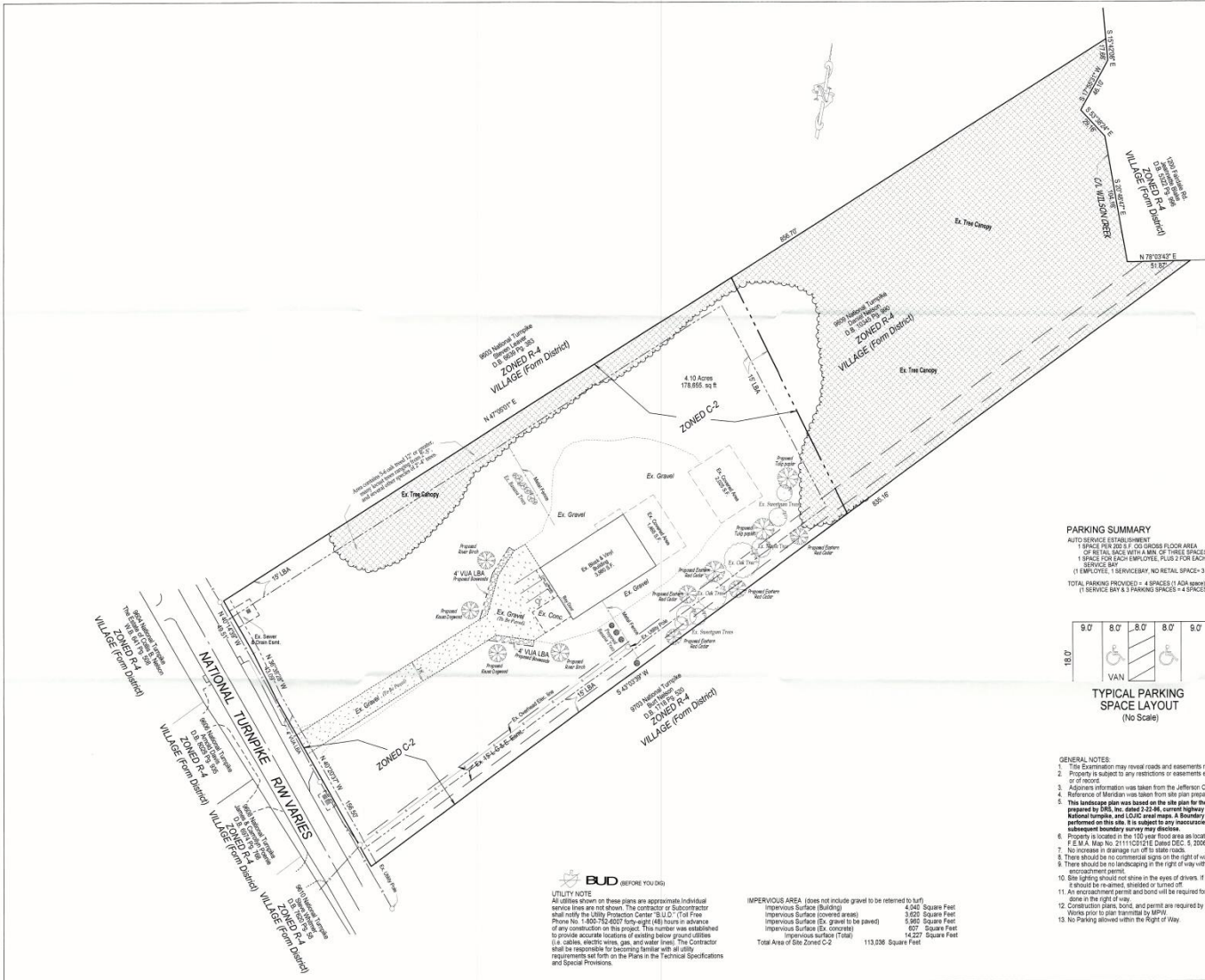


9609 NATIONAL TURNPIKE

Development Code (May, 1995)

