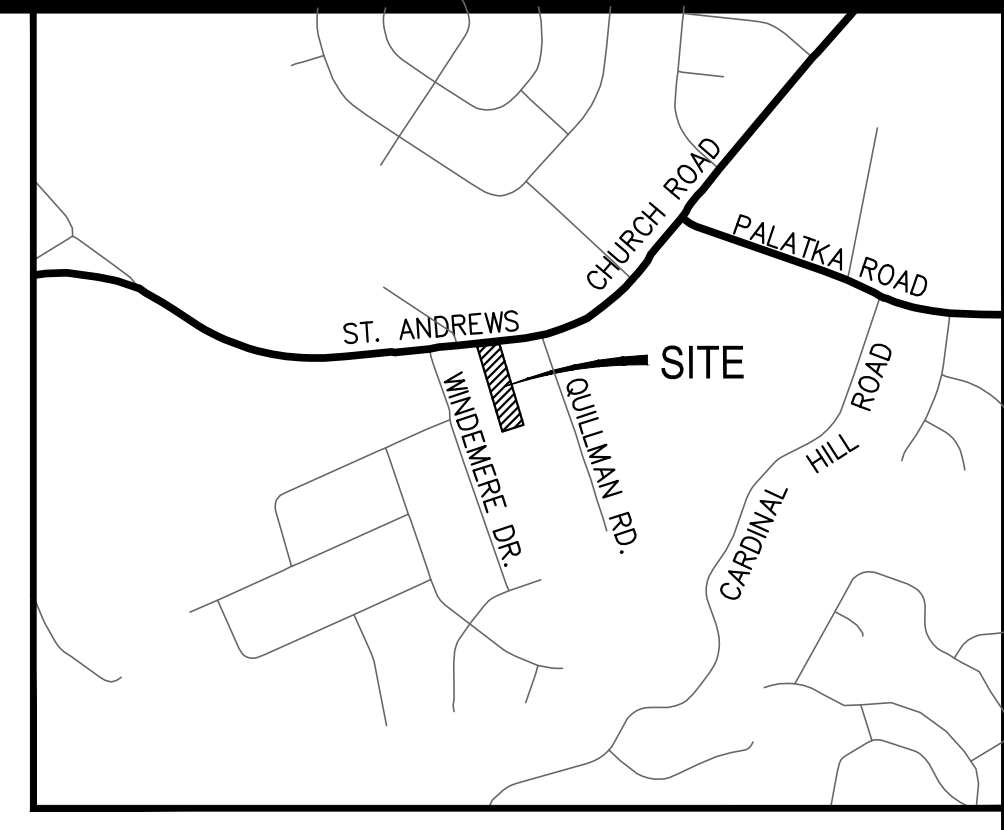
- CONDITIONAL USE PERMIT REQUEST FOR A CONTRACTOR'S YARD WITHIN A C-2 ZONING DISTRICT PER CHAPTER 4.2.51 OF THE LAND DEVELOPMENT CODE.

WAIVER AND VARIANCES REQUESTED:

- REQUEST VARIANCE OF CHAPTER 5.3.1, TABLE 5.3.2 TO ALLOW EXISTING STRUCTURES TO ENCOACH INTO THE 50' RESIDENTIAL TO NON-RESIDENTIAL SETBACK ALONG THE SIDE YARD.
- REQUEST VARIANCE OF CHAPTER 5.3.1, TABLE 5.3.2 TO ALLOW EXISTING CONCRETE PAD AND PROPOSED CANOPY TO ENCOACH INTO THE 30' RESIDENTIAL TO NON-RESIDENTIAL SETBACK ALONG THE REAR YARD.
- REQUEST WAIVER OF CHAPTER 10.2.4.A TO ALLOW ENCOACHMENTS INTO THE REQUIRED 35' LANDSCAPE BUFFER ALONG THE EAST SIDE AND SOUTH REAR YARDS.

