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 otherwise 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:
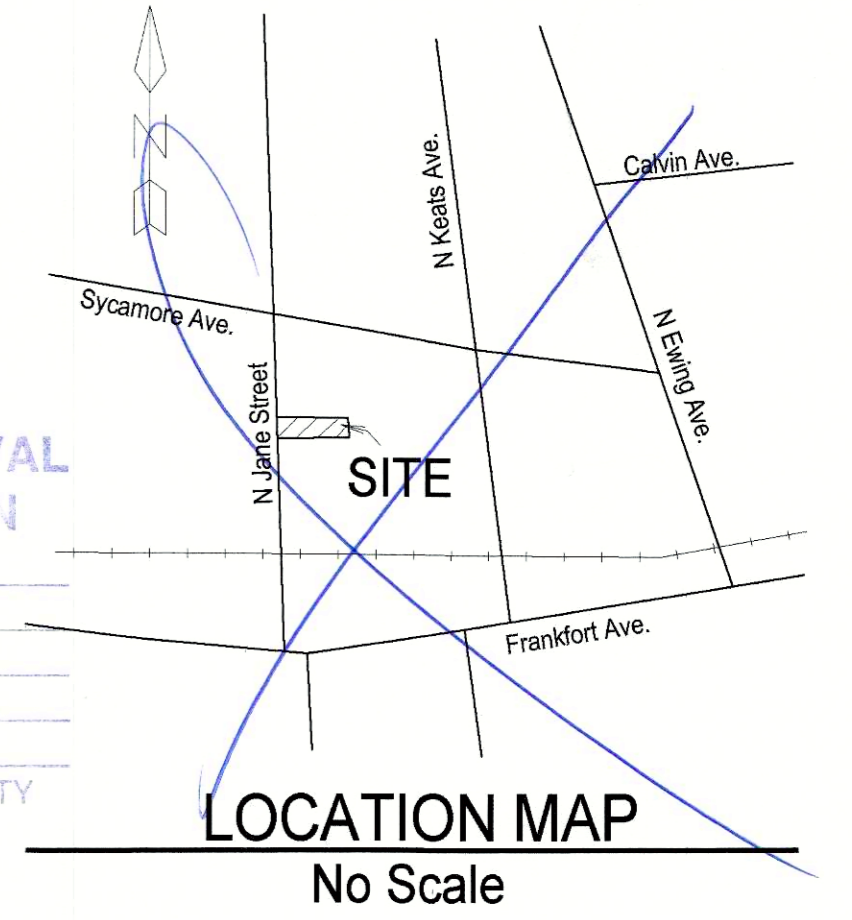9 Type A Trees @ 1 3/4" cal. (720 S.F. credit each)   6,480 S.F.

TOTAL PROPOSED TREE CANOPY   6,480 S.F. (38%)

LOCATION MAP
No Scale

N Keats Ave.
Calvin Ave.
Sycamore Ave.
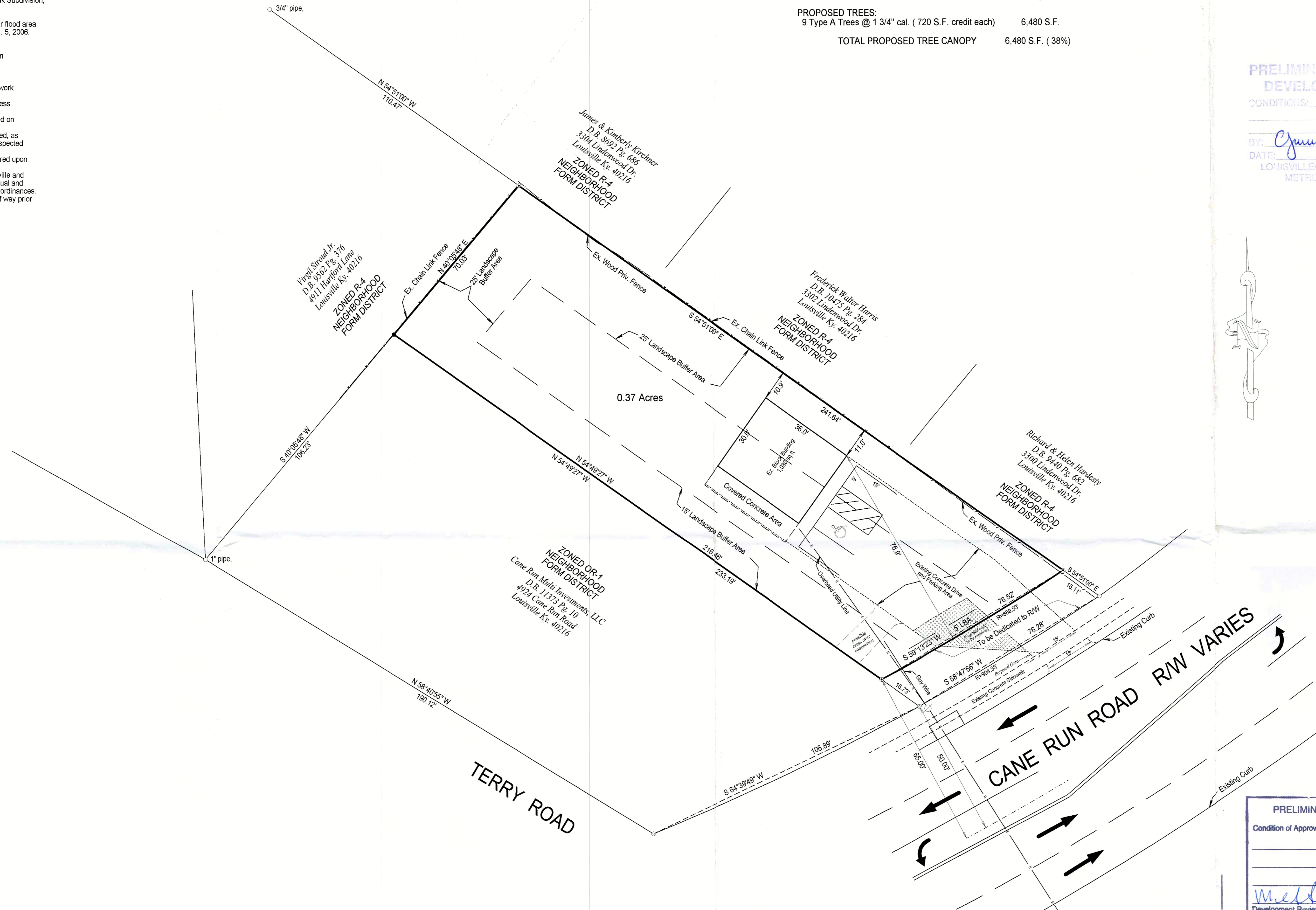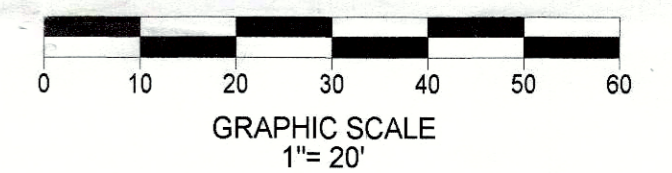N Jane Street
N Ewing Ave.
SITE
Frankfort Ave.

