

**PROJECT SUMMARY**

EXISTING FORM DISTRICT SMC  
 EXISTING ZONING C1  
 EXISTING USE VACANT RESIDENCE  
 PROPOSED USE AUTO SERVICE ESTABLISHMENT  
 PROPOSED BUILDING FOOTPRINT 4,200 SQ. FT.  
 SITE AREA 10,391 SQ. FT. OR 0.239 ACRES  
 FLOOR RATIO AREA 40.4%  
 VUA AREA 4,542 SQ. FT.  
 ILA REQUIRED 5% 227 SQ. FT.  
 ILA AREA 315 SQ. FT. (6.9%)

**PARKING SUMMARY - COMBINED**

AUTO SERVICE ESTABLISHMENT - 4 EMPLOYEES/1 SERVICE BAY  
 MINIMUM PARKING (1 SPACE FOR EACH EMPLOYEE ON MAXIMUM SHIFT PLUS 2 SPACES FOR EACH SERVICE BAY) 6 SPACES  
 MAXIMUM PARKING (1 SPACE FOR EACH EMPLOYEE ON MAXIMUM SHIFT PLUS 5 SPACES PER EACH SERVICE BAY) 9 SPACES  
 PROPOSED PARKING 6 SPACES  
 TYP. PARKING SPACE 9' X 18'  
 BICYCLE PARKING - RETAIL SERVICES 6 SPACES  
 LONG TERM - 2 SPACES (INSIDE BUILDING)  
 SHORT TERM - 2 SPACES (OUTSIDE BUILDING)

**LANDSCAPING NOTES**

C1 TO R5 (WEST LINE) IS A 35' LBA (WAIVER REQUESTED)  
 C1 TO C1 (EAST AND SOUTH LINE) NO LBA REQUIRED

**TREE CANOPY**

Total Site Area: 10,391 Sq.Ft.±  
 Existing tree canopy: 0 Sq.Ft.±  
 Required tree canopy: 2,078 Sq.Ft.± (20%)  
 Proposed tree canopy: 3 - Type "A" @ 1 3/4"-3" Cal. (720 Sq.Ft. credit) 2,160 Sq. Ft.  
 Total tree canopy provided: 2,160 Sq. Ft.± (20.7%)

