

**Written Description
for
Change in Zoning
6511 Preston Highway
Case: 14zone1021**

Beginning at a point in the northerly right-of-way of Fern Valley Road, thence with said right-of-way S 66°53'19" W 50.00 feet to a point; thence leaving said right-of-way N 22°55'41" W 77.61 feet to a point; thence N 67°04'19" E 15.00 feet to a point; thence N 22°55'41" W 50.00 feet to a point; thence S 67°04'19" W 153.00 feet to a point; thence N 22°55'41" W 20.00 feet to a point; thence S 67°04'19" W 43.90 feet to a point; thence N 21°47'25" W 130.02 feet to a point; thence N 67°04'16" E 229.32 feet to a point; thence S 22°55'41" E 277.45 feet to the Point of Beginning and containing 0.9 acres more or less and being the same property deeded to Frist National Bank of Louisville by Deed Book 4499, Page 268 of record in the Jefferson County Clerk's Office, Louisville, Kentucky.

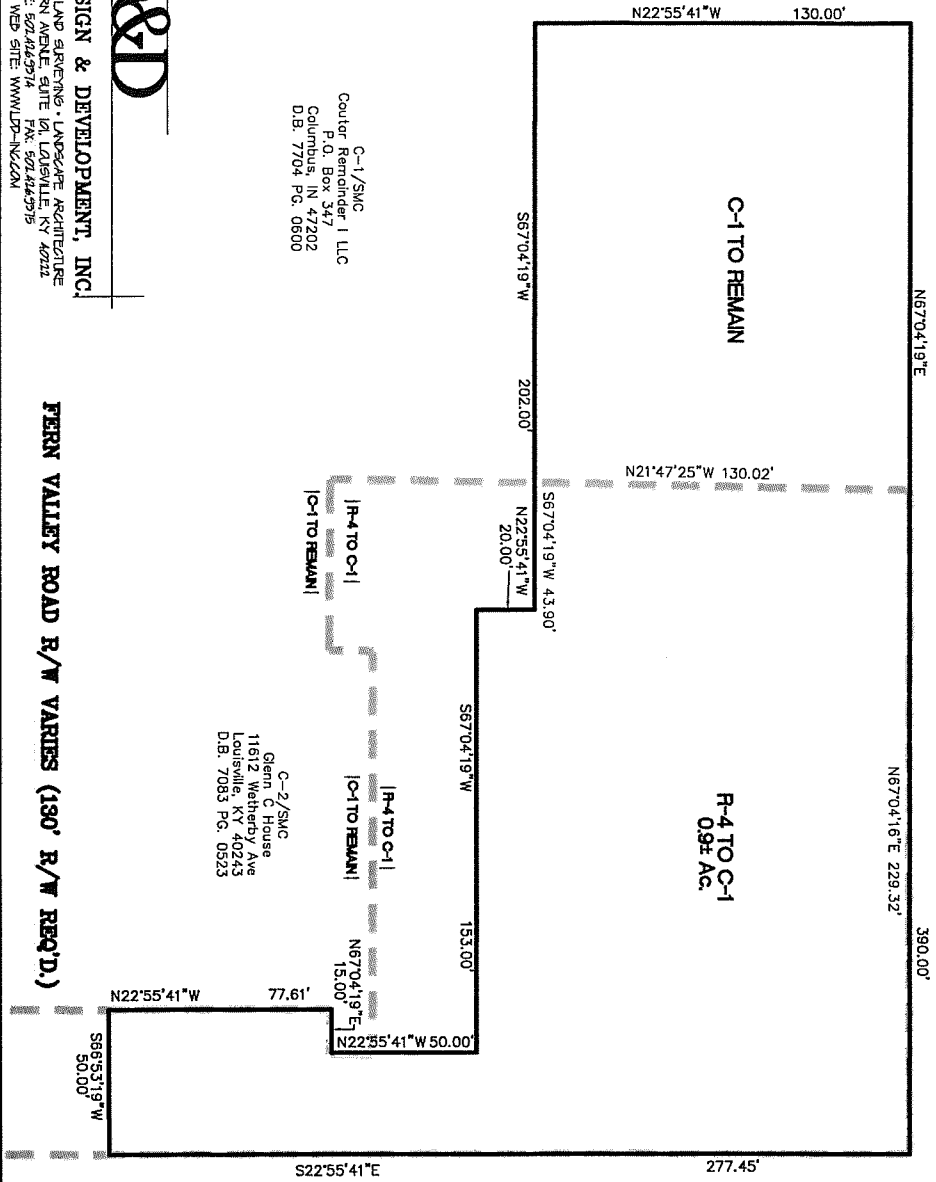
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JUL 14 2014
PLANNING &
DESIGN SERVICES

14zone1021



PRESTON HIGHWAY R/W VARIES (130' R/W REQ'D.)