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'
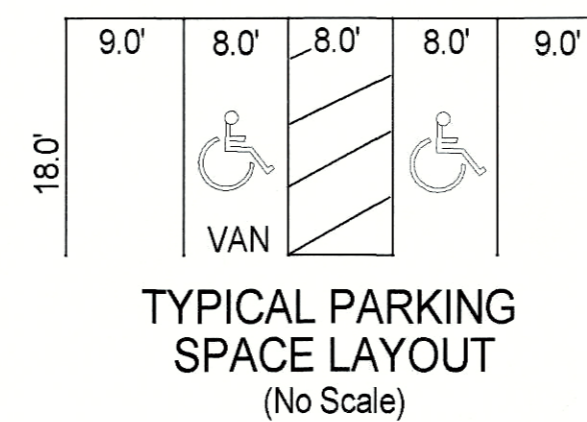Res. to Non-Res. Yard= 15'
Max. Building Height = 35'

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

Title block:
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 Southgate 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

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	3/0/220	Revisions per agency comments	W.S.

RECEIVED
MAR 0 9 2020
PLANNING & DESIGN SERVICES

Map labels:
James & Kimberly Kirchner D.B. 8092 Pg. 886, 3304 Lindenwood Dr. Louisville Ky. 40216 ZONED R-4 NEIGHBORHOOD FORM DISTRICT

Virgil Stroud Jr. D.B. 9352 Pg. 376, 4911 Hartford Lane Louisville Ky. 40216 ZONED R-4 NEIGHBORHOOD FORM DISTRICT

Frederick Walter Harris D.B. 10475 Pg. 284, 3502 Lindenwood Dr. Louisville Ky. 40216 ZONED R-4 NEIGHBORHOOD FORM DISTRICT

Richard & Helen Hardesty D.B. 9448 Pg. 692, 3300 Lindenwood Dr. Louisville Ky. 40216 ZONED R-4 NEIGHBORHOOD FORM DISTRICT

Cane Run Multi Investments, LLC D.B. 11373 Pg. 10, 4924 Cane Run Road Louisville Ky. 40216 ZONED OR-1 NEIGHBORHOOD FORM DISTRICT

0.37 Acres

N 54°51'00" W 110.47'
S 40°19'46" W 106.323'
N 54°51'00" E 70.03'
N 40°19'46" E 70.03'
S 54°51'00" E
N 54°48'27" W
S 59°15'23" W
S 55°47'56" W
N 58°40'05" W 190.12'
S 64°39'49" W
S 54°51'00" E
Covered Concrete Area
15' Landscape Buffer Area
25 Landscape Buffer Area
Ex. Chain Link Fence
Ex. Wood Priv. Fence

CANE RUN ROAD R/W VARIES
TERRY ROAD

Existing Curb
Existing Concrete Sidewalk

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)
9.0' 8.0' 8.0' 8.0' 9.0'
18.0'
VAN

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

20 - VARIANCE - 0029