**LDC VARIANCES**

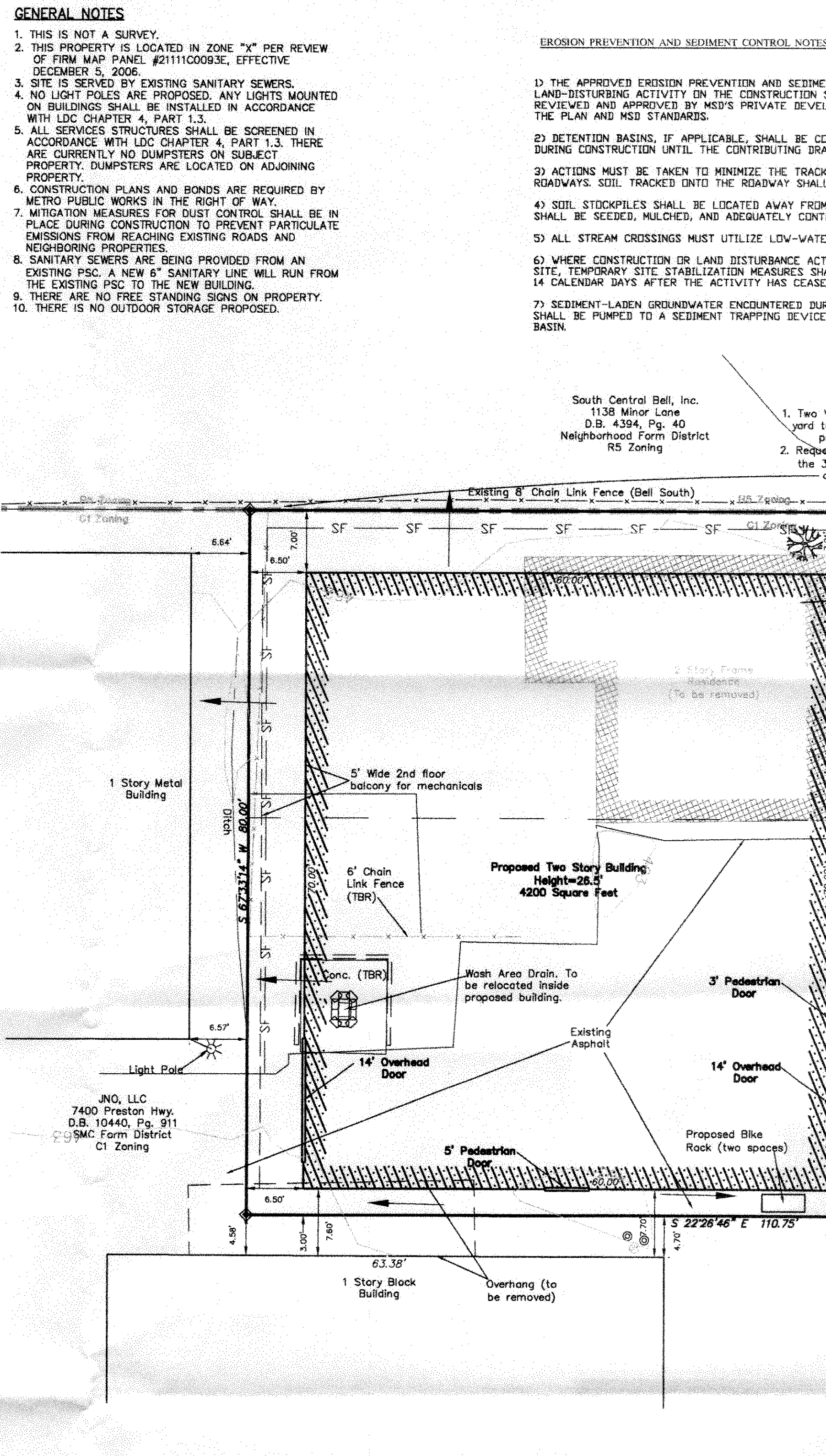
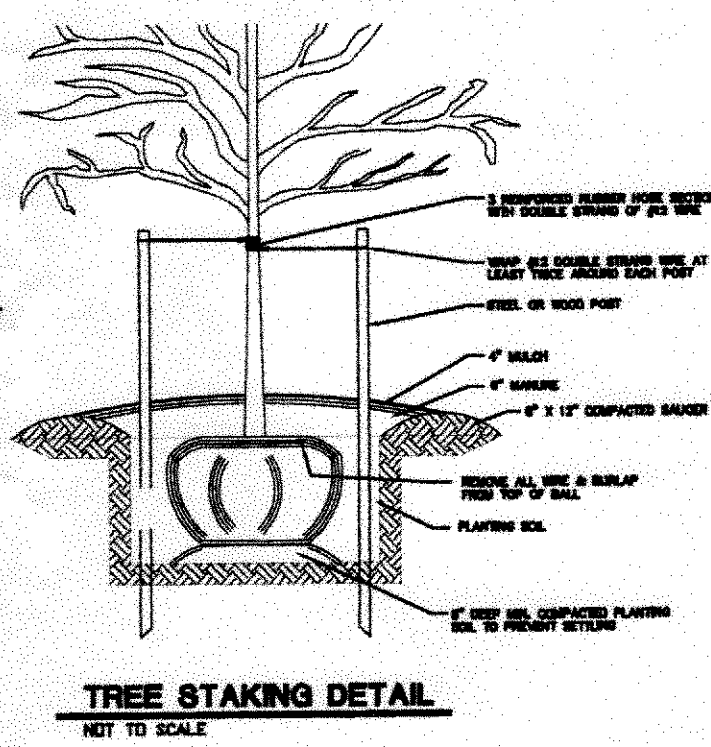
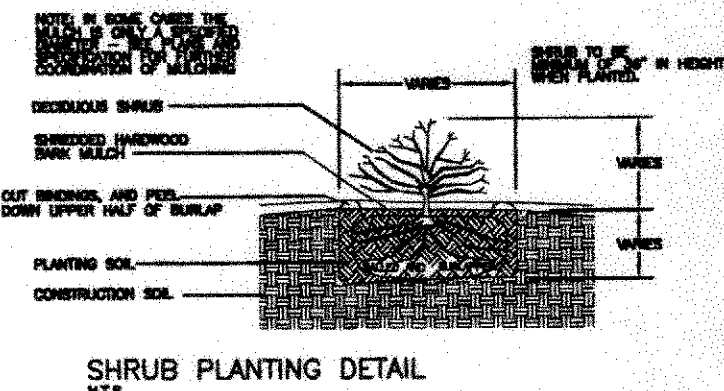
Variance 1-A Variance of the Side Yard Building Set Back Minimum in a Transition Zone of 35 feet under LDC 5.7.1.B.3. is requested of 28 feet to allow a 7 foot setback on west side yard for placement of the new building.  
 Variance 2-A Variance of the Side Yard Set Back Minimum and buffer yard for parking areas in a Transition Zone of 35 feet under LDC 5.7.1 and 5.3.2.C.2.b. is requested of 34 feet to allow a 1 foot setback on the west side yard for placement of the parking area in the side yard setback and yard buffer area.

