

**APPROVED**  
 Metro Planning Commission  
 Public Works  
 Date: 03/15/17  
 3-15-17  
 Planning & Design Services  
 Planning Commission

VERTICAL ELEVATION BASED ON NAVD 88  
 TAKEN FROM NETWORK RTK GPS

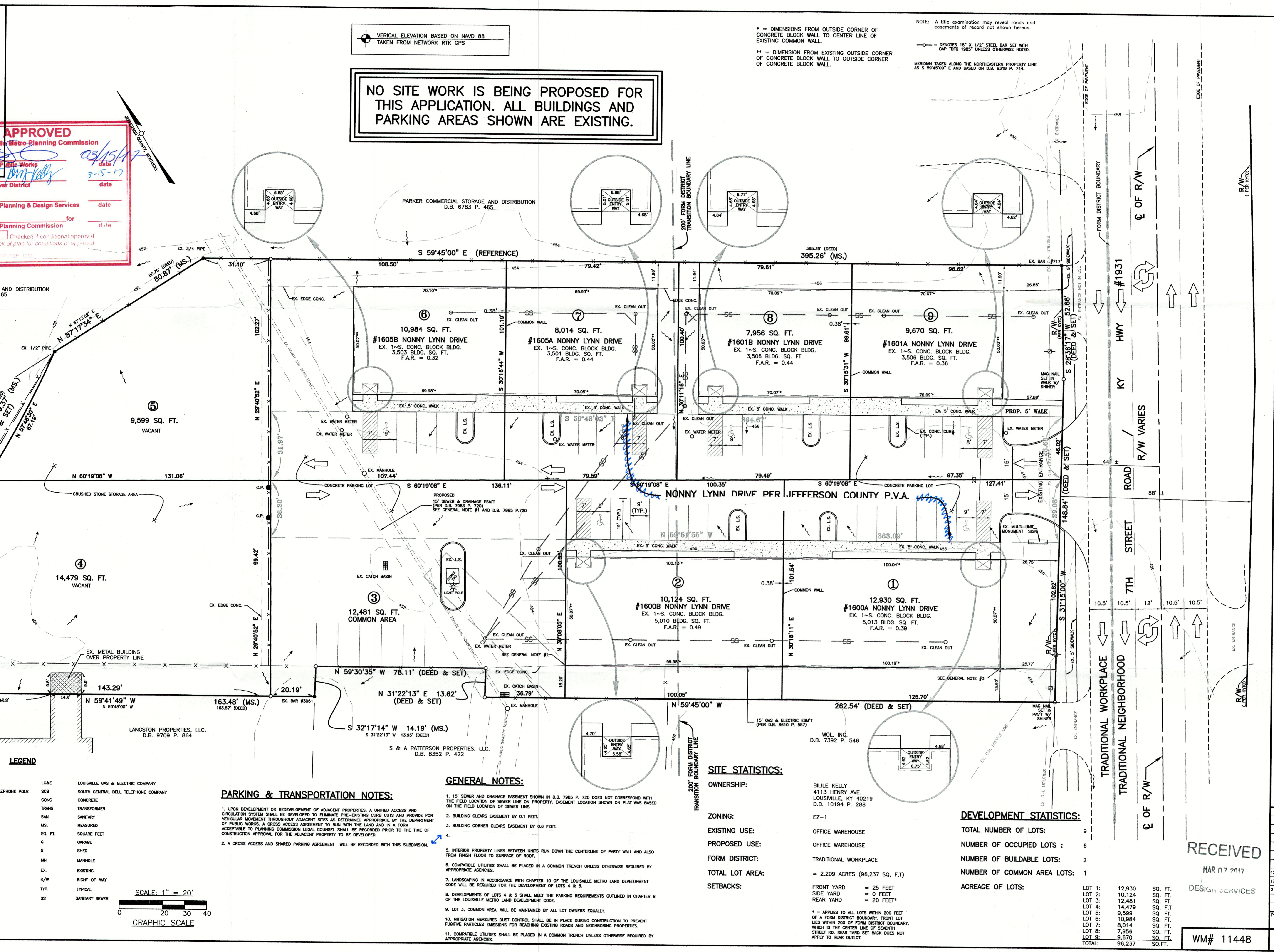
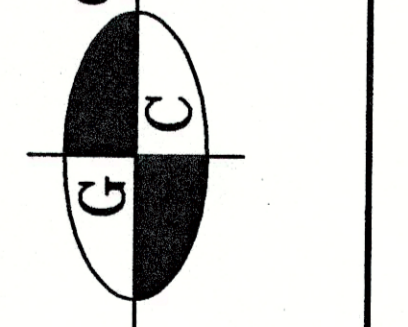
**NO SITE WORK IS BEING PROPOSED FOR THIS APPLICATION. ALL BUILDINGS AND PARKING AREAS SHOWN ARE EXISTING.**

\* = DIMENSIONS FROM OUTSIDE CORNER OF CONCRETE BLOCK WALL TO CENTER LINE OF EXISTING COMMON WALL.  
 \*\* = DIMENSION FROM EXISTING OUTSIDE CORNER OF CONCRETE BLOCK WALL TO OUTSIDE CORNER OF CONCRETE BLOCK WALL.  
 NOTE: A title examination may reveal roads and easements of record not shown hereon.  
 —○— DENOTES 18" X 1/2" STEEL BAR SET WITH CAP "T&G 1985" UNLESS OTHERWISE NOTED.  
 MERIDIAN TAKEN ALONG THE NORTHEASTERN PROPERTY LINE AS S 59°45'00" E AND BASED ON D.B. 8319 P. 744.

STATE OF KENTUCKY  
 DAVID F. GARBER  
 11,441  
 LICENSED PROFESSIONAL ENGINEER

**PRELIMINARY MAJOR SUBDIVISION PLAN**  
 FOR  
 BILLIE KELLY  
 1600 - 1605 NONNY LYNN DR.  
 LOUISVILLE, KY 40216

**GARBER - CHILTON ENGINEERS & LAND SURVEYORS, INC.**  
 Civil - Drainage - Structural - Investigative - Land Surveying - GPS  
 2249 Commerce Parkway - La Grange, Kentucky 40031 - 502.222.9216



**PARKING & TRANSPORTATION NOTES:**  
 1. UNON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.  
 2. A CROSS ACCESS AND SHARED PARKING AGREEMENT WILL BE RECORDED WITH THIS SUBDIVISION.

**GENERAL NOTES:**  
 1. 15" SEWER AND DRAINAGE EASEMENT SHOWN IN D.B. 7985 P. 720 DOES NOT CORRESPOND WITH THE FIELD LOCATION OF SEWER LINE ON PROPERTY. EASEMENT LOCATION SHOWN ON PLAN WAS BASED ON THE FIELD LOCATION OF SEWER LINE.  
 2. BUILDING CLEARS EASEMENT BY 0.1 FEET.  
 3. BUILDING CORNER CLEARS EASEMENT BY 0.6 FEET.  
 4.  
 5. INTERIOR PROPERTY LINES BETWEEN UNITS RUN DOWN THE CENTERLINE OF PARTY WALL AND ALSO FROM FINISH FLOOR TO SURFACE OF ROOF.  
 6. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.  
 7. LANDSCAPING IN ACCORDANCE WITH CHAPTER 10 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE WILL BE REQUIRED FOR THE DEVELOPMENT OF LOTS 4 & 5.  
 8. DEVELOPMENTS OF LOTS 4 & 5 SHALL MEET THE PARKING REQUIREMENTS OUTLINED IN CHAPTER 9 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.  
 9. LOT 3, COMMON AREA, WILL BE MAINTAINED BY ALL LOT OWNERS EQUALLY.  
 10. MITIGATION MEASURES DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FLUENT PARTICLES EMISSIONS FOR REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.  
 11. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

**SITE STATISTICS:**  
 OWNERSHIP: BILLIE KELLY, 4113 HENRY AVE., LOUISVILLE, KY 40219, D.B. 10194 P. 288  
 ZONING: EZ-1  
 EXISTING USE: OFFICE WAREHOUSE  
 PROPOSED USE: OFFICE WAREHOUSE  
 FORM DISTRICT: TRADITIONAL WORKPLACE  
 TOTAL LOT AREA: = 2.209 ACRES (96,237 SQ. FT.)  
 SETBACKS: FRONT YARD = 25 FEET, SIDE YARD = 0 FEET, REAR YARD = 20 FEET\*

**DEVELOPMENT STATISTICS:**  
 TOTAL NUMBER OF LOTS: 9  
 NUMBER OF OCCUPIED LOTS: 6  
 NUMBER OF BUILDABLE LOTS: 2  
 NUMBER OF COMMON AREA LOTS: 1  
 ACREAGE OF LOTS:  
 LOT 1: 12,930 SQ. FT.  
 LOT 2: 10,124 SQ. FT.  
 LOT 3: 12,481 SQ. FT.  
 LOT 4: 14,479 SQ. FT.  
 LOT 5: 9,599 SQ. FT.  
 LOT 6: 10,984 SQ. FT.  
 LOT 7: 8,014 SQ. FT.  
 LOT 8: 7,956 SQ. FT.  
 LOT 9: 9,670 SQ. FT.  
 TOTAL: 96,237 SQ. FT.

RECEIVED  
 MAR 07 2017  
 DESIGN SERVICES

SCALE	1" = 20'
DRAWN	WAK
CHECKED	DFG
DATE	10-8-2015
FILE	15-10294
REVISION	
2-26-2016	PER P & D MEETING
12-8-2016	REV. PER P & D COMMENTS
12-14-2016	REV. PER P & D COMM.
2-24-2017	REMOVE SIDEWALK
PROJECT ID.	15-10294
WM#	11448
	CP-1

**LEGEND**  
 LG&E LOUISVILLE GAS & ELECTRIC COMPANY  
 SCB SOUTH CENTRAL BELL TELEPHONE COMPANY  
 CONC CONCRETE  
 TRANS TRANSFORMER  
 SAN SANITARY  
 MS MEASURED  
 SQ. FT. SQUARE FEET  
 G GARAGE  
 S SHED  
 MH MANHOLE  
 EX EXISTING  
 R/W RIGHT-OF-WAY  
 TYP. TYPICAL  
 SS SANITARY SEWER

SCALE: 1" = 20'  
 GRAPHIC SCALE