

**GENERAL NOTES**

1. ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED. NO NEW CONSTRUCTION IS PROPOSED.
2. THIS IS NOT A SURVEY, AND IS NOT INTENDED FOR LAND TRANSFER.
3. THIS PROPERTY IS LOCATED IN ZONE "X" PER REVIEW OF FIRM MAP PANEL #21111C0042E, EFFECTIVE DECEMBER 5, 2006.
4. NO NEW OUTDOOR LIGHTING IS PROPOSED.
5. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS OR KENTUCKY DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION ACTIVITIES OR APPROVAL.
6. NO SITE WORK IS PROPOSED OR PART OF THIS REZONING APPLICATION.

**NOTES**

This plat is subject to all legal easements, right of ways, defects, liens, adverse claims, encumbrances, covenants and restrictions, which a title search may reveal, whether shown on this plat or not.

**FLOOD NOTE**

Flood Plain Determination is restricted to a review of the Flood Insurance Rate Maps latest revisions and shall not be construed as a confirmation or denial of flooding potential. The property shown hereon is not located within a 100 year flood zone as indicated by F.E.M.A. Map No. 21111C0077E dated December 5, 2006.

**PROJECT SUMMARY**

EXISTING FORM DISTRICT	SUBURBAN MARKETPLACE CORRIDOR
EXISTING ZONING	C1
PROPOSED ZONING	C2
EXISTING USE	AUTO REPAIRS
PROPOSED USE	AUTO SALES
EXISTING BUILDING	3,192 SQ. FT.±
DISPLAY AREA	6,279 SQ. FT.±
VIA AREA (excluding display area)	16,824 SQ. FT.±
SITE AREA	32,544 SQ. FT.±

**PARKING SUMMARY**

ONE SPACE FOR EACH 250 SQ. FT. INTERIOR DISPLAY/SALES AREA (NONE)	0 SPACES
ONE SPACE EACH 5,000 SQ. FT. OUTDOOR DISPLAY, PLUS ONE SPACE FOR EACH 150 SQ. FT. INTERIOR DISPLAY/SALES AREA (6,279 EXTERIOR) (0 INTERIOR)	2 SPACES
EMPLOYEES ON MAXIMUM SHIFT (3 EMPLOYEES)	3 SPACES
3 BAYS FOR SERVING AUTOS	3 SPACES
PROVIDED PARKING	9 SPACES
TYP. PARKING SPACE	9' X 18'

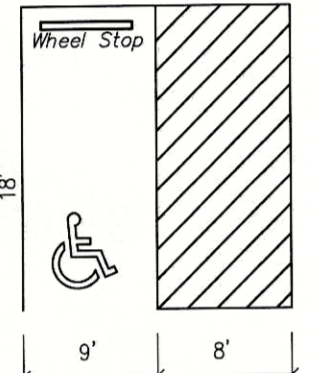
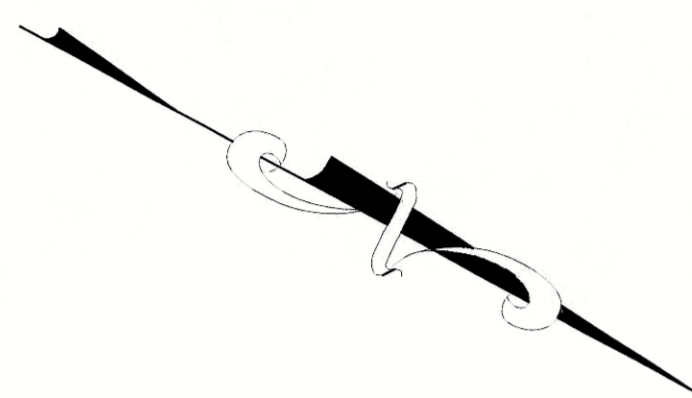
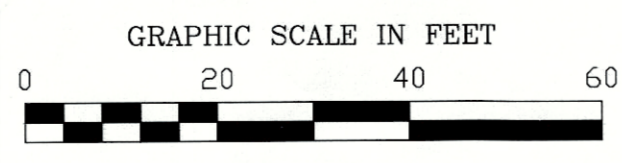
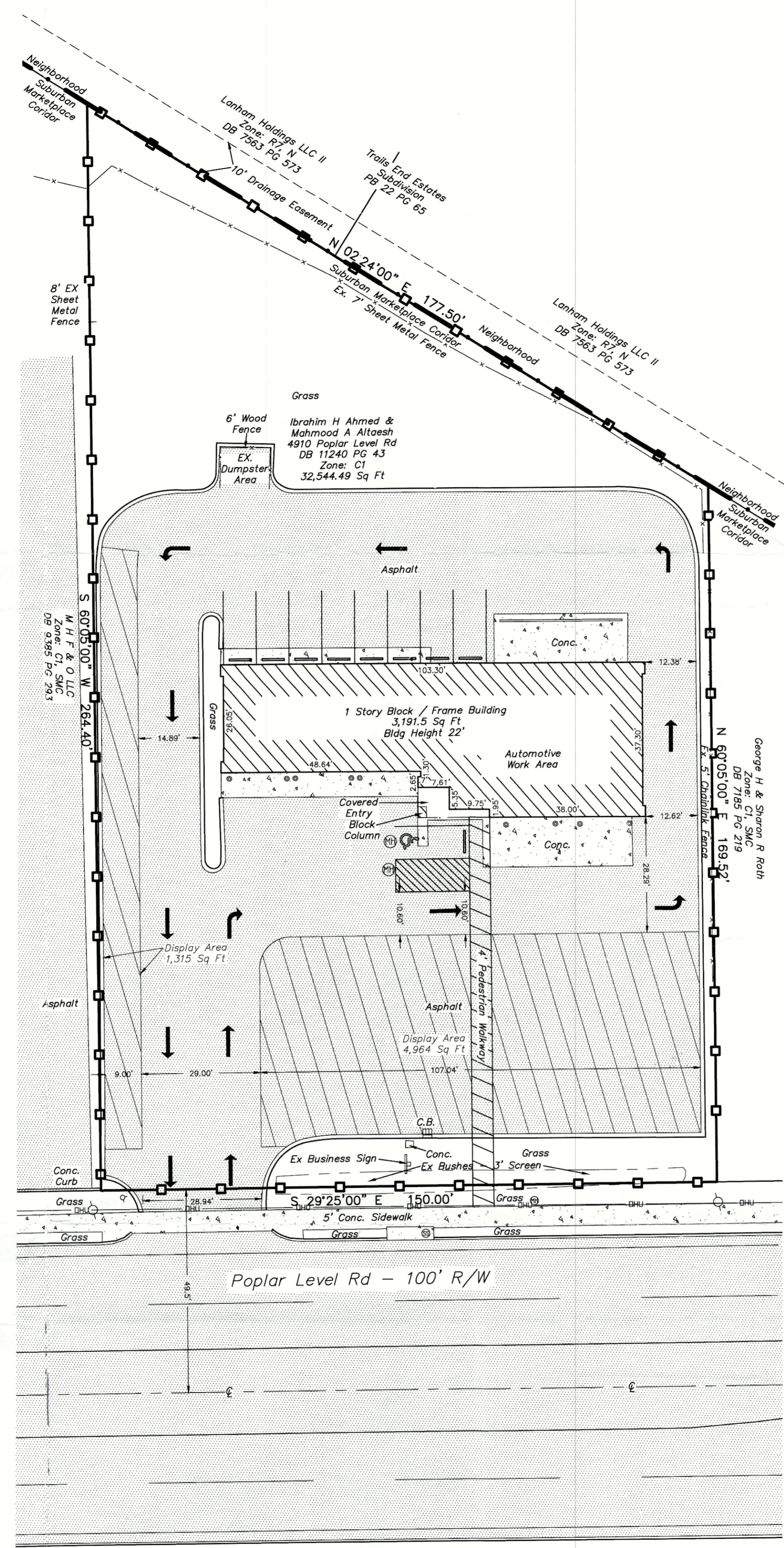
**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS: \_\_\_\_\_  
 BY: *[Signature]*  
 DATE: 9/11/19  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