- Existing conditions
 - Compliance with Article 6 (setbacks)
 - Compliance with Article 10 (parking requirements)
 - 1 space per 200 SF of gross floor area of retail space with a minimum of 3 spaces
 - 2 spaces per bay plus 1 per employee for auto service establishment.
- No signage has been proposed. New signage will need to be in compliance with Ch. 8 of the LDC (2016)
- Article 12 (landscaping) - Alternative Landscape Plan
 - A 15' property perimeter LBA is required along the side property lines and rear zoning district boundary
 - A 4' VUA LBA is required along the road frontage.
 - The proposed plan conforms to the spirit and intent of this article, while varying from its specific requirements. The plan presented appears to be a substantial improvement over the minimum requirements of this article.



SITE DATA
 LOCATION = 9609 NATIONAL TURNPIKE
 DEED BOOK 10348 PAGE 990
 TAX BLOCK 103 LOT 21
 EXISTING ZONING = C2
 FORM DISTRICT = VILLAGE
 COUNCIL DISTRICT = 13
 EXISTING LAND USE = COMMERCIAL
 (AUTO REPAIR ESTABLISHMENT)
 EXISTING BUILDING HEIGHT = 1 STORY

EX. BUILDING = 1,995 sq ft
 1 SERVICE BAY DOOR

LAND AREA = 4.13 AC +/-
 C-2 = 2.8 AC +/-
 B-4 = 1.3 AC +/-

V.I.A. (PROPOSED) = 1,248 S.F.



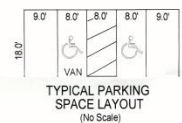
**REVISED DEVELOPMENT PLAN
 ALTERNATIVE LANDSCAPE PLAN
 9609 NATIONAL TURNPIKE**

*This Plan is NOT a Boundary Survey.
 it does not comply with KARS 19-150*

PARKING SUMMARY
 AUTO SERVICE ESTABLISHMENT
 1 SERVICE BAY DOOR & 6 COLLECTOR FLOOR AREA
 OF RETAIL SPACES WITH A MIN. OF THREE SPACES
 1 SPACE EACH EMPLOYEE, PLUS 1 FOR EACH
 SERVICE BAY

SERVICE BAY
 (1) EMPLOYEE, 1 SERVICE BAY, NO RETAIL SPACES = 3 SPOTS

TOTAL PARKING PROVIDED = 4 SPACES (1 ADA space)
 (1 SERVICE BAY & 3 PARKING SPACES = 4 SPACES)



- GENERAL NOTES:**
- Title Examination may reveal roads and easements not shown hereon.
 - Property is subject to any restrictions or assessments either recorded or of record.
 - Address information was taken from the Jefferson Co. Tax Office.
 - Reference of Meridian was taken from site plan prepared by DRG, INC.
 - This landscape plan was based on the site plan for the zoning change prepared by DRG, Inc. dated 2-22-16, current highway plans of National Turnpike and LUGIC road maps. A Boundary Survey was not performed on this site. It is subject to any inaccuracies that a subsequent boundary survey may establish.
 - Property is located in the 100 year flood area as located by F.E.M.A. Map No. 21115G21E, dated DEC. 5, 2009.
 - No increase in drainage run off to state road.
 - There should be no commercial signs on the right of way.
 - There should be no landscaping in the right of way without an encroachment permit.
 - Site lighting should not shine in the eyes of drivers. If it does, it should be shielded, shielded or turned off.
 - An encroachment permit and bond will be required for any work zone in the right of way.
 - Construction plans, bond, and permit are required by Metro Public Works prior to plan transmission (M.P.W.).
 - No Parking allowed within the Right of Way.

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 "BU.D", Toll Free Phone No. 1-800-752-6007 forty-eight (48) hours in advance of any construction on this project. The 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.

