

LAND DESCRIPTION FOR CHANGE OF ZONING FROM C-1 TO C-2

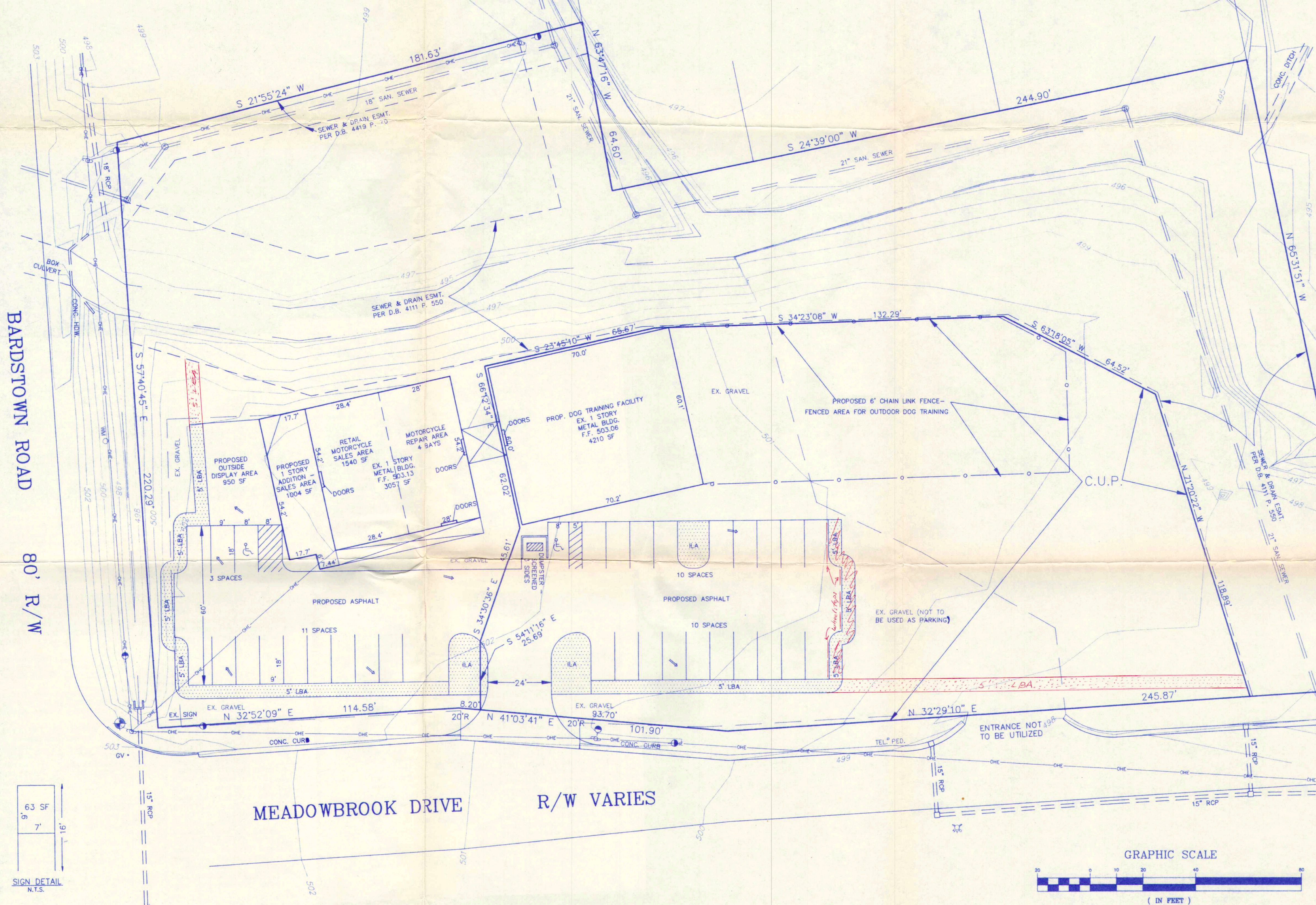
BEING LAND LOCATED IN JEFFERSON COUNTY, KENTUCKY AT THE SOUTHEAST CORNER OF BARDSTOWN ROAD AND MEADOWBROOK DRIVE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE SOUTHERLY RIGHT-OF-WAY (ROW) LINE OF BARDSTOWN ROAD AT THE EASTERLY ROW LINE OF MEADOWBROOK DRIVE, THENCE WITH THE SOUTHERLY ROW LINE OF BARDSTOWN ROAD SOUTH 57 DEGREES, 40 MINUTES, 45 SECONDS EAST, 220.29 FEET TO A POINT; THENCE SOUTH 21 DEGREES, 55 MINUTES, 24 SECONDS WEST, 181.63 FEET TO A POINT; THENCE NORTH 63 DEGREES, 47 MINUTES, 16 SECONDS WEST, 64.60 FEET TO A POINT; THENCE SOUTH 24 DEGREES, 39 MINUTES, 00 SECONDS WEST, 244.90 FEET TO A POINT; THENCE NORTH 65 DEGREES, 31 MINUTES, 51 SECONDS WEST, 241.08 FEET TO A POINT IN THE EASTERLY ROW LINE OF MEADOWBROOK DRIVE; THENCE WITH SAID ROW LINE NORTH 32 DEGREES, 29 MINUTES, 10 SECONDS EAST, 245.87 FEET TO A POINT; THENCE NORTH 41 DEGREES, 03 MINUTES, 41 SECONDS EAST, 101.90 FEET TO A POINT; THENCE NORTH 32 DEGREES, 52 MINUTES, 09 SECONDS EAST, 114.58 FEET TO THE POINT OF BEGINNING CONTAINING 2.344 ACRES. PROPERTY ALSO BEING TAX BLOCK 618, LOT 109 AND RECORDED IN DEED BOOK 5925 P. 679.