**LDC WAIVERS**

Waiver 1: A waiver of the required 35 foot LBA in LDC 10.2.4 to 0 Feet along the west side property line.  
 Waiver 2: A waiver of the required 35 buffer yard in LDC 5.7.1 to 0 Feet to allow placement of a building in the buffer yard along the west side property line.  
 Waiver 3: A waiver of the required 35 buffer yard in LDC 10.2.4 to allow parking in the 35 foot setback and buffer yard along the west side property line.  
 Waiver 4: A waiver of the building design standards of LDC 5.6.1.B. for elevations to not meet transition standards and to not have 60% of the facade with animated features.  
 Waiver 5: A waiver of the design building design standards of LDC 5.6.1.C.1 to not provide 50% clear windows and doors along the street facade.

**LEGEND**

- Indicates found monument \*As Noted\*
- ⊙ Existing Sanitary Sewer Manhole
- ⊙ Existing Utility Pole
- ⊙ Existing Down Guy
- ⊙ Existing Water Meter
- ⊙ Existing Water Valve
- ⊙ Existing Gas Meter
- ⊙ Existing Fire Hydrant
- ⊙ Existing Light Pole
- ⊙ Existing Ballard
- ⊙ Proposed Tree (Type "A")
- ⊙ Proposed Tree (Type "A")
- ⊙ Proposed Shrub
- ⊙ Stone Bag Inlet Protection MSD Standard Dwg. No. EF-03-02
- SF Silt Fence MSD Standard Dwg. No. EF-09-02
- SCE Stabilized Construction Entrance MSD Standard Dwg. No. ER-01-03
- ↔ Ingress/Egress
- ⊙ Existing Fence (As Noted)
- OH Existing Overhead Utility Line
- SS Existing Storm Sewer Pipe
- Area of Disturbance
- Drainage Flow
- Fd. Found
- I.E. Invert Elevation
- IPC Iron Pin with Cap
- G.E. Grate Elevation
- CB Catch Basin
- CPP Corrugated Plastic Pipe



**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 SEEDED 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
5. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING 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 PRACTICAL, 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, OR CATCH BASIN.

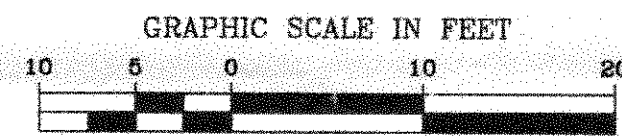
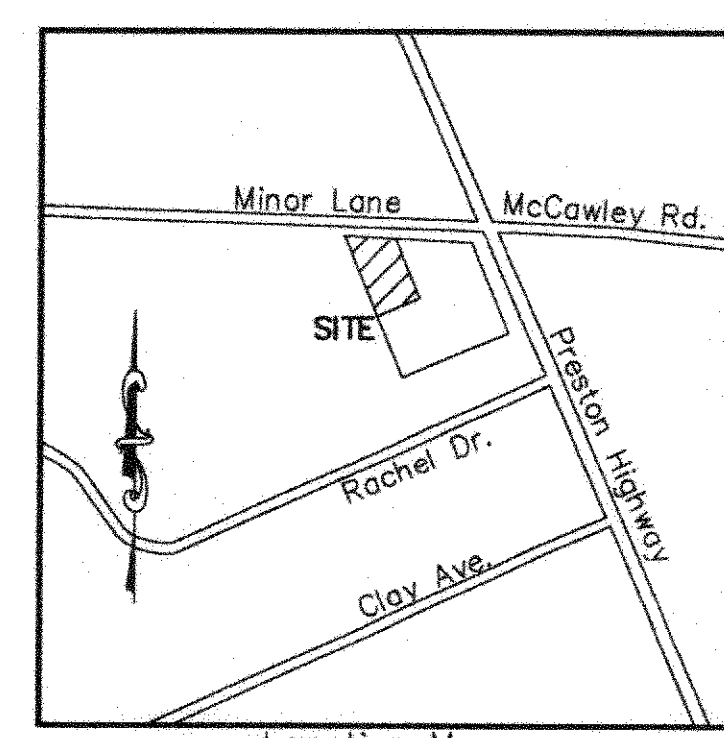
**SUBURBAN MARKETPLACE YARD REQUIREMENTS**