IMPERVIOUS AREA (SITE)

NET SITE AREA	0.94 ACRES
AREA OF DISTURBANCE	0.22 ACRES
EXISTING IMPERVIOUS SURFACE	0.38 ACRES
PROPOSED IMPERVIOUS SURFACE	0.60 ACRES
INCREASE IN IMPERVIOUS SURFACE	0.22 ACRES

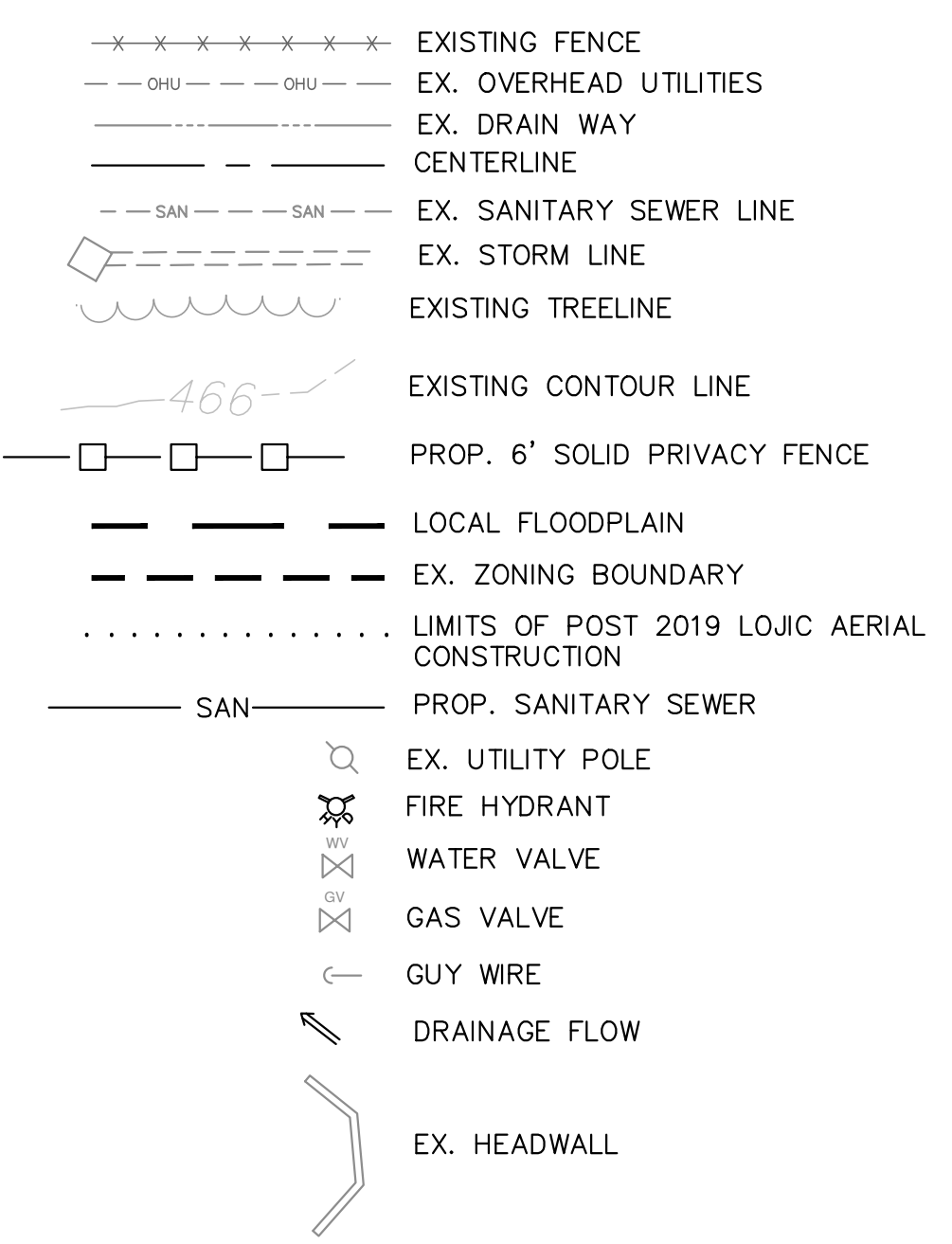


LOCATION MAP
NOT TO SCALE

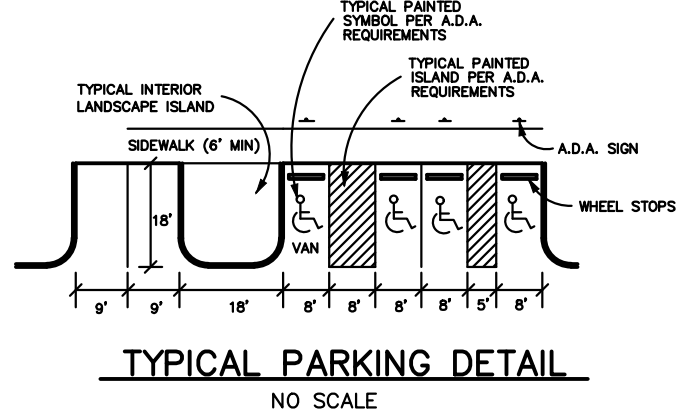
SITE DATA

SITE AREA	0.94 ACRES (40,916.55 SQ.FT.)
EXISTING ZONING	C-1
EXISTING FORM DISTRICT	NFD
PROPOSED ZONING	C-2
EXISTING USE	LANDSCAPE CONTRACTOR/RESIDENTIAL
PROPOSED USE	LANDSCAPE CONTRACTOR/RESIDENTIAL
EX. TOTAL BUILDING AREA	6,794 SQ.FT.
HOUSE	1,004 S.F.
(868 SF FIRST FLOOR, 136 SF SECOND FLOOR)	
GARAGE	690 S.F.
CONTRACTOR SHOP	5,100 S.F.
FLOOR AREA RATIO	0.17
PARKING REQUIREMENT	
MINIMUM PARKING REQUIRED	5 SPACES
RESIDENCE (2 SP/UNIT)	2 SPACES
CONTRACTOR SHOP (1 SP/2,000 SF.)	3 SPACES
MAXIMUM PARKING ALLOWED	15 SPACES
RESIDENCE (5 SP/UNIT)	5 SPACES
CONTRACTOR SHOP (1 SP/200 SF.)	10 SPACES
PARKING PROVIDED	8 SPACES
RESIDENCE	2 SPACES
CONTRACTOR SHOP	5 SPACES
SETBACKS	
FRONT YARD	10' MIN. 80' MAX.
SIDE YARD	0'
FROM R-4	50' (LOADING)
REAR YARD	30' (NON-LOADING)
MAXIMUM ALLOWED BUILDING HT.	30'
LANDSCAPE REQUIREMENTS	
EXISTING V.U.A.	10,504 SQ.FT.
