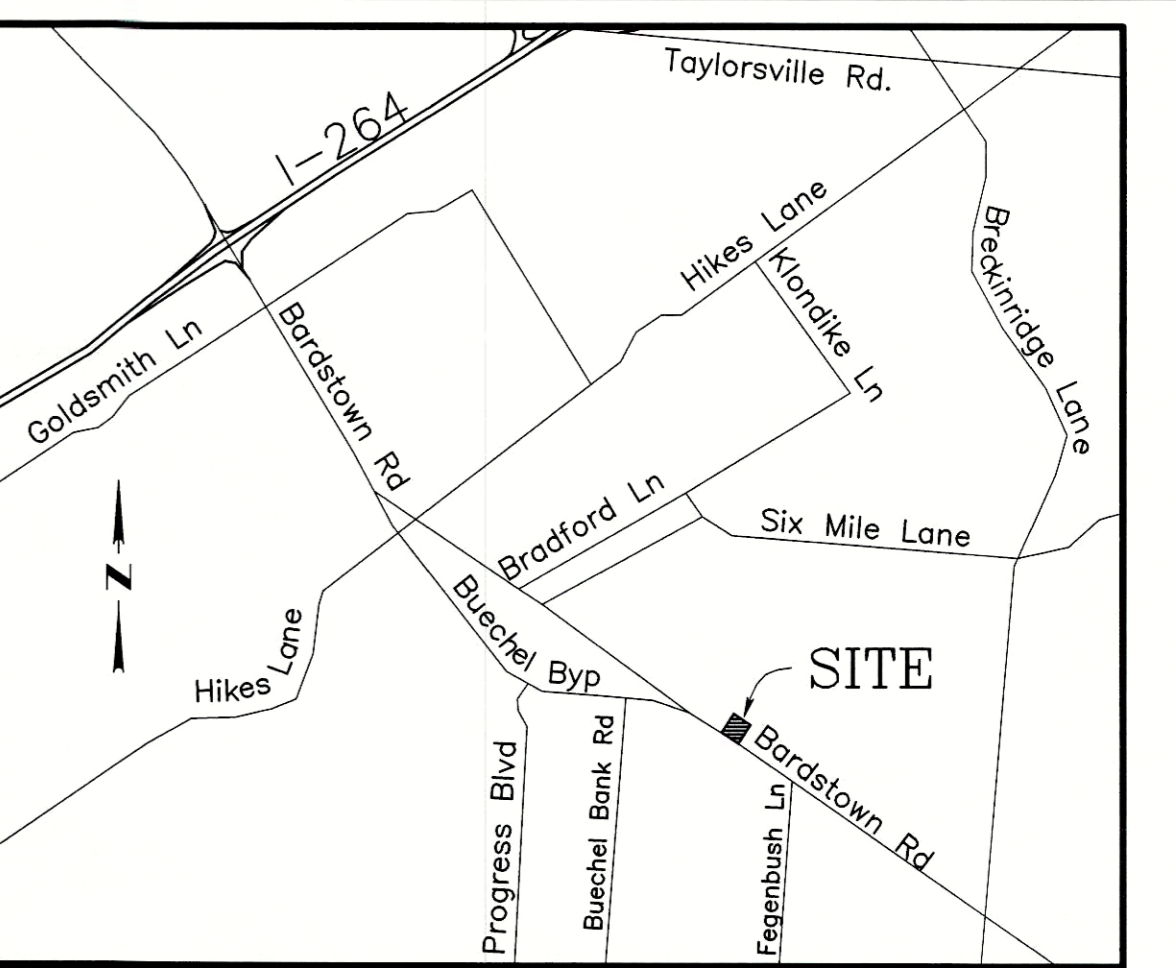
