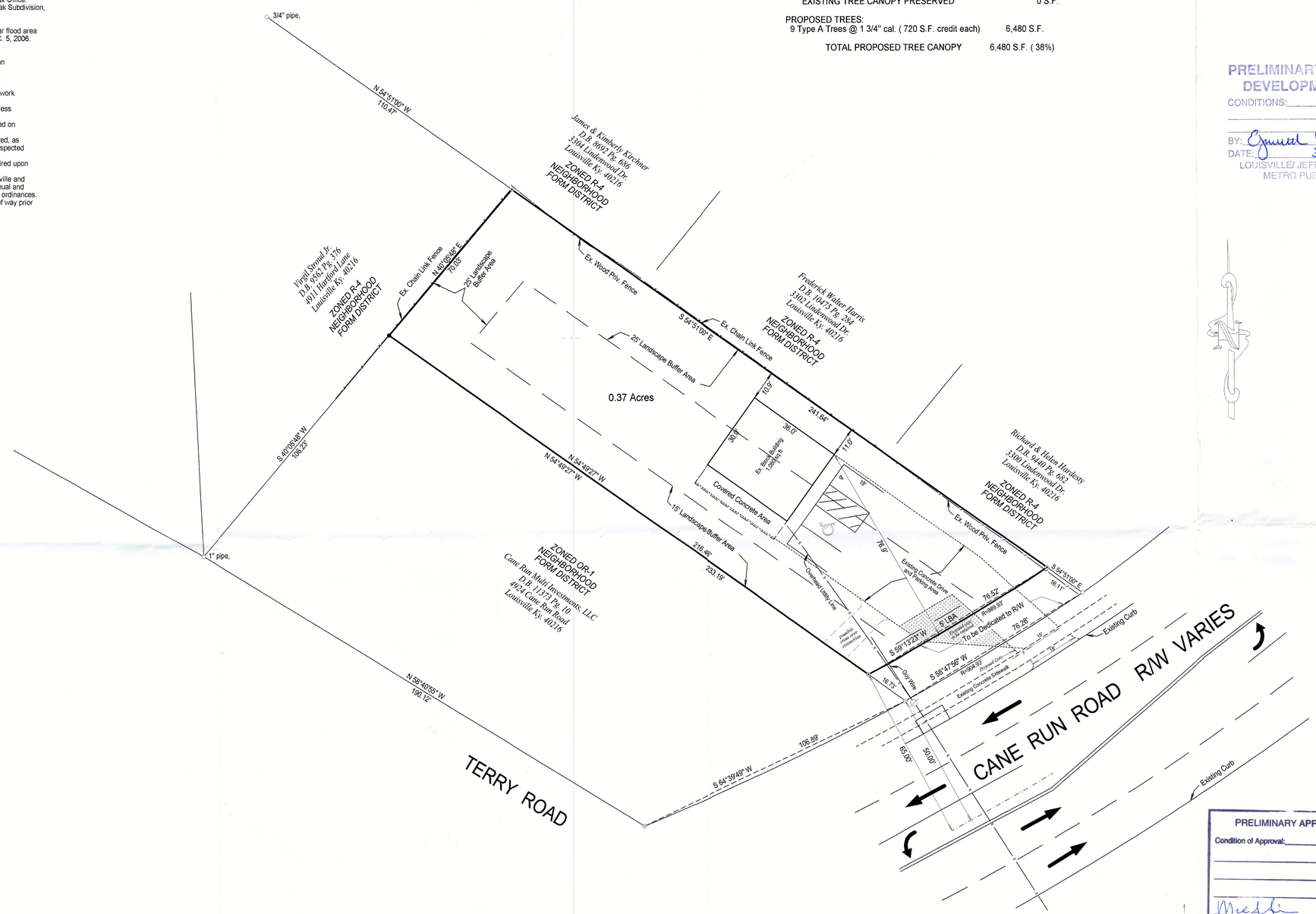
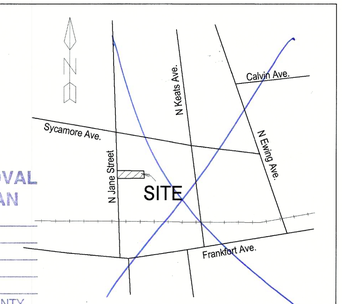
GENERAL NOTES:

1. Title Examination may reveal roads and easements no shown hereon.
2. Property is subject to any restrictions or easements either implied or of record.
3. Adjoiners information was taken from the Jefferson Co. Tax Office.
4. The basis of bearing was taken from record plat of Twin Oak Subdivision, section 1, Plat Book 18 Pg. 14
5. Total Acreage is 0.39 acres.
6. Property and adjoining areas are not located in the 100 year flood area as located by F.E.M.A. Map No. 21111C0071E Dated DEC. 5, 2006.
7. No increase in drainage run off to state roads.
8. There shall be no commercial signs on the right of way.
9. There should be no landscaping in the right of way without an encroachment permit.
10. Site lighting shall not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
11. An encroachment permit and bond will be required for any work done in the right of way.
12. Compatible utilities shall be placed in a common trench unless othervise required by appropriate agencies.
13. Contours shown per LOJIC map and Drainage arrows based on said contours.
14. Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current MPW standards and shall be inspected prior to final bond release.
15. Vehicular and pedetrian parking lot connection will be required upon the development of the site to the southwest.
16. 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.
17. KYTC approval for any increased runoff to the State right of way prior to MSD construction plan approval.
18. There will be no auction storage on site.