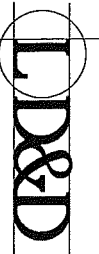
C-2/S/MC
 Blue Legacy LLC
 6507 Preston Hwy
 Louisville, KY 40219
 D.B. 9067 Pg. 0343

C-2/S/MC
 Independent Pilots
 Association
 3607 Fern Valley Rd
 Louisville, KY 40219
 D.B. 9240 Pg. 0017

C-2/S/MC
 ASSP LLC
 7393 Pete Andrus Rd
 Floyd Knobs, IN 47119
 D.B. 9010 Pg. 0082

C-1/S/MC
 Coutor Remlinger I LLC
 P.O. Box 347
 Columbus, IN 47202
 D.B. 7704 Pg. 0800

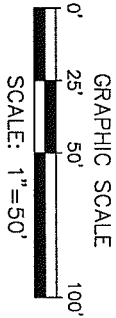
C-2/S/MC
 Glenn C House
 11612 Wetherby Ave
 Louisville, KY 40243
 D.B. 7083 Pg. 0523



LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
 605 WARDEN AVENUE, SUITE 101, LOUISVILLE, KY 40222
 PHONE: 502.426.2974 FAX: 502.426.2975
 WEB SITE: WWW.LDD-D.COM

FERN VALLEY ROAD R/W VARIES (130' R/W REQ'D.)

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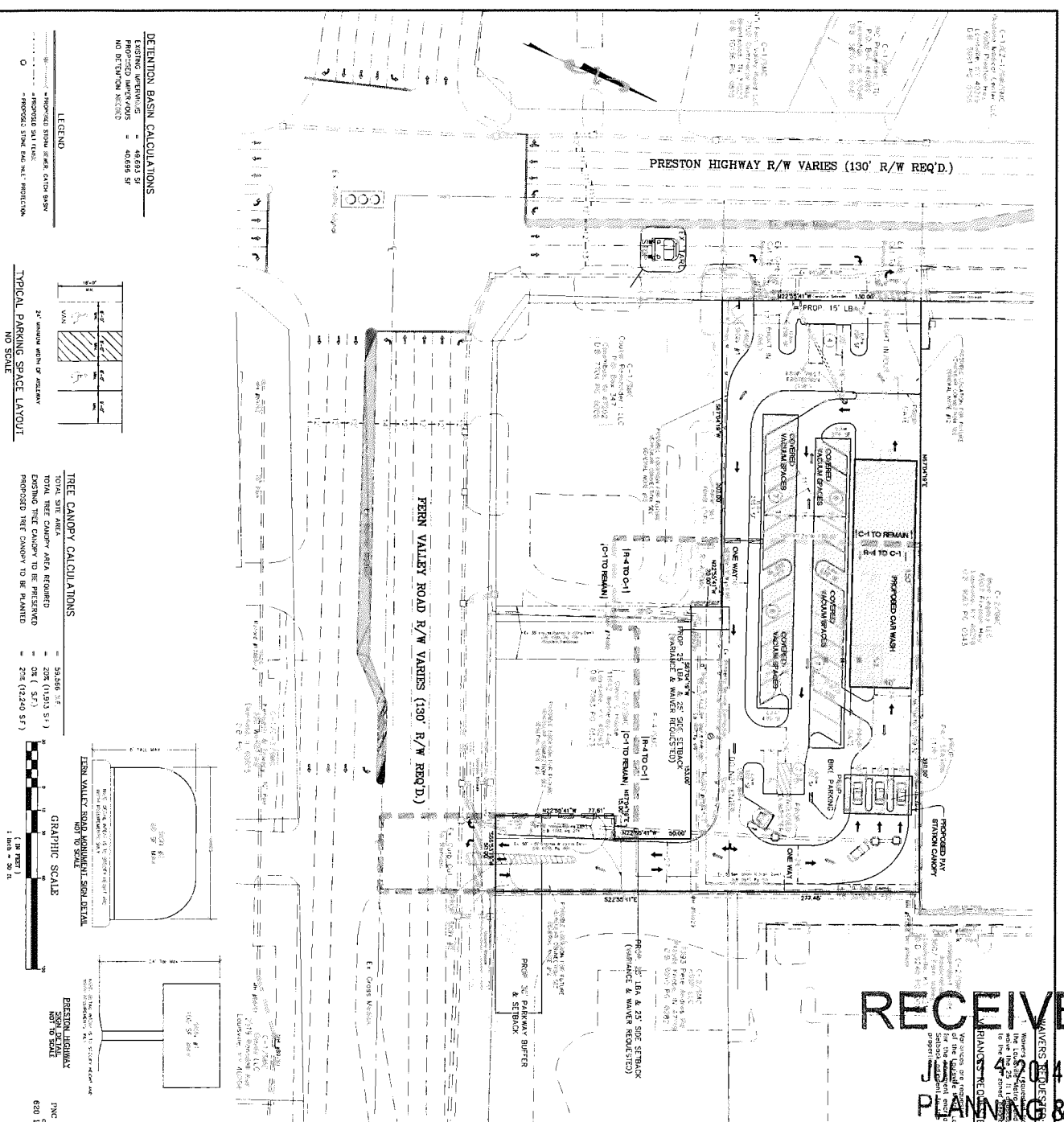
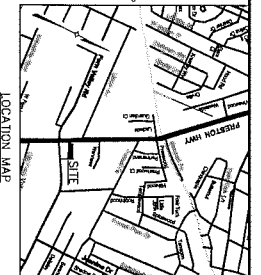