IMPERVIOUS AREA (does not include gravel to be returned to turf)

Impervious Surface (Building)	4,040 Square Feet
Impervious Surface (covered areas)	3,623 Square Feet
Impervious Surface (Ex. gravel to be paved)	5,892 Square Feet
Impervious Surface (Ex. concrete)	607 Square Feet
Impervious Surface (Total)	14,227 Square Feet
Total Area of Site Zoned C-2	113,236 Square Feet

9609 NATIONAL TURNPIKE
 FAIRDALE, KY. 40118

PROPERTY OWNER: Daniel Nelson
 ADDRESS: 9609 NATIONAL TURNPIKE
 FAIRDALE, KY. 40118
 DEED BOOK & PAGE: DB 10345 Pg. 990

SCHROLL LAND SURVEYING LLC.
 5450 Southview Dr., LOUISVILLE, KY. 40214
 Phone: 502-367-7660
 Mobile: 502-394-6773

DATE: September 24, 2016 SCALE 1" = 40'
 JOB NO: 1825-16

PLAN DATE 9-24-16

REVISIONS			
NO.	DATE	DESCRIPTION	BY
		RECEIVED	
		OCT 19 2016	
		DESIGN SERVICES	



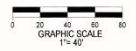


SITE DATA
 LOCATION = 9609 NATIONAL TURNPIKE
 DEED BOOK 10348 PAGE 990
 TAX BLOCK 103 LOT 21
 EXISTING ZONING = C-2
 FORM DISTRICT = VILLAGE
 COUNCIL DISTRICT = 13
 EXISTING LAND USE = COMMERCIAL
 (AUTO REPAIR ESTABLISHMENT)
 EXISTING BUILDING HEIGHT = 1 STORY

EX. BUILDING = 1,995 sq ft
 1 SERVICE BAY DOOR

LAND AREA = 4.1 AC. +/-
 C-2 = 2.8 AC. +/-
 R-4 = 1.3 AC. +/-

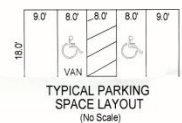
V.I.A. (PROPOSED) = 1,248 S.F.



**REVISED DEVELOPMENT PLAN
 ALTERNATIVE LANDSCAPE PLAN
 9609 NATIONAL TURNPIKE**

*This Plan is NOT a Boundary Survey.
 it does not comply with S&B 19-159*

PARKING SUMMARY
 AUTO SERVICE ESTABLISHMENT
 1 SERVICE BAY DOOR & 6 COLLECTOR FLOOR AREA
 OF RETAIL SPACE WITH A MIN. OF THREE SPACES
 1 SPACE FOR EACH EMPLOYEE PLUS 10 FOR EACH
 SERVICE BAY
 (1 EMPLOYEE, 1 SERVICE BAY, NO RETAIL SPACE = 3 SPOTS)
 TOTAL PARKING PROVIDED = 4 SPACES (1 ADA space)
 (1 SERVICE BAY & 3 PARKING SPACES = 4 SPACES)



- GENERAL NOTES:**
- Title Examination may reveal roads and easements not shown hereon.
 - Property is subject to any liens and/or assessments either recorded or not recorded.
 - Address information was taken from the Jefferson Co. Tax Office.
 - Reference of Meridian was taken from site plan prepared by DRG, INC.
 - This landscape plan was based on the site plan for the zoning change prepared by DRG, Inc. dated 2-22-16, current highway plans of National Turnpike and I-75 and other maps. A Boundary Survey was not performed on this site. It is subject to any inaccuracies that a subsequent boundary survey may establish.
 - Property is located in the 100 year flood area as located by F.E.M.A. Map No. 21115C01E, dated DEC. 5, 2009.
 - 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 without an encroachment permit.
 - Site lighting should not shine in the eyes of drivers. If it does, it should be shielded, 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 transmission (S&B 19-159).
 - No Parking allowed within the Right of Way.