PROPOSED ADDITIONAL V.U.A.	3,691 SQ.FT.
TOTAL PROP. V.U.A.	14,195 SQ.FT. (35% INCREASE)
I.L.A. REQUIREMENT (7.5% OF INC.)	277 SQ.FT.
I.L.A. PROVIDED	882 SQ.FT.
I.L.A. REQUIRED IN PROPOSED EXPANDED V.U.A. PER CHAPTER 10.2.2.A.2	

LEGEND



CONDITIONAL USE PERMIT & DETAILED DEVELOPMENT PLAN
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 15' 30' 60'
SCALE: 1" = 30'



REVISIONS		
NO.	BY	DATE
1	DHS	6/28/2021
2	DHS	7/30/2021
3	DHS	9/27/2021
4	DHS	10/27/2021
5	DHS	11/20/2021
6	DHS	11/28/2022

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DATE	SIGNATURE

DATE	SIGNATURE

CONDITIONAL USE PERMIT & DETAILED DEVELOPMENT PLAN

DETAILED DEVELOPMENT PLAN
SECOND NATURE LAWN CARE LLC
7411 SAINT ANDREWS CHURCH ROAD
LOUISVILLE, KY 40214

BTM PROJECT NO.: 210155
SITE INFORMATION:
DEED BOOK 10822, PAGE 187
TRK BLOCK 1033, LOT 42

DEVELOPER:
SECOND NATURE LAWN CARE LLC
7411 SAINT ANDREWS CHURCH RD.
LOUISVILLE, KY 40214

OWNER:
LNB PROPERTIES, LLC
214 DECLARATION DRIVE
LOUISVILLE, KY 40244-0272

DRAWN BY: DHS
CHECKED BY: CRB

DATE: MAY 6, 2021

DRAWING: 210155 - DDP

SCALE: 1" = 30'

SHEET

CASE # 21-ZONE-0105
MSD WM #12353 / 21 1145

1.00

NOT FOR CONSTRUCTION