

PROJECT SUMMARY

EXISTING FORM DISTRICT	SUBURBAN MARKETPLACE
EXISTING ZONE	C1
EXISTING USE	AUTOMOBILE ESTABLISHMENT
PROPOSED USE	CONTRACTOR SHOP
EXISTING BUILDING FOOTPRINT	3,014 SQ. FT. ±
PROPOSED BUILDING FOOTPRINT	3,014 SQ. FT. ±
SITE ACREAGE	0.4861 AC. ±

- LEGEND**
- Indicates Found monument
 - *As Noted*
 - ⊙ Existing Sanitary Sewer Manhole
 - ⊘ Existing Utility Pole
 - ⊕ Existing Storm inlet
 - Existing Down Guy
 - ⊙ Existing Water Meter
 - ⊙ Existing Water Valve
 - ⊙ Existing Gas Meter
 - ⊙ Existing Fire Hydrant
 - ⊙ Existing Light Pole
 - Existing Fence (As Noted)
 - DHE- Existing Overhead Utility Line
 - SD- Existing Storm Sewer Pipe
 - - - Existing Contour
 - ⊙ Existing Trees
 - ↔ Ingress/Egress
 - ⊙ Gravel

Notes:

- No site construction is proposed with this zoning application.
- No additional sanitary usage required with this zoning change.
- No building materials, storage or sales shall be permitted outside. All operations of the contractors shop shall be confined within a structure.
- Right-of-way dedications per LDC are required unless waived with concurrence from public works.
- Upon development or redevelopment of adjacent properties, a unified access and circulation shall be developed to eliminate pre existing curb cuts and provide for vehicular movement throughout as determined by appropriate by the department of public works, a cross access agreement to run with the land and in form acceptable to planning commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
- Gate shall remain open during business hours

Property ownership information provided herein is based on information obtained from readily available sources (i.e.; Jefferson County Clerk, DB 11058 PG 928 Jefferson County Poa, Etc.). Therefore, No Warranty Is Provided Regarding The Accuracy Of Ownership Information Or The Approximate Graphical Representations Of Such (adjoining Property Lines Including Easements Etc).

Proposed zoning district C-2
DB 11058 PG 928
Parcel ID: 104700510000
Neighborhood: 50

Parking Summary:

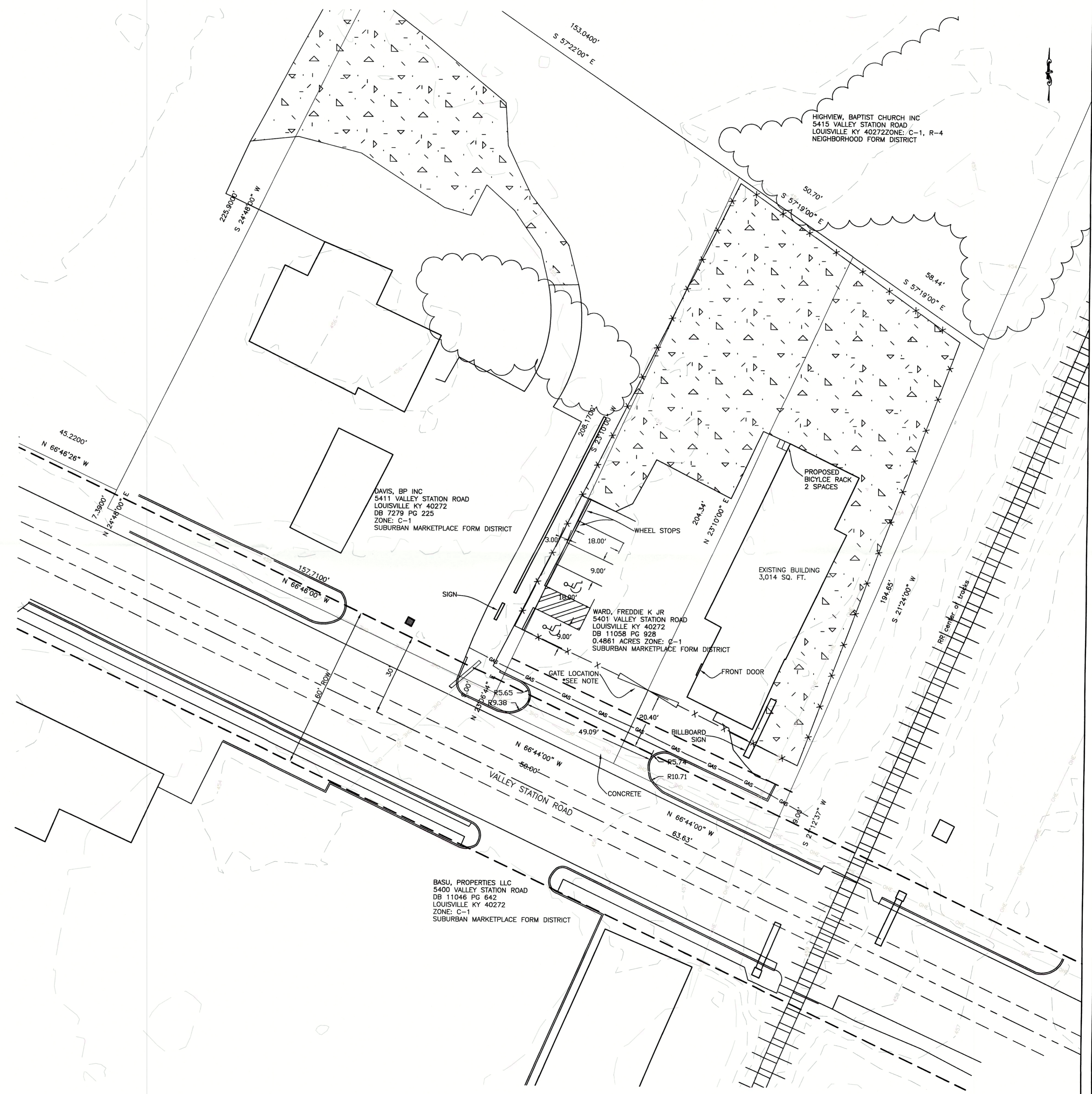
Required parking for contractor's shop
Min: 1 space for every 1.5 employees
Max: 1 space for every 1 employee
7 Employees = 5 spaces
Existing parking = 5 spaces
Typical parking space dimensioned at 9' x 18'
2 ADA Handicap parking space provided