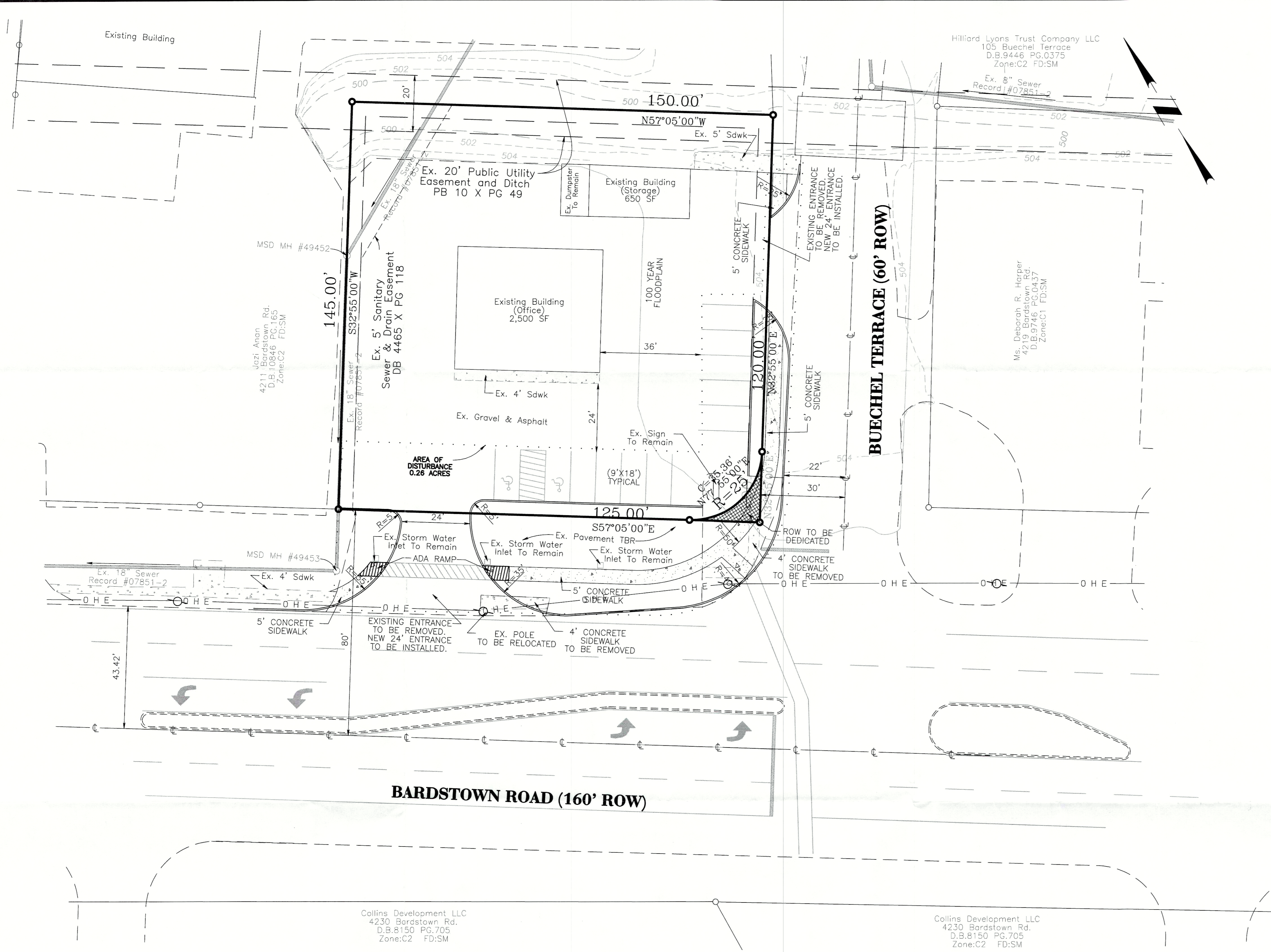


