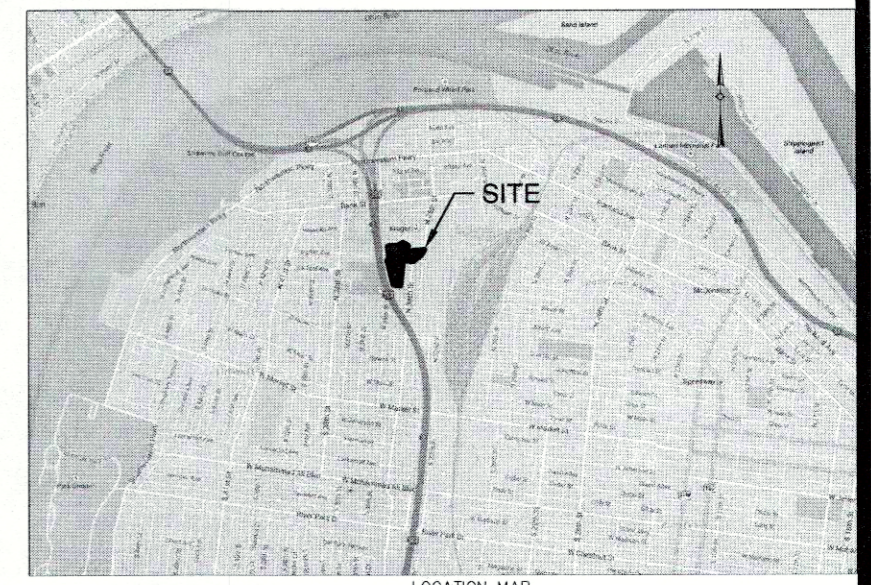


PRELIMINARY APPROVAL  
 Condition of Approval:  
 Development Review Date  
 Louisville & Jefferson County  
 Metropolitan Sewer District

- LEGEND**
- - 452 - - EXISTING MINOR CONTOURS
  - - 450 - - EXISTING MAJOR CONTOURS
  - - - - SETBACKS / LBA
  - - - - ZONING LINE
  - - - - PROPERTY LINE
  - - - - ROADWAY CENTERLINE
  - - - - EXISTING EDGE OF PAVEMENT
  - - - - TRAILER STORAGE AREA
  - - - - FLOW ARROWS



- GENERAL NOTES**
- 1 THERE WILL BE NO NEW CONSTRUCTION.
  - 2 A TREE PRESERVATION PLAN WILL BE SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL.
  - 3 ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
  - 4 BOUNDARY TAKEN FROM DEED(S) AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
  - 5 ALL LIGHTING ON THE SITE SHALL COMPLY WITH CHAPTER 4 OF THE LAND DEVELOPMENT CODE.
  - 6 NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
  - 7 UTILITY EASEMENTS SHALL NOT OVERLAP LBA'S BY MORE THAN 50% IN COMPLIANCE WITH CHAPTER 10.2.4.B.
  - 8 THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. LANDSCAPING ON PLANS WILL NEED TO BE REVIEWED FOR SITE DISTANCE.
  - 9 SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
  - 10 COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - 11 A LOT CONSOLIDATION PLAN WILL BE SUBMITTED TO CONSOLIDATE ALL THE PARCELS WITHIN LOT 1

**GENERAL PROJECT SUMMARY**

|                        | PROPOSED LOT 1         | PROPOSED LOT 2        |
|------------------------|------------------------|-----------------------|
| TOTAL SITE AREA        | 2.71 ACRES +/-         | 0.40 ACRES +/-        |
| EXISTING ZONING        | EZ-1/R6                | R6                    |
| PROPOSED ZONING        | EZ-1                   | OR-3                  |
| EXISTING FORM DISTRICT | TRADITIONAL WORKPLACE  | TRADITIONAL WORKPLACE |
| PROPOSED FORM DISTRICT | TRADITIONAL WORKPLACE  | TRADITIONAL WORKPLACE |
| EXISTING USE           | TRAILER STORAGE/OFFICE | VACANT                |
| PROPOSED USE           | TRAILER STORAGE        | OFFICE (FUTURE)       |