**ZONING CHANGE
 EXHIBIT PLAT**

Property of:
 PNC BANK NATIONAL ASSOCIATION
 c/o PNC REALTY SERVICES
 620 LIBERTY AVENUE 19TH FLOOR
 PITTSBURGH, PA 15222
 DEED BOOK 4398, PAGE 274
 Property Address: 6511 PRESTON HWY

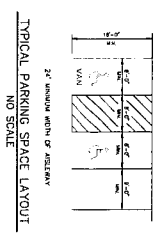
1470NE1021

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 4/20/14
 JAMES R. BERRY
 PLANNING &
 DESIGN SERVICES



DETERMINATION CALCULATIONS

EXISTING IMPERVIOUS = 48,683 SF
 EXISTING PAVED = 40,000 SF
 NO DETERMINATION REQUIRED

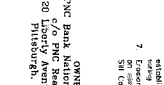
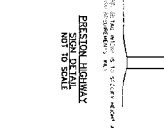


TYPICAL PARKING SPACE LAYOUT
 NO SCALE

32' MINIMUM WIDTH OF DRIVEWAY

TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 53,586 S.F.
 EXISTING TREE CANOPY AREA REQUIRED = 20% (10,717 S.F.)
 PROPOSED TREE CANOPY TO BE PLANTED = 27% (14,470 S.F.)



GENERAL NOTES

1. Parking areas and drive ways to be a hard and smooth surface.
2. An impervious period and storm water are required for all work done in the firm.
3. All drainage will be required prior to construction of any structure.
4. No drainage in drainage area off to Preston Highway or Fern Valley Road.
5. There shall be no stormwater in the Preston Highway or Fern Valley Road Right of Way.
6. There shall be no stormwater in the Preston Highway or Fern Valley Road Right of Way.
7. All stormwater shall be collected in a stormwater detention tank and shall be treated prior to discharge into the stormwater system.
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PROJECT DATA

PROJECT NAME: 1404-000
 DATE: 7/1/14
 SCALE: AS SHOWN
 CHECKED BY: AK
 DRAWN BY: JM

REVISIONS

NO.	DATE	DESCRIPTION	BY

THOMAS CAR WASH
 DEVELOPED BY
THOMAS CAR WASH
 4139 BARDSTOWN ROAD
 LOUISVILLE, KY 40218

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 2000 W. MARKET STREET, SUITE 100
 LOUISVILLE, KY 40203
 (502) 261-1111

ENGINEER'S SEAL

SURVEYOR'S SEAL

JOB NO. 14044

SHEET 1 OF 1

1420NB1021