FRONT YARD 25'  
 SIDE YARD 35'  
 SIDE YARD TRANSITION ZONE 0'  
 REAR YARD 50'  
 MAX. BUILDING HEIGHT TRANSITIONAL ZONE 45'

**INCREASE IN IMPERVIOUS AREA CALCS**

EXISTING LOT AREA 10,391 SF  
 EXISTING IMPERVIOUS AREA 6,928 SF  
 PROPOSED IMPERVIOUS AREA 8,709 SF  
 NET CHANGE +1,781 SF  
 NET CHANGE (%) 20.7%

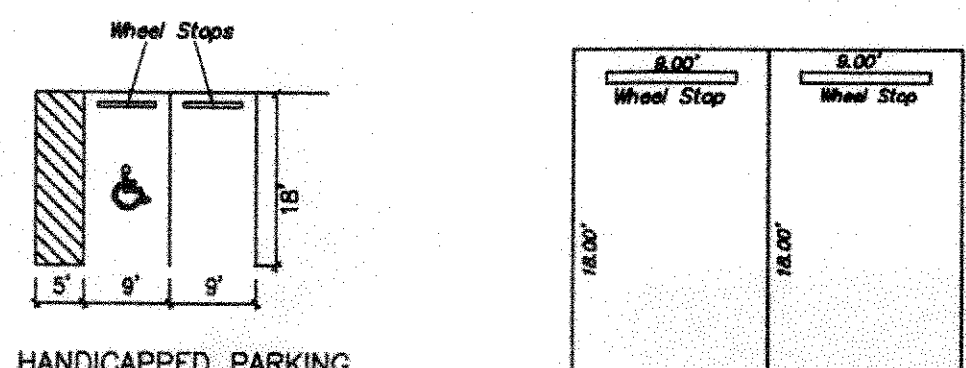
A RFF FEE WILL BE REQUIRED DUE TO AN INCREASE IN IMPERVIOUS AREA.



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**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. 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.
4. 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.
5. 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.
6. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE.
7. LIGHT POLES, SIDEWALKS, BENCHES, ETC. SHALL NOT OCCUPY MORE THAN 25% OF ANY INTERIOR LANDSCAPE AREA (ALL) 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.



Symbol	Common Name	Latin Name	Quantity	Size	Height	Spacing	Transplanting
⊙	Willow Oak	Quercus Phellos	2	1-3/4" Caliper	---	N/A	Ball & Burlap
⊙	Lacinate Elm	Ulmus parvifolia	1	1-3/4" Caliper	---	N/A	Ball & Burlap
⊙	Burkwood Viburnum	Viburnum x burkwoodii	4	---	36"	3 ft on center	Ball & Burlap

**BEARING DATUM**

KY GRID NORTH  
 The basis of bearings for this plat, is based on G.P.S. observations taken along a random traverse line on 08/16/2013. Kentucky State Plane Coordinates NAD83, Kentucky North Zone.

**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. 21111C0093E dated December 5, 2006.

**UTILITY NOTE**

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

**CURRENT PROPERTY OWNER**

JND, LLC  
 7400 PRESTON HIGHWAY  
 LOUISVILLE, KY 40219  
 SITE ADDRESS  
 1142 MINOR LANE  
 LOUISVILLE, KY 40219  
 D.B. 10440 PG. 911 PARCEL ID 07480062000

DOCKET #15DEVPLAN1158  
 SITE PLAN  
 ORIGINAL PLAN DATE: 09/17/2015  
 WH #11274

NO.	DATE	DESCRIPTION	BY
1.	10/26/15	PER AGENCY COMMENTS	BKF

**CARDINAL**  
**PLANNING & DESIGN, INC.**  
 9009 PRESTON HWY, STE 2  
 LOUISVILLE, KY 40219  
 (502) 966-3446  
 FAX: (502) 968-7077  
 info@cardinalplanning.com  
 Website: www.cardinalplanning.com



SITE PLAN - CATEGORY 2B  
 THE MOWER SHOP-BUILDING REPLACEMENT  
 JND, LLC  
 1142 MINOR LANE  
 Louisville, KY 40219  
 This is not a boundary survey, and is not intended for land transfer

SCALE: 1" = 10'  
 SHEET 1 OF 1