VALLEY-FEASIBLE NETWORK/AL EI PROJECTS/5016-489 4213 Bardstown Rd. DDP-PROJ. 7/17/2017 10:24:26AM AMR



VICINITY MAP
NO SCALE

Site Development Data

Location: 4213 Bardstown Rd.
 Inst. No. D.B. 9575 PG. 432
 Tax Block, Lot, Sublot: 0542-0121-0000
 Area: 0.49 Acres
 21,344.40 S.F.
 C1 Suburban Marketplace Corridor
 Current Zoning: No
 Form District: No
 Enterprise Zone: No
 Existing Use: Automobile Service Station
 Proposed Use: Motor Vehicle Sales
 Plan Certain: None

Convenience Stores Leasing & Management, LLC
 4455 Acre View Ct.
 Brookfield, WI. 53005

Parking Summary

	Min	Max
Motor Vehicle Sales	1SP/7000S.F.	1SP/5000S.F.
Outdoor Display Area	3,425	1
Office	1SP/350S.F.	1SP/200S.F.
	2,500	2,500
Total Spaces Required	8	14
Spaces Provided	11	13
	2	ADA spaces
	13	Total
Bicycle Parking	2 Long-Term	2 Short-Term

Building Summary

Area: 21,344.40 S.F.
 Building Area: 2,500 S.F.
 F.A.R. 0.12
 Max Allowed F.A.R. 1.0
 Area of Disturbance 0.26 Acres

IL A Requirements

Vehicle Use Area: 13,811 S.F.
 ILA Required: (7.5%) 1,036 S.F.
 ILA Provided: (7.52%) 1,039 S.F.
 ILA Trees Required: (1/4000 S.F.) 3 trees
 ILA Trees Provided: 3 trees

Dimensional Standards

Building Setbacks:
 Front: One-half of the standard right-of-way width
 Side: None
 Street Side: One-half of the standard right-of-way width
 Rear: None
 Max. Height of Building: 60'

Impervious Areas

Total Site Area	21,344.40 S.F.
Existing Conditions	
Pervious	278 S.F.
Impervious	21,066 S.F.
Proposed Conditions	
Pervious	1,039 S.F.
Impervious	20,305 S.F.

PRELIMINARY APPROVAL

Condition of Approval: _____

Tongtelly 7-26-17

Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: _____

BY: *Tom Mack*

DATE: *7-27-17*

LOUISVILLE & JEFFERSON COUNTY
METRO PUBLIC WORKS

RECEIVED
 JUL 17 2017
 PLANNING &
 DESIGN SERVICES

DEVELOPMENT NOTES

- SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF LOUISVILLE.
- SITE SUBJECT TO MSD PLAN REVIEW FEES.
- ELECTRIC SERVICE TO BE COORDINATED WITH LOUISVILLE GAS AND ELECTRIC.
- WATER SERVICE TO BE COORDINATED WITH THE LOUISVILLE WATER COMPANY.
- PROPERTY IS IN BUECHEL FIRE DISTRICT AND SUBJECT TO APPROVAL.
- CONSTRUCTION PLANS, BOND, AND KTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO CONSTRUCTION.
- SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
- KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- ALL SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL CONFORM TO THE AMERICAN DISABILITIES ACT (A.D.A.).
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNCIL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- ALL DRAINAGE STRUCTURES WITHIN THE STATE RIGHT OF WAY SHALL BE STATE DESIGN.
- RIGHT-OF-WAY DEDICATION BY DEED OF CONVEYANCE OR BY MINOR PLAT IS REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- STRUCTURES REQUIRING SCREEN SUCH AS DUMPSTERS SHALL BE SCREENED IN ACCORDANCE WITH LDC (CH. 10.2.6).

UTILITY NOTE

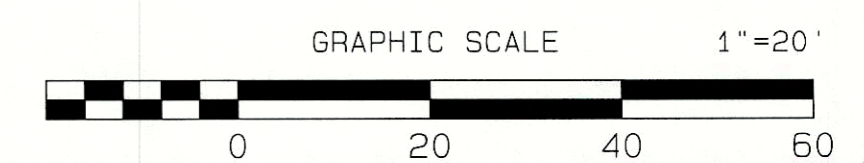
ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS & WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.



LEGEND

- Property Line
- Existing Fence
- Existing Sewerline
- Proposed Sewerline
- Existing Manhole
- Proposed Manhole
- Wood/Vinyl Fence
- Ditch Line
- Flow Arrow
- Existing Storm Line
- Proposed Storm Line

WM # 11597



AL ENGINEERING INC.
 Civil Engineering & Land Development Services
 4790 CRITTENDEN DRIVE SUITE 201 (502) 254-2245 OFF (502) 817-4444 CELL
 LOUISVILLE, KY. 40209

JPAT INVESTMENTS
 4213 Bardstown Rd.
 Louisville, Ky. 40218

REZONING PLAN

4213 BARDSTOWN RD.
 Louisville Ky. 40218

ACCOUNT: 2016-489-7-17-2017
 DESIGNED BY: AMR
 DRAWN BY: AMR
 CHECKED BY: AMR
 APPROVED BY: AMR

DATE: _____
 REVISION: _____
 1
 2
 3
 4
 5

DRAWING
1
 SHEET
 OF 1