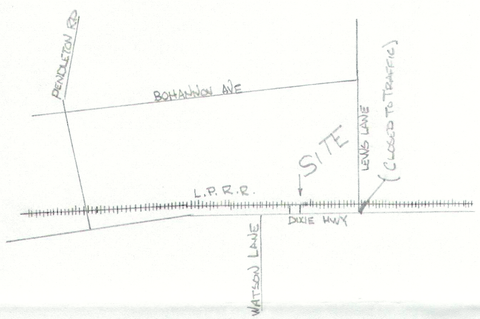
PRELIMINARY APPROVAL
Condition of Approval:
NO NEW SITE CONSTRUCTION
Development Review 11/25/15 Date
LOUISVILLE & JEFFERSON COUNTY METROPLOITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS: Per 4.2.D. The gravel drive can be allowed if permitted by BOZA
BY: Tony Market
DATE: 11-19-15
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS



NORTH

STATION DEV. LLC
DEED BOOK 8319
PAGE 0109

NOTE: EMPLOYEE PARKING
4 EMPLOYEES MAXIMUM PER SHIFT
2 EMPLOYEES MINIMUM PER SHIFT
4 SPACES EXIS

ASPHALT PAD TO BE INSTALLED

LOUISVILLE PADUCAH RAILROAD
EXISTING EASEMENT

S 33°36'56"W 100.00
S 33°09'27"W 100.00
6' CHAIN LINK FENCE
PROP. CORNER PIPE SET 1.47 NW ON LINE
DRAINAGE FLOW LINE
PROP. CORNER
SET IPC.

CURRENT ZONING M-2
LOT SIZE 1.9137 +/- ACRES
EXISTING TREE CANOPY FULL LENGTH OF PROPERTY
PARKING PAD TO BE INSTALLED
PARKING ISLAND
1 2 3 4
9X18 PER SPACE
NO FENCE OR BARRIER TO ADJACENT LOT
70.25
19.95
42.20
21.65
26.70
8845 SQ FT FIRST FLOOR AREA
2365 SQ FT 2ND FLOOR
EXISTING GRAVEL PAD
FULL DRIVE LANE 45' WIDE
6' CHAIN LINK FENCE
198.78
60.16
3-0 BUILDING SET BACK
42.20
20X20 BAY
LOADING AND UNLOADING AREA
6.80
22.03
PORCH 12X16 BAY
6.30
(2) 16X20 BAY DOOR
70.25
N 57°53'46" W 187.67
S 57°53'00" E
PROPOSED LANDSCAPE BUFFER
35-0
BUILDING SET BACK
EXISTING GRAVEL AND ASPHALT PAD
6' CHAIN LINK
DOUBLE GATE
30'-0
200.00
6' CHAIN LINK FENCE
EXISTING 20X5 SIGN
PROP. CORNER EX. PIPE
10-0
GRASS EASEMENT
CONC. APRON 40-0"
15'-0"
GRASS EASEMENT
SET IPC
EXISTING SIGNS (4)
10-0
PAVED ROAD WAY 10' WIDE
DIXIE HWY 31-W
NORTH BOUND LN'S
10'-0
10'-0
10'-0
10'-0
10'-0
50'-0" TO CENTER LN
DIXIE HWY 31W
SOUTH BOUND LN'S
DIXIE HWY 31-W
100' R/W

SCALE
IN FEET
1 INCH = 20 FT

ADJACENT PROPERTY
ZONED C-1
OWNED BY
NARAYAN MUNI LLC
DEED BOOK 9855
PAGE 0668

ADJACENT PROPERTY
ZONED C-1
OWNED BY
SHELTEN GIVENS
DEED BOOK L866
PAGE 0610

NOTE:
UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPT. OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMM. LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.

NOTE:
MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES

PROJECT DATA
EXISTING ZONING M-2
EXISTING FORM DISTRICT - SUBURBAN MARKETPLACE COR.
TOTAL SITE AREA 1.9137
EXISTING USE INDOOR RECYCLING CENTER
EXISTING AND PLANNED TOTAL BUILDING AREA
8845 SQ FT MAIN FLOOR 2365 SQ FT 2ND FLOOR

LANDSCAPE REQUIREMENT WAIVER FILED
PROPOSED LANDSCAPE COVERAGE WAIVER FILED

RECEIVED
NOV 02 2015
PLANNING & DESIGN SERVICES

CONDITIONAL USE PERMIT PLAN
DIXIE SCRAP METAL
13817 DIXIE HWY LOUISVILLE KY 40272
PROPERTY OWNER
SHELTEN & MAURISETTA GIVENS
DEED BOOK 5936 PAGE NO 0473
TAX BLOCK LOT PARCEL ID 109905LH0000

NOTE IF APPLICABLE: RIGHT OF WAY DEDICATION BY DEED OR MINOR PLAT REQUIRED PRIOR TO CONSTRUCTION APPROVAL 6-2-2015 FOR A MAJOR ARTERIAL, 65' FROM CENTER LINE WOULD BE REQUIRED UNLESS WAIVED BY DIRECTOR OF PUBLIC WORK AND PLANNