

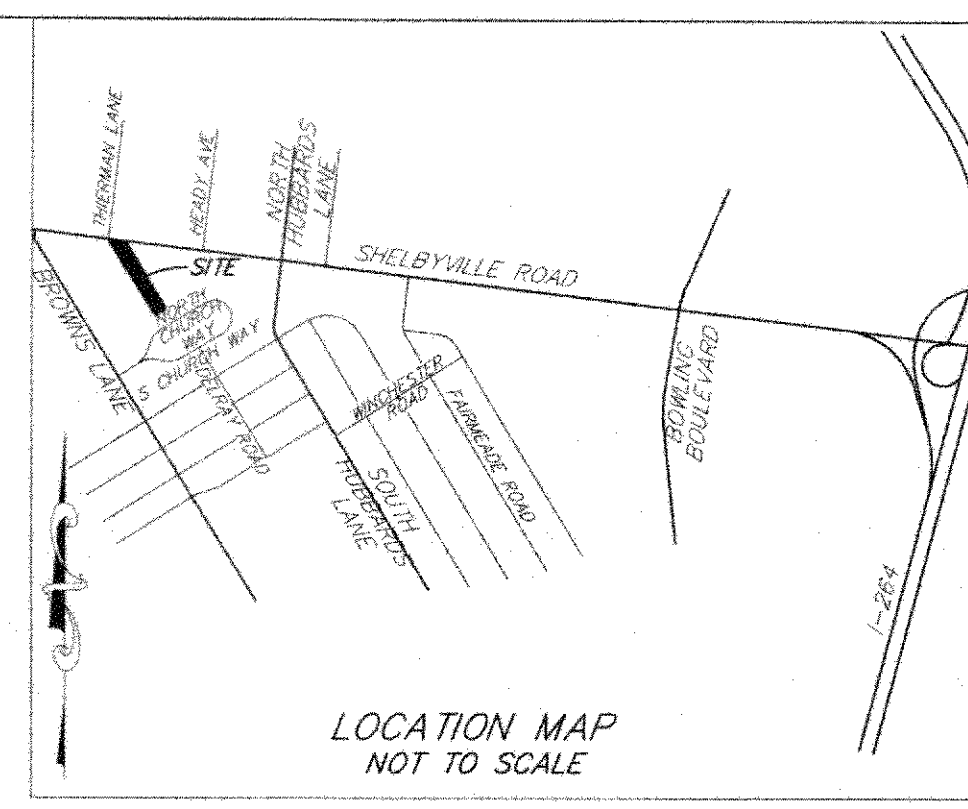


Design Services
For The Built
Environment

- Atlanta
- Birmingham
- Cincinnati
- Columbus
- Dallas
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- Jackson
- Jacksonville
- Knoxville
- Louisville
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- Nashville
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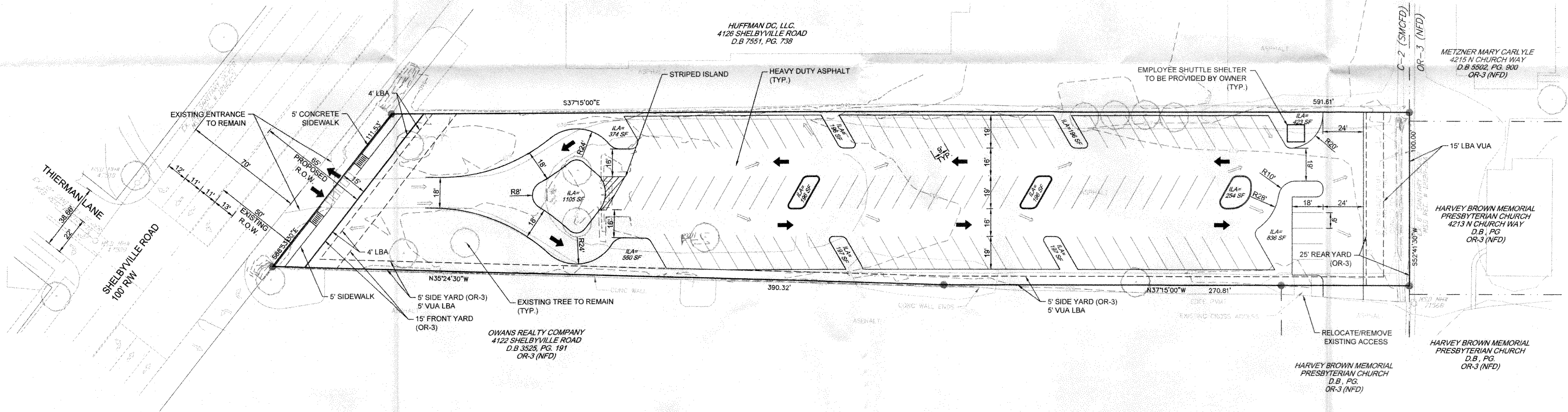
GRESHAM SMITH AND PARTNERS
101 South Fifth Street
Suite 1400
Louisville, KY 40202
502.627.8900
WWW.GSPNET.COM

TAFEL MOTORS VEHICLE STORAGE LOT
DEVELOPER:
THE PETERSON GROUP
4122 SHELBYVILLE ROAD
LOUISVILLE, KY 40207
PHONE: (502) 886-4411



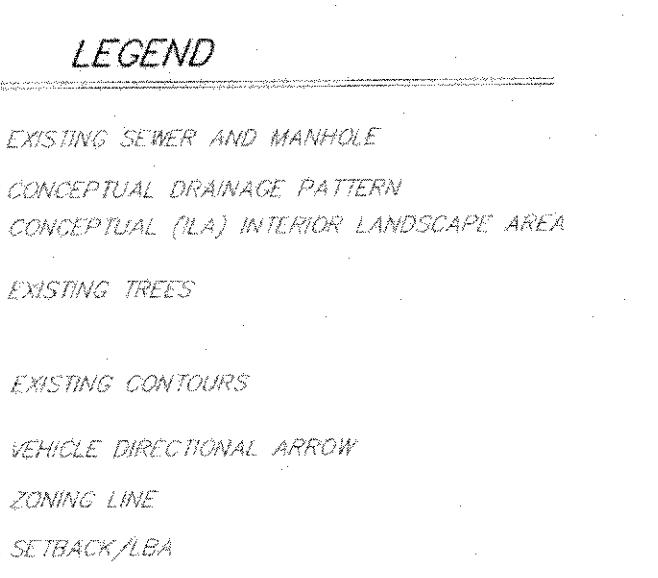
PRELIMINARY APPROVAL
Condition of Approval:

Jany Kelly 6/7/15
Date
LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
BY: *[Signature]*
DATE: *10/8/15*
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



GENERAL PROJECT SUMMARY

TOTAL SITE AREA	60,609 SF (OR)	1.39 ACRES +/-
EXISTING ZONING	OR-3	
EXISTING FORM DISTRICT	NEIGHBORHOOD	
EXISTING USE	VACANT	
PROPOSED ZONING	C-2	
PROPOSED FORM DISTRICT	SAME	
PROPOSED USE	EMPLOYEE PARKING/NEW VEHICLE STORAGE	
PARKING PROVIDED	103	
STORAGE AREA	32,976 SF	
*STORAGE SPACES	98	
*PARKING REQUIRED	1/7,000 SF DISPLAY	5 SPACES
*PARKING PROVIDED	5 SPACES	

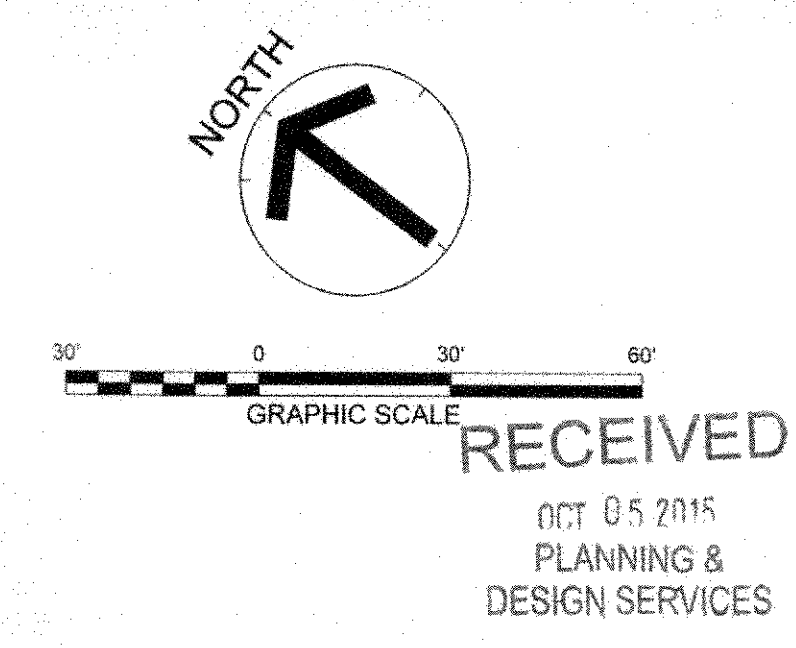
VUA / ILA SUMMARY

TOTAL VUA	40,159
ILA REQUIRED	5.0%
ILA PROVIDED	4,720 SF

*THIS LOT WILL SERVE VEHICLE STORAGE AND EMPLOYEE PARKING FOR TAFEL MOTORS AT 4156 SHELBYVILLE ROAD. TAFEL MOTORS CURRENTLY MEETS ALL EMPLOYEE AND SALES PARKING REQUIREMENT FOR AS SHOWN ON CASE#12803. PARKING CALCULATION SHOWN ON THIS PLAN ASSUMES MAXIM

GENERAL NOTES

- 1 NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111 C 0029 E DATED DECEMBER 5, 2006.
- 2 THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON PLAN ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO MSD REQUIREMENTS.
- 3 A TREE PRESERVATION PLAN WILL BE SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
- 4 BOUNDARY TAKEN FROM DEED(S) AND DOES NOT CONSTITUTE A SURVEY.
- 5 SITE WILL BE SUBJECT TO MSD REGIONAL FACILITIES FEE.
- 6 NO SITE LIGHTING TO BE PROVIDED.
- 7 KDOT APPROVAL REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- 8 NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
- 9 KDOT WILL NOT PERMIT INCREASE IN SURFACE DRAINAGE RUNOFF TO THE STATE RIGHT OF WAY. DRAINAGE CALCULATIONS WILL BE REQUIRED FOR ALL DRAINAGE TO THE RIGHT OF WAY.
- 10 KDOT WILL REQUIRE AN ENCROACHMENT PERMIT FOR ANY WORK IN STATE RIGHT OF WAY.
- 11 CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- 12 SHARED ACCESS/CROSSOVER AGREEMENT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- 13 MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 14 ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- 15 MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- 16 15' ADDITIONAL R.O.W. TO BE DEDICATED AS SHOWN BY DEED OR MINOR PLAT, IF REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS. R.O.W DEDICATION MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
- 17 LESS THAN ONE ACRE OF DISTURBANCE, MSD'S WATER QUALITY REGULATIONS DO NOT APPLY.



RECEIVED
OCT 05 2015
PLANNING & DESIGN SERVICES
SITE ADDRESS:
4124 SHELBYVILLE ROAD
LOUISVILLE, KY 40207
OWNER:
4124 SHELBYVILLE ROAD
LOUISVILLE, KY 40207
TAX BLOCK 28, LOT 76
D.B. 9517, PG. 651

PRELIMINARY NOT FOR CONSTRUCTION

Revision		
No.	Date	Description
1	08.06.15	AGENCY COMMENTS
2	10.05.15	AGENCY COMMENTS

DETAILED DISTRICT DEVELOPMENT PLAN
15ZONE1006