**LOT 1 - SUMMARY**

|                     |               |                |
|---------------------|---------------|----------------|
| D.B. 7243 PG. 0698  | 7318 SF (OR)  | 0.17 ACRES +/- |
| D.B. 7615 PG. 844   | 21401 SF (OR) | 0.49 ACRES +/- |
| D.B. 6977 PG. 00741 | 79587 SF (OR) | 1.83 ACRES +/- |
| D.B. 7615 PG. 839   | 9692 SF (OR)  | 0.22 ACRES +/- |

**LOT 1 - SUMMARY**

|                  | EXISTING           | PROPOSED       |
|------------------|--------------------|----------------|
| SITE AREA        | 117998 SF (OR)     | 2.71 ACRES +/- |
| BUILDING AREA    | 1,405 SF           | 0              |
| BUILDING HEIGHT  | 1 STORY (35' MAX.) | 0              |
| FLOOR AREA RATIO | 0.01 F.A.R.        | 0              |

**CHAPTER 9, BICYCLE AND PARKING SUMMARY**

|                              | EXISTING                | PROPOSED          |
|------------------------------|-------------------------|-------------------|
| MINIMUM PARKING REQUIRED     | 1 SPACE / 1.5 EMPLOYEES | 6 0 SPACES        |
| MAXIMUM PARKING ALLOWED      | 8                       | 0 SPACES          |
| PARKING PROVIDED             | 6                       | 0 SPACES          |
| (INCLUDING 1 HANDICAP SPACE) |                         |                   |
| BICYCLE PROVIDED             | 2                       | 0 LONGTERM SPACES |

**CHAPTER 10 - PART 1, TREE CANOPY REQUIREMENTS**

|                                     | EXISTING  | PROPOSED                 |
|-------------------------------------|-----------|--------------------------|
| CANOPY COVERAGE CLASS               | CLASS "A" |                          |
| PERCENTAGE OF TREE CANOPY PRESERVED | 5%        | 5,900 SF (OR) 0.14 ACRES |
| TOTAL TREE CANOPY REQUIRED          | 5%        | 5,900 SF (OR) 0.14 ACRES |
| TOTAL TREE CANOPY TO BE PROVIDED    | 5%        | 5,900 SF (OR) 0.14 ACRES |

**CHAPTER 10 - PART 2, VEHICLE USE AREA / INTERIOR LANDSCAPE AREA**

|                        |           |
|------------------------|-----------|
| TOTAL VUA              | 85,201 SF |
| ILA REQUIRED (STORAGE) | 0 SF      |

**LOT 2 - SUMMARY**

|                        |                    |                |
|------------------------|--------------------|----------------|
| D.B. 7243 PG. 0698     | 17424 SF (OR)      | 0.40 ACRES +/- |
| SITE AREA              | 17424 SF (OR)      | 0.40 ACRES +/- |
| PROPOSED BUILDING AREA | 1,405 SF           |                |
| BUILDING HEIGHT        | 1 STORY (35' MAX.) |                |
| FLOOR AREA RATIO       | 0.08 F.A.R.        |                |

**CHAPTER 9, BICYCLE AND PARKING SUMMARY**

|                              | EXISTING                | PROPOSED          |
|------------------------------|-------------------------|-------------------|
| MINIMUM PARKING REQUIRED     | 1 SPACE / 1.5 EMPLOYEES | 0 6 SPACES        |
| MAXIMUM PARKING ALLOWED      | 1 SPACE /               | 0 8 SPACES        |
| PARKING PROVIDED             | 0                       | 6 SPACES          |
| (INCLUDING 1 HANDICAP SPACE) |                         |                   |
| BICYCLE PROVIDED             | 0                       | 2 LONGTERM SPACES |