LAND DESCRIPTION FOR CONDITIONAL USE PERMIT

BEING LAND LOCATED IN JEFFERSON COUNTY, KENTUCKY AT THE SOUTHEAST CORNER OF BARDSTOWN ROAD AND MEADOWBROOK DRIVE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE SOUTHERLY RIGHT-OF-WAY (ROW) LINE OF BARDSTOWN ROAD AT THE EASTERLY ROW LINE OF MEADOWBROOK DRIVE, THENCE SOUTH 32 DEGREES, 52 MINUTES, 09 SECONDS WEST, 114.58 FEET TO A POINT; THENCE SOUTH 41 DEGREES, 03 MINUTES, 41 SECONDS WEST, 8.20 FEET TO THE POINT OF BEGINNING FOR THE CONDITIONAL USE PERMIT; THENCE SOUTH 54 DEGREES, 11 MINUTES, 16 SECONDS EAST, 25.69 FEET TO A POINT; THENCE SOUTH 34 DEGREES, 30 MINUTES, 36 SECONDS EAST, 45.61 FEET TO A POINT; THENCE SOUTH 66 DEGREES, 12 MINUTES, 34 SECONDS EAST, 62.02 FEET TO A POINT; THENCE SOUTH 23 DEGREES, 45 MINUTES, 10 SECONDS WEST, 65.67 FEET TO A POINT; THENCE SOUTH 34 DEGREES, 23 MINUTES, 08 SECONDS WEST, 132.29 FEET TO A POINT; THENCE SOUTH 63 DEGREES, 18 MINUTES, 05 SECONDS WEST, 64.52 FEET TO A POINT; THENCE SOUTH 71 DEGREES, 20 MINUTES, 22 SECONDS EAST, 118.89 FEET TO A POINT; THENCE NORTH 32 DEGREES, 29 MINUTES, 10 SECONDS EAST, 245.87 FEET TO A POINT; THENCE NORTH 41 DEGREES, 03 MINUTES, 41 SECONDS EAST, 93.70 FEET TO THE POINT OF BEGINNING. PROPERTY ALSO BEING A PORTION OF TAX BLOCK 618, LOT 109 AND RECORDED IN DEED BOOK 5925 P. 679.



KEY MAP



NOTICE
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN
(See Ord.)

JEFFERSON COUNTY
APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 9-36-94C
 APPROVAL DATE Sept. 15, 1994
 EXPIRATION DATE 1-8-95
 SIGNATURE OF PLANNING COMMISSION
Thomas J. Smith
 Management Consultant, PLANNING

PARKING BREAKDOWN

PARKING REQUIRED	
SALES - 2544 SF/200SF	= 13 SPACES
DISPLAY - 950 SF/1500SF	= 1 SPACE
6 EMP./1.0	= 6 SPACES
4 BAYS X 2	= 8 SPACES
KENNEL OPERATION	= 6 SPACES
6 EMP./1.5	= 4 SPACES
TOTAL	= 38 SPACES
PARKING PROPOSED	= 38 SPACES

LANDSCAPE SCHEDULE

VEHICULAR USE AREA = 12,778 SF
ILA REQUIRED = 12,778 SF x .05 = 639 SF
ILA PROPOSED = 687 SF

- NOTES**
1. KENTUCKY DEPT. OF WATER APPROVAL REQUIRED.
 2. SANITARY SEWERS AVAILABLE BY CONNECTION.
 3. ANY INCREASE IN IMPERVIOUS AREA IS SUBJECT TO A REGIONAL FACILITIES FEE.
 4. DOGS TO BE BOARDED OVERNIGHT, INDOORS.
 5. THERE SHALL BE NO OUTSIDE STORAGE ON SITE.
 6. ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE KENTUCKY DEPARTMENT OF TRANSPORTATION.
 7. ANY OUTDOOR LIGHTING SHALL BE DIRECTED DOWN AND AWAY FROM SURROUNDING RESIDENTIAL PROPERTIES.
 8. WHEELSTOPS SHALL BE UTILIZED TO PROTECT LANDSCAPED AREAS.

PRELIMINARY APPROVAL
 Conditions of Approval: SEE NOTES
 M.A.S.
 Planning Consultant
 1700 N. 1st St. / 1000 8/10/94
 Louisville & Jefferson County Metropolitan Center District

SITE PLAN FOR ZONING CHANGE C-1 TO C-2 AND C.U.P.
 4170 BARDSTOWN ROAD

K&M PROPERTIES COMPANY
 TAX BLOCK 618 LOT 109
 D.B. 5925 P. 679

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 SHALL COMPLY WITH ORDINANCE #28
 CONDITIONS:
 BY: M. Brown
 DATE: 8-10-94
 JEFFERSON COUNTY DEPT. OF PUBLIC WORKS



design ENGINEERING INC.
 10003 Taylorsville Road Louisville, Ky. 40299
 (502) 267-9007

RECEIVED
 AUG 16 1994

LOUISVILLE & JEFFERSON COUNTY SCALE: 1" = 20'
 PLANNING COMMISSION DRAWING: 70102PP.DWG SHEET 1 OF 1