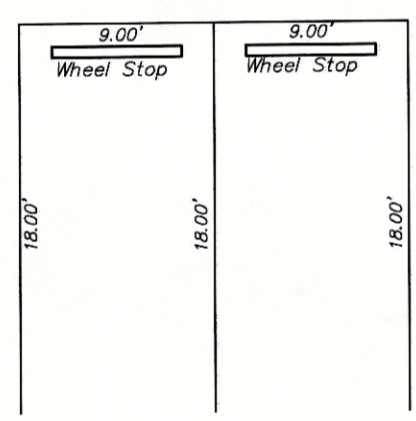
**PRELIMINARY APPROVAL**  
 Condition of Approval: \_\_\_\_\_  
 No SITE CONST.  
*[Signature]* 9-11-19  
 Development Review Date  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

DUCKET # 19Z0NE1002-  
 APPLICATION FOR ZONING CHANGE  
 DETAIL DISTRICT DEVELOPMENT PLAN  
 ORIGINAL PLAN DATE: 06/03/2019  
 WM # 8034

**RECEIVED**  
 AUG 20 2019  
 PLANNING & DESIGN SERVICES



**HANDICAPPED PARKING DETAIL**  
Not to scale



**90° PARKING DETAIL**  
Not to scale

**LEGEND**

- ⊙ Existing Sanitary Sewer Manhole
- ⊕ Existing Utility Pole
- ⊙ Existing Bollard
- ⊕ Existing Sign
- ⊕ Existing Fire Hydrant
- ⊕ Existing Fence (As Noted)
- OHU— Existing Overhead Utility Line
- Boundary & Proposed Zoning Change
- Traffic Flow Arrows
- ▨ Pedestrian Walkway
- Existing Form District Line
- 5' Conc. Sidewalk Existing Sidewalk

**CARDINAL PLANNING & DESIGN, INC.**  
 9009 PRESTON HIGHWAY  
 LOUISVILLE, KY. 40219  
 PH. (502) 966-3446  
 www.cardinalsurveyingservices.com

Design:	REVISIONS			
	NO.	BY	DATE	REMARKS
Drawn: SMS	1	SMS	8/15/19	PER AGENCY COMMENTS
Checked: RSM				

**Detailed District Development Plan For Awesome Auto**  
 4910 Polar Level Rd., Louisville, KY 40219  
 This survey complies with 201 KAR 18:150

Property Information:  
 Owner: Ibrahim F. Ahmed & Mahmood A. Altaash  
 2505 Burnt Pine Ct, Antioch, TN 37013  
 Site: 4910 Polar Level Rd., Louisville, KY 40219  
 D.B. 11240 Pg. 43  
 Parcel ID: 062401060000

Client Name:  
 Ibrahim H. Ahmed & Mahmood A. Altaash  
 2505 Burnt Pine Ct, Antioch, TN 37013  
 Vertical Scale: NONE  
 Horizontal Scale: 1" = 20'  
 Date: 06/03/2019  
 Field Survey - Date: 05/08/2019  
 By: RM/AS/CC

Sheet Number  
**1**  
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19-ZONE-0019