**CHAPTER 10 - PART 1, TREE CANOPY REQUIREMENTS**

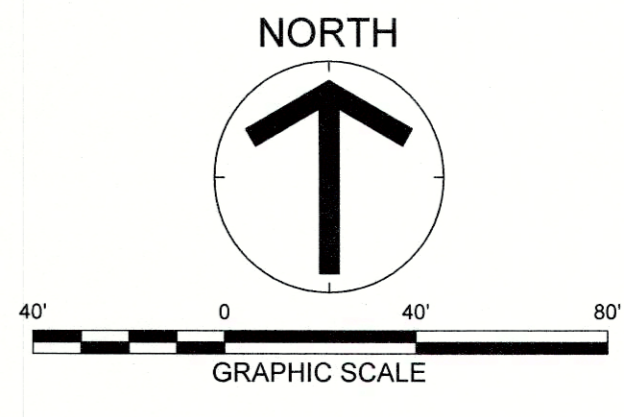
|                                     | EXISTING  | PROPOSED                 |
|-------------------------------------|-----------|--------------------------|
| CANOPY COVERAGE CLASS               | CLASS "A" |                          |
| PERCENTAGE OF TREE CANOPY PRESERVED | 5%        | 871 SF (OR) 0.02 ACRES   |
| TOTAL TREE CANOPY REQUIRED          | 5%        | 871 SF (OR) 0.02 ACRES   |
| TOTAL TREE CANOPY TO BE PROVIDED    | 5%        | 6,970 SF (OR) 0.16 ACRES |

**CHAPTER 10 - PART 2, VEHICLE USE AREA / INTERIOR LANDSCAPE AREA**

|              |             |
|--------------|-------------|
| TOTAL VUA    | 4,730 SF    |
| ILA REQUIRED | 7.5% 355 SF |
| ILA PROVIDED | 355 SF      |

SITE ADDRESS:  
 500 NORTH 35TH STREET  
 AND  
 522 NORTH 34TH STREET  
 LOUISVILLE, KY 40212

OWNER:  
 MURPHY PROPERTIES  
 10717 SUN RIDGE ROAD  
 GOSHEN, KY 40026  
 TAX BLOCK 010D, LOT 29  
 TAX BLOCK 011G, LOT 54  
 TAX BLOCK 011J, LOT 136  
 TAX BLOCK 010D, LOT 35



Design Services  
 For The Built  
 Environment

- Atlanta
- Birmingham
- Cincinnati
- Columbus
- Dallas
- Fort Lauderdale
- Jackson
- Jacksonville
- Knoxville
- Louisville
- Memphis
- Nashville
- Richmond
- Tampa

GRESHAM  
 SMITH AND  
 PARTNERS  
 101 South Fifth Street  
 Suite 1400  
 Louisville, KY 40202  
 502.627.8900  
 WWW.GSPNET.COM

GENERAL DETAILED DISTRICT DEVELOPMENT PLAN  
 35TH STREET ZONING  
 OWNER/DEVELOPER:  
 MURPHY PROPERTIES, LLC,  
 10717 SUN RIDGE ROAD  
 GOSHEN, KY 40026

RECEIVED  
 NOV 03 2015  
 PLANNING &  
 DESIGN SERVICES

| No. | Date       | Revision        |
|-----|------------|-----------------|
| 1   | 08/05/15   | AGENCY COMMENTS |
| 2   | 09/21/15   | AGENCY COMMENTS |
| 3   | 11/03/2015 | AGENCY COMMENTS |
| 4   | 11/5/15    | AGENCY COMMENTS |

DETAILED DISTRICT  
 DEVELOPMENT PLAN

15ZONE1031

PROJECT: 40745.00  
 DATE: JULY 14, 2015

WM# 10972

15Zone1031