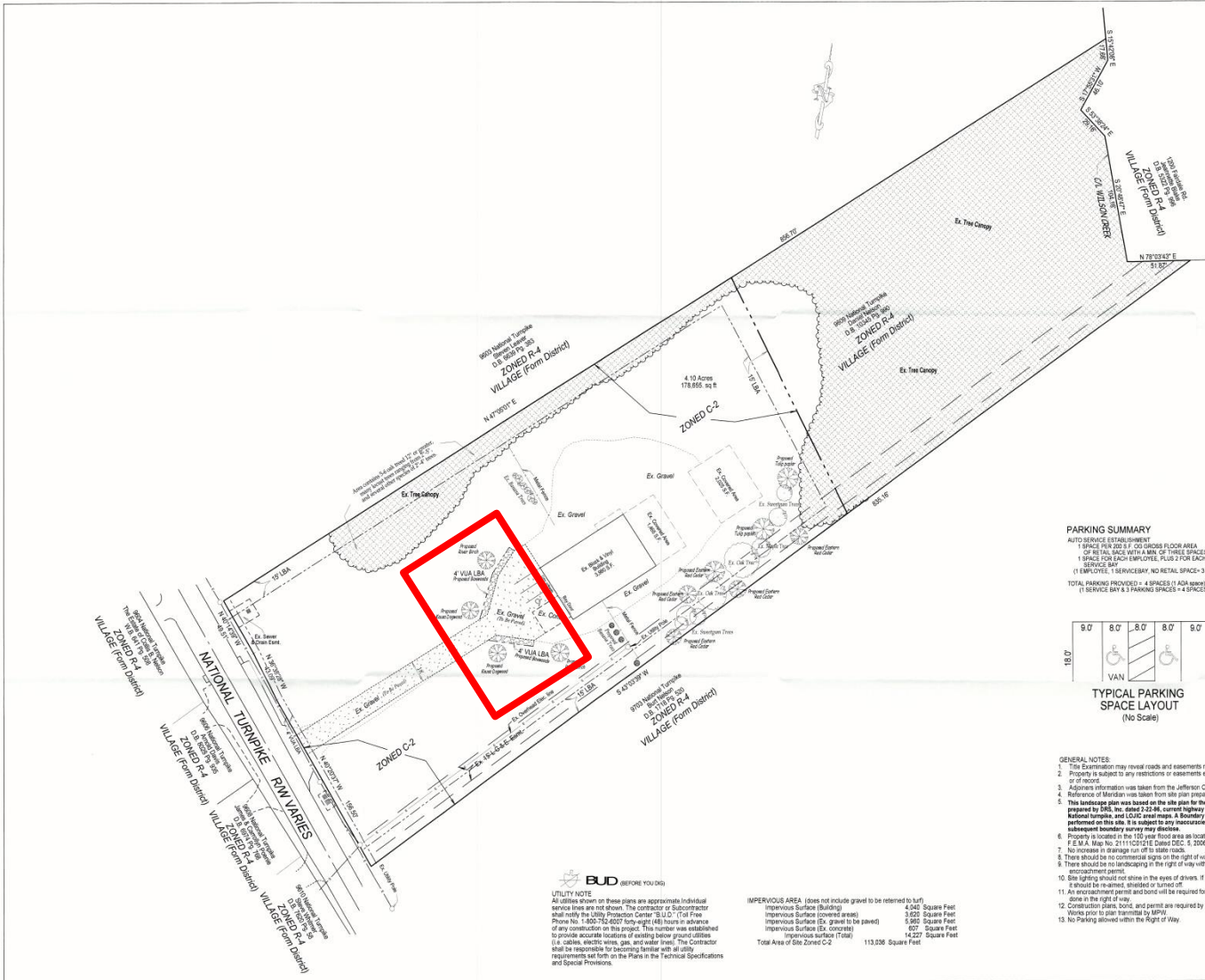
BUD BEFORE YOU DIG

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 "BU.D", Toll Free Phone No. 1-800-752-6007 forty-eight (48) hours in advance of any construction on this project. The 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.

IMPERVIOUS AREA (does not include gravel to be returned to turf)

Impervious Surface (Building)	4,040 Square Feet
Impervious Surface (covered areas)	3,623 Square Feet
Impervious Surface (Ex. gravel to be paved)	5,895 Square Feet
Impervious Surface (Ex. concrete)	607 Square Feet
Impervious Surface (Total)	14,227 Square Feet
Total Area of Site Zoned C-2	113,236 Square Feet





SITE DATA
 LOCATION = 9609 NATIONAL TURNPIKE
 DEED BOOK 10348 PAGE 960
 TAX BLOCK 103 LOT 21
 EXISTING ZONING = C2
 FORM DISTRICT = VILLAGE
 COUNCIL DISTRICT = 13
 EXISTING LAND USE = COMMERCIAL
 (AUTO REPAIR ESTABLISHMENT)
 EXISTING BUILDING HEIGHT = 1 STORY

EX. BUILDING = 1,995 sq ft
 1 SERVICE BAY DOOR

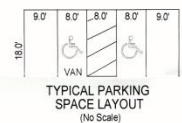
LAND AREA = 4.1 AC +/-
 C-2 = 2.8 AC +/-
 R-4 = 1.3 AC +/-

V.I.A. (PROPOSED) = 1,248 S.F.



**REVISED DEVELOPMENT PLAN
 ALTERNATIVE LANDSCAPE PLAN
 9609 NATIONAL TURNPIKE**
*This Plan is NOT a Boundary Survey.
 It does not comply with S.A.S. 19-150*

PARKING SUMMARY
 AUTO SERVICE ESTABLISHMENT
 1 SPACE PER 200 S.F. COLLECTIVE FLOOR AREA
 OF RETAIL SPACE WITH A MIN. OF THREE SPACES
 1 SPACE PER EMPLOYEE PLUS 1 FOR EACH
 SERVICE BAY
 (1 EMPLOYEE, 1 SERVICE BAY, NO RETAIL SPACE = 3 SPOTS)
 TOTAL PARKING PROVIDED = 4 SPACES (1 ADA space)
 (1 SERVICE BAY & 3 PARKING SPACES = 4 SPACES)



- GENERAL NOTES:**
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 - Address information was taken from the Jefferson Co. Tax Office.
 - Reference of Meridian was taken from site plan prepared by DRG, INC.
 - This landscape plan was based on the site plan for the zoning change prepared by DRG, Inc. dated 2-22-16. current highway plans of National Turnpike and LOC are used. A Boundary Survey was not performed on this site. It is subject to any inaccuracies that a subsequent boundary survey may establish.
 - Property is located in the 100 year flood area as located by F.E.M.A. Map No. 21115C01E, dated DEC. 5, 2009.
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 - There should be no commercial signs on the right of way.
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 - Construction plans, bond, and permit are required by Metro Public Works prior to plan transmission (M.P.W.).
 - No Parking allowed within the Right of Way.

