

TN/R-5
BRIAN FORD WARREN
4001 KIRBY LANE
LOUISVILLE, KY 40299
D.B. 10152, PG. 377

TN/C-2
RACHID ELHARCHI
4340 TAYLOR BLVD.
LOUISVILLE, KY 40215
D.B. 9127, PG. 376

TN/R-5
J.W. PROPERTIES, LLC.
3099 BRECKENRIDGE LANE
SUITE 115
LOUISVILLE, KY 40220
D.B. 9962, PG. 640

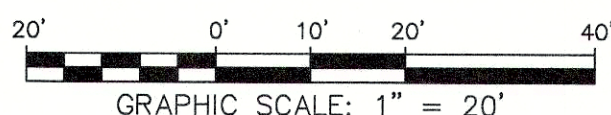
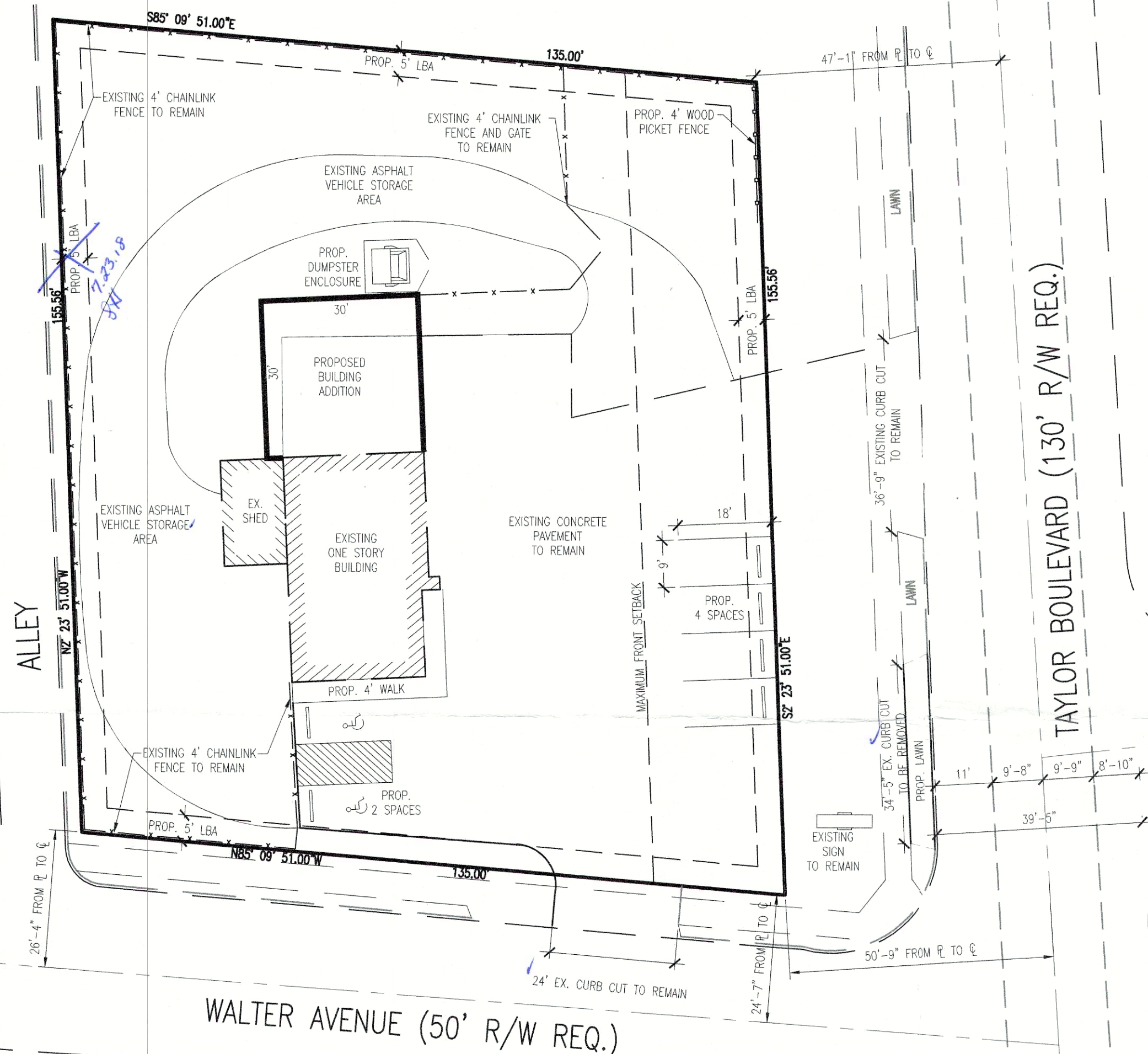
TN/R-5
LARRY COOPER & BUI NANG
2313 PIKES PEAK BLVD.
LOUISVILLE, KY 40214
D.B. 8414, PG. 011