TREE CANOPY CALCULATIONS

GROSS SITE AREA:	17,181 S.F.
TREE CANOPY REQUIRED AT 20%	3,436 S.F.
EXISTING TREE CANOPY PRESERVED	0 S.F.
PROPOSED TREES:	
9 Type A Trees @ 1 3/4" cal. (720 S.F. credit each)	6,480 S.F.
TOTAL PROPOSED TREE CANOPY	6,480 S.F. (38%)





LOCATION MAP
No Scale

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: Emmett Wright
DATE: 3/23/20
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS

SITE DATA

LOCATION = 4922 Cane Run Road
Louisville, KY. 40216
DEED BOOK 9427 PAGE 872
TAX BLOCK, 1269 LOT, 0082
EXISTING ZONING = R4
FORM DISTRICT = N
COUNCIL DISTRICT = 1
EXISTING LAND USE = RESIDENTIAL GARAGE
PROPOSED LAND USE = REAL ESTATE & AUCTION OFFICE ~~& STORAGE BUILDING~~

EX. BUILDING HEIGHTS = 1 STORY GARAGE:
EXISTING GROSS FLOOR AREA = 1,080 S.F.
PROPOSED GROSS FLOOR AREA = 4,000 S.F.
FLOOR AREA RATIO = 17,181/5,080 = 0.30
LAND AREA = 0.39 AC. (17,181 S.F.)

SETBACK REQUIREMENTS

TRADITIONAL NEIGHBORHOOD
(non-residential Use)
Front = 10'
Street Side Yard = 10'
Res. to Non-Res. Yard= 15'
Max. Building Height = 35'

0 10 20 30 40 50 60
GRAPHIC SCALE
1"= 20'

JAW Real Estate & Auction Office

R-4 TO C-1

4922 CANE RUN ROAD
LOUISVILLE, KY. 40216
PROPERTY OWNER: JAMES A WHITE JR.
ADDRESS: 6607 MEMORY LANE,
LOUISVILLE, KY. 40258
DEED BOOK & PAGE : DB 9427, PG 872

SCHROLL LAND SURVEYING LLC.
Office Location: 7329 St. Andrews Church Rd.
Louisville, KY. 40214
Mailing Address: 5450 Southview Drive
Louisville, KY. 40214
Office: 502-367-7660 Mobile: 502-594-6773

DATE: OCTOBER 26, 2019 SCALE 1" = 20'
JOB NO: 2792-19 SHEET 1 OF 1

PLAN DATE 10-26-19

WM#12061

PRELIMINARY APPROVAL
Condition of Approval:
Development Review 3/23/20 Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10/26/19	Revisions per agency comments	W.S.
2	10/26/19	Remove proposed building	W.S.
3	3/02/20	Revisions per agency comments	W.S.

RECEIVED
MAR 09 2020
PLANNING & DESIGN SERVICES

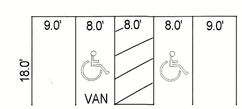
20 - VARIANCE - 0029

IMPERVIOUS AREA

EXISTING	
Impervious Surface (Ex. Building)	*1,080 Square Feet*
Impervious Surface (Ex.Covered Area)	*306 Square Feet*
Impervious Surface (Existing Conc.)	*3,287 Square Feet*
PROPOSED	
Impervious Surface (Proposed Conc.)	*4 Square Feet*
TO BE REMOVED	
Impervious Surface (Conc. to be removed	*403 Square Feet*
TOTAL	
Impervious surface (Total)	*4,274 Square Feet*

BUD (BEFORE YOU DIG)

NOTE: 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. LOCATION, SIZE AND MATERIAL SHOWN ON UTILITIES ARE FROM AVAILABLE RECORDS, SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES. B.U.D. MUST BE NOTIFIED 48 HOURS PRIOR TO ANY EXCAVATION, FOR VERIFICATION OF LOCATION, SIZE AND MATERIAL CALL 266-5123 OR 1-800-752-6007



TYPICAL PARKING
SPACE LAYOUT
(No Scale)

PARKING SUMMARY

OFFICE:
MINIMUM REQUIRED: 1 space for each 350 sq ft of gross floor area in suburban form districts.
MAXIMUM ALLOWED: 1 space for each 200 sq ft of gross floor area.

Existing Building: 1,080 S.F.
MINIMUM REQUIRED: 1,080/350= 3.08 (3 SPOTS)
MAXIMUM ALLOWED: 1,080/200= 5.40 (5 SPOTS)

TOTAL PARKING PROVIDED: 3 SPOTS