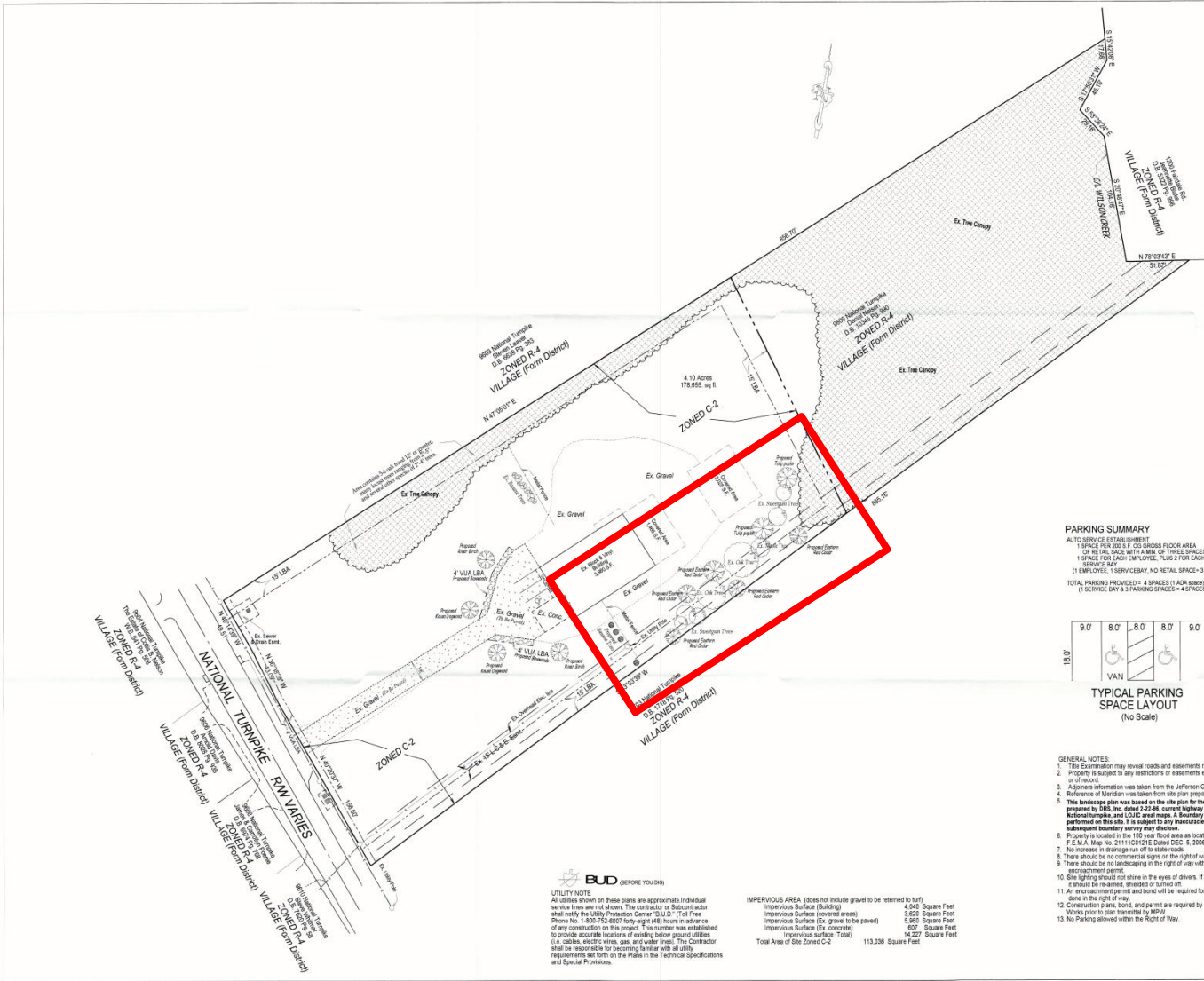


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Impervious Surface (Ex. concrete)	607 Square Feet
Impervious Surface (Total)	4,227 Square Feet
Total Area of Site, Zoned C-2	113,236 Square Feet

9609 NATIONAL TURNPIKE FAIRDALE, KY. 40118			
PROPERTY OWNER: Daniel Nelson ADDRESS: 9609 NATIONAL TURNPIKE FAIRDALE, KY. 40118 DEED BOOK & PAGE: DB 10345 Pg. 990			
SCHROLL LAND SURVEYING LLC. 5450 Southview Dr., LOUISVILLE, KY. 40214 Phone: 502-367-7660 Mobile: 502-394-6773			
DATE: September 24, 2016	SCALE 1" = 40'		
JOB NO: 1825-16			
PLAN DATE 9-24-16			
REVISIONS			
NO.	DATE	DESCRIPTION	BY
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		DESIGN SERVICES	

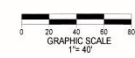


SITE DATA
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 DEED BOOK 10348 PAGE 960
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EX. BUILDING = 1,995 sq ft
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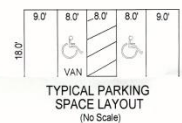
V.I.A. (PROPOSED) = 1,248 S.F.



**REVISED DEVELOPMENT PLAN
 ALTERNATIVE LANDSCAPE PLAN
 9609 NATIONAL TURNPIKE**
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PARKING SUMMARY
 AUTO SERVICE ESTABLISHMENT
 1 SPACE PER 200 S.F. COLLECTIVE FLOOR AREA
 OF RETAIL SPACES WITH A MIN. OF THREE SPACES
 1 SPACE PER EMPLOYEE, PLUS 1 FOR EACH
 SERVICE BAY

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