Surveyor's Notes:

- Survey performed by Thoroughbred Engineering. Equipment used: Carlson BRx5 GNSS Receiver & Phantom 4 Pro Drone Coordinate System. KY North base NAD 83 vertical based on NAD88
- Purpose: This topographical survey map was/is intended for illustration of the general topography for the existing 5401 Valley Station Road site. The map is not intended for any other purpose. The map is not intended to be a representation of property lines and should not be interpreted as a partial or complete boundary survey.
- Methodology: The survey points used to create contours, were located by GPS RTK equipment on Kentucky North State Plane Coordinate System. Vertical datum on NAVD 88. Contours inside survey limits was derived by Aerial Photography collected with Phantom 4 Pro Drone and Photogrammetry Software to generate a Point Cloud and DTM (Digital Terrain Model). Contours outside survey limits are from LIDAR (Light Detection & Ranging) data Kentucky Aerial Photography and Elevation Data Program by; Kentucky Aerial Photography and Elevation Data Program - KYAPED Kentucky DEM (Digital Terrain Model) data tiles.
- Accuracy: The Carlson BRx5 receiver has a stated vertical accuracy of +/- 15 cm and the Phantom 4 Pro Drone is +/- 1 cm.
- Currency: Data regarding utilities and easements were obtained from local & federal government agencies.
- Due to the above, Thoroughbred Engineering, assumes no liability with regards to information performed by others, shown or otherwise inferred. Nothing contained herein shall be held as a legal warranty, expressed or implied.

Utility Note

Underground utilities shown on this "Topographical Site As-Built Survey" were marked in the field (03-23-2017) by The Utility Protection Center "KENTUCKY 811 CALL BEFORE YOU DIG"; (toll Free Phone No. 1-800-752-6007)



THOROUGHBRD ENGINEERING
P.O. BOX 481 LEXINGTON, KY 40588
CIVIL DESIGN, LAND SURVEYING
GEO TECHNICAL ENGINEERING, DRILLING SERVICES,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
CM-CEI-CONSTRUCTION SERVICES



SITE PLAN EXISTING CONDITIONS
A1 SEWER AND DRAIN
5401 VALLEY STATION ROAD
LOUISVILLE, JEFFERSON COUNTY, KENTUCKY 40299

PROJECT NO: DRAWN BY: JRD
DATE: 06/18/2018 CHECKED BY:
NOT FOR CONSTRUCTION

REVISION	DATE
#1	06/28/2018
#2	07/09/2018
#3	07/19/2018
#3	08/06/2018

DRAWING NAME:
Surveysubmit.dwg

RECEIVED
AUG 16 2018
PLANNING & DESIGN SERVICES

GRAPHIC SCALE
1 Inch = 20 feet