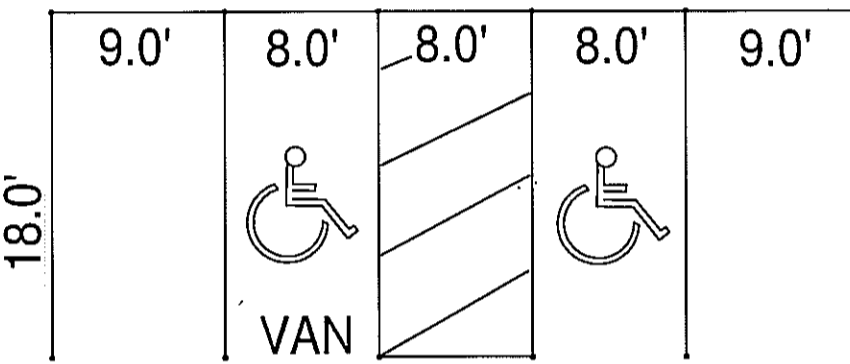


- GENERAL NOTES:**
- Title Examination may reveal roads and easements not shown hereon.
 - Property is subject to any restrictions or easements either implied or of record.
 - Adjoiners information was taken from the Jefferson Co. Tax Office.
 - Reference of Meridian was taken from Record Deed.
 - This survey was completed on 2/3/12
 - Total Acreage is 1.325 acres.
 - Property is not 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 with-out 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 MPW.
 - No Parking allowed within the Right of Way.
 - No freestanding signage proposed.

- WAIVER(S):**
- A waiver of the Land Development Code section 10.2.4 to allow a reduction of the required 35' Landscape Buffer Area to 15' Landscape Buffer Area along the East property line as shown, and allow 100% encroachment into Ex. 6" x 6" trench.
 - A waiver of the Land Development Code section 10.2.4 to waive the required 8' screen and plantings along the Northern property lines, and waive the plantings along the Eastern property lines.
 - A waiver of the Land Development Code sections 10.2.10 and 10.2.11 to waive the required 5' Landscape Buffer Area and plantings along the South property line.
 - A waiver of the Land Development Code section 5.8.1 to waive the required sidewalk.
- VARIANCE(S):**
- A variance of the Land Development Code section 5.3.1/ table 5.3.2 to permit VUA to encroach into required front setback along Chism Rd.



TYPICAL PARKING SPACE LAYOUT
(No Scale)

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

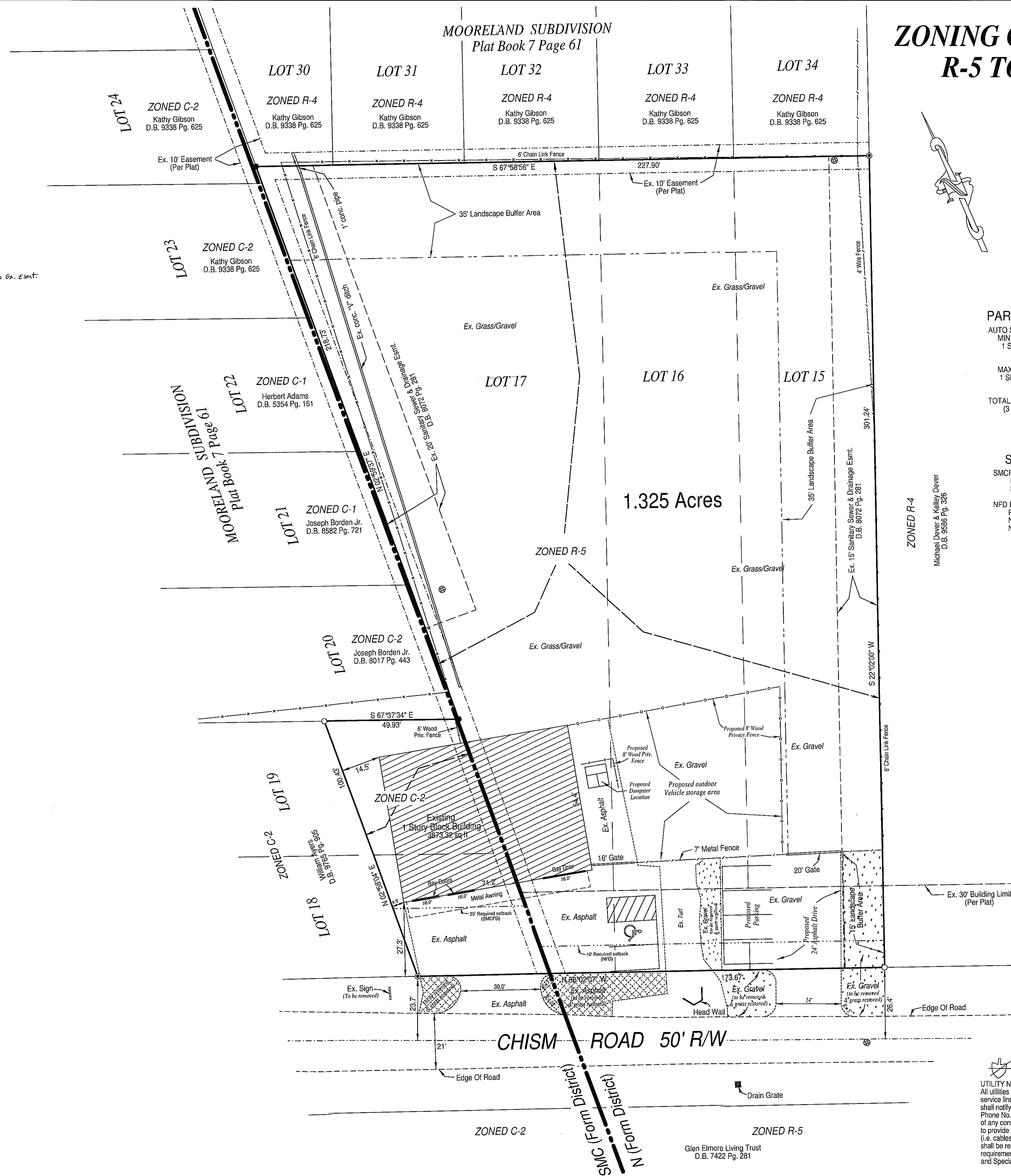
BY: *Lucy M. Summitt*
DATE: 2/28/13
LOUISVILLE, JEFFERSON COUNTY
METRO PUBLIC WORKS