TN/C-1
CONVENIENCE STORES LEASING & MANAGEMENT
4455 ACRE VIEW COURT
BROOKFIELD, WI 53005-1211
D.B. 9575, PG. 411

TN/C-2
TP INVESTMENT GROUP, LLC.
4333 TAYLOR BLVD.
LOUISVILLE, KY 40215
D.B. 10437, PG. 0001

TN/C-2
LYNNHURST EVANGELICAL & REFORMED
ADDRESS UNKNOWN
D.B. 1984, PG. 478

TN/R-5
LYNNHURST EVANGELICAL & REFORMED
ADDRESS UNKNOWN
D.B. 1984, PG. 478



WAIVERS

1. LAND DEVELOPMENT CODE SECTION 10.2.10; TO WAIVE THE VUA LANDSCAPE BUFFER AREAS ALONG TAYLOR BOULEVARD AND WALTER AVENUE.
2. LAND DEVELOPMENT CODE SECTION 5.5.1.A.3.a.; TO ALLOW THE EXISTING PARKING TO BE LOCATED IN FRONT OF THE EXISTING AND PROPOSED BUILDINGS.
3. LDC SECTION 5.5.1.A.3.b.; TO WAIVE THE REQUIREMENT TO CONNECT TO THE ALLEY DUE TO SECURITY FENCING.
4. LDC SECTION 5.5.1.A.3.c.; TO WAIVE THE REQUIREMENT TO CONNECT TO ADJUTING PARKING LOTS.

VARIANCES

1. LAND DEVELOPMENT CODE SECTION 5.2.2; TO ALLOW THE EXISTING BUILDING TO EXCEED THE 25' MAXIMUM FRONT SETBACK.

DIMENSIONAL STANDARDS

MINIMUM FRONT YARD SETBACK	= 15 FEET
MINIMUM STREET SIDE SETBACK	= 3 FEET
MAXIMUM FRONT YARD SETBACK	= 25 FEET
MINIMUM SIDE YARD SETBACK	= 5 FEET
(NEXT TO RESIDENTIAL USE)	
MINIMUM REAR YARD SETBACK	= 5 FEET

SITE DATA

TOTAL SITE AREA	= 0.47 ACRES (20,833 S.F.)
EXISTING ZONING	= C-2
EXISTING FORM DISTRICT	= TRADITIONAL NEIGHBORHOOD
EXISTING/PROPOSED USE	= AUTO SERVICE GARAGE
BUILDING AREA	
EXISTING BUILDING	= 1,099 S.F.
PROPOSED ADDITION	= 900 S.F.
TOTAL BUILDING AREA	= 1,999 S.F.
F.A.R.	= 0.09 (5.0 MAXIMUM)
BUILDING HEIGHT	= 14' - ONE STORY (60' MAX.)
PARKING REQUIRED	MIN. MAX.
1/EMPLOYEE+2/SERVICE BAY	= 10 SPACES
1/EMPLOYEE+5/SERVICE BAY	= 22 SPACES
TOTAL PARKING PROVIDED	= 6 SPACES & 4 SERVICE BAYS (10 TOTAL SPACES)
VEHICULAR USE AREA	= 6,915 S.F.
INTERIOR LANDSCAPE AREA REQ.	= 2.5% (172 S.F.)
ILA PROVIDED	= 266 S.F. (4%)
EXISTING IMPERVIOUS AREA	= 13,823 S.F.
PROPOSED IMPERVIOUS AREA	= 14,121 S.F.
NET IMPERVIOUS AREA	= + 298 S.F. (2% INCREASE)

GENERAL NOTES

1. PARKING AREAS AND DRIVE LANES TO BE A HARD AND DURABLE SURFACE.
2. CONSTRUCTION PLANS, KTC BOND AND PERMIT REQUIRED BY TRANSPORTATION PLANNING PRIOR TO CONSTRUCTION APPROVAL.
3. NO INCREASE IN DRAINAGE RUN OFF TO STATE ROADWAYS.
4. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT OF WAY.
5. THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
6. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES IT SHALL BE RE-AIMED, SHIELDED, OR TURNED OFF.
7. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
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. A CROSS ACCESS AGREEMENT WILL BE RECORDED WITH THE ADJACENT PROPERTIES TO THE SOUTH PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, PER DEVELOPMENT PLAN 9-63-95 BINDING ELEMENT NUMBER 11.
10. ALL TRASH RECEPTACLES WILL BE KEPT INDOORS.
11. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

MSD GENERAL NOTES

1. SANITARY SEWER SERVICES IS EXISTING.
2. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111C0073E.
3. MSD SINGLE FAMILY RESIDENTIAL PERMIT REQUIRED FOR ADDITION PRIOR TO ISSUE OF BUILDING PERMITS

EROSION PREVENTION & SEDIMENT CONTROL NOTES

1. THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE.
2. ANY MODIFICATIONS TO THE APPROVAL 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.
3. 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.
4. 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.
5. 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.
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 CALENDER 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 DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN. ALL STORM DRAINAGE SHALL CONFORM TO MSD STANDARD SPECIFICATIONS.
8. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.



JAY BARKERS AUTO REPAIR SERVICE, INC.

OWNER/DEVELOPER
JAY BARKER
4350 TAYLOR BOULEVARD
LOUISVILLE, KENTUCKY 40215-2365

CATEGORY 2B DEVELOPMENT PLAN

17DEVPLAN1123

4350 TAYLOR BOULEVARD
LOUISVILLE, KENTUCKY 40215-2365

JOB NO.
17100

SHEET
1
OF 1

SITE ADDRESS:
4350 TAYLOR BLVD.
LOUISVILLE, KY 40215
D.B. 10424, Pg. 321
METRO COUNCIL DISTRICT - 15
FIRE PROTECTION DISTRICT - LOUISVILLE #3
WM#11670