PRELIMINARY APPROVAL

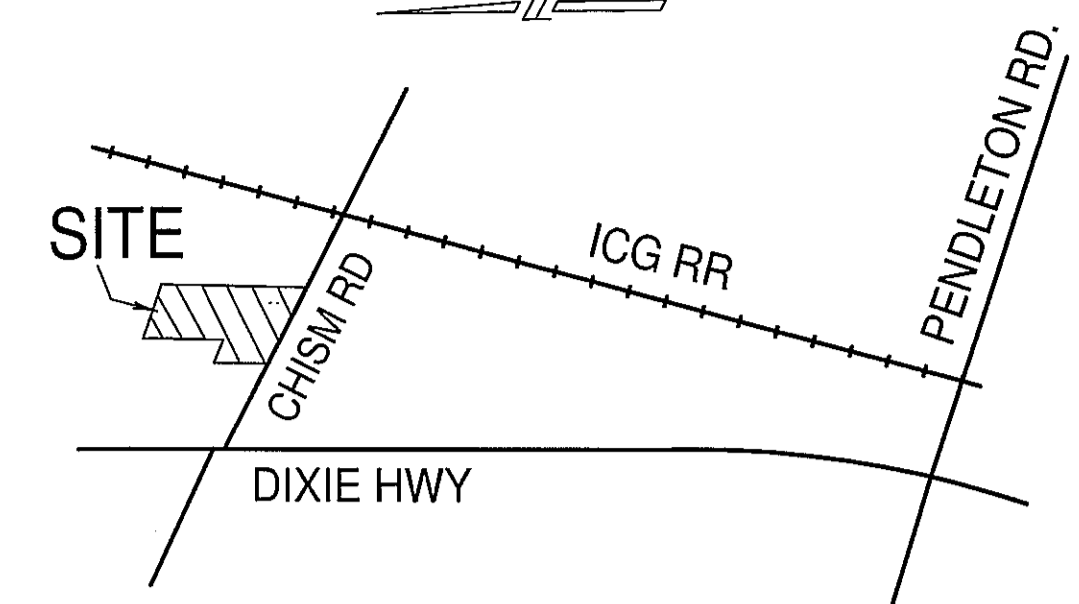
Condition of Approval: _____

Development Review: *P. Bar* Date: 2/28/13

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



ZONING CHANGE R-5 TO C-2



LOCATION MAP
No Scale

PARKING SUMMARY

AUTO SERVICE ESTABLISHMENT
MINIMUM REQUIRED: (9)
1 SPACE FOR EACH EMPLOYEE ON MAX SHIFT (3), PLUS 2 FOR EACH SERVICE BAY

MAXIMUM ALLOWED: (18)
1 SPACE FOR EACH EMPLOYEE ON MAX SHIFT (3), PLUS 5 FOR EACH SERVICE BAY

TOTAL PARKING PROVIDED = 12 SPACES (1 ADA space)
(3 SERVICE BAYS WITH STACKED PARKING = 6 SPACES)

SETBACK REQUIREMENTS

SMCFD Form District:
Front = 25'
Side & Rear = 25' (when abutting residential zone or lot providing 1st floor residential use)

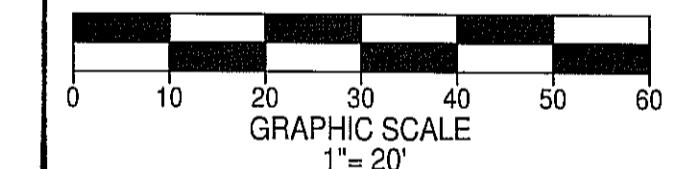
NFD Form District:
Front = 10 min / 80' max.
Non-residential to residential zoning (no loading) = 15'
Non-residential to residential zoning (loading) = 25'

IMPERVIOUS AREA (does not include asphalt to be removed)

ImperVIOUS Surface (Building)	3,873.32 Square Feet
ImperVIOUS Surface (Ex. gravel for vehicle storage)	4,378.66 Square Feet
ImperVIOUS Surface (Ex. gravel to be paved)	1,901.01 Square Feet
ImperVIOUS Surface (Ex. Asphalt)	3,212.29 Square Feet
Existing ImperVIOUS surface (Total)	13,365.28 Square Feet
Total Area of Site	57,721.08 Square Feet

NOTICE

PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.



DETAILED DISTRICT DEVELOPMENT PLAN

6405 CHISM ROAD
LOUISVILLE, KY. 40272

PROPERTY OWNER: BARNIE & SUSAN ELDER
ADDRESS: 7700 ST. ANTHONYS CHURCH RD.
LOUISVILLE, KY. 40214
DEED BOOK & PAGE: DB 5853 Pg. 603

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

LOUISVILLE PLANNING

DOCKET NO. 9-17149-12
APPROVAL DATE 2/27/13
EXPIRATION DATE _____
SIGNATURE OF PLANNING COMMISSION

RECEIVED
FEB 25 2013
PLANNING & DESIGN SERVICES

DATE: FEBRUARY 9, 2012 SCALE 1" = 20'
JOB NO: 894 SHEET 1 OF 1

WM L-

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2-6-13	Agency Comments	W.S.

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.

Binding Elements – Case 17149

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed **3,873** square feet of gross floor area.
3. Signs shall be in accordance with Chapter 8 or as presented at the public hearing (No freestanding signage is proposed on the development site).
4. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
5. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from *Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works, and the Metropolitan Sewer District*.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. At the time that the properties to the **NORTH** of the subject property is ever developed for a non-residential use, the property owner shall, as required by Metro Public Works, enter into and provide a reciprocal cross over access easement agreement acceptable to the County Attorney's Office. A copy of the recorded signed easement agreement shall be provided to Planning Commission staff upon request.
 - d. A minor plat or other legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
6. The materials and design of existing/proposed structures shall be substantially the same as depicted in the photos/rendering as presented at the **May 16, 2013** Planning Commission public hearing.
7. In addition, if the properties to the **NORTH** of the subject site are ever developed into a non-residential use, the property owner shall install the required landscape buffer, plantings, and screening as agreed in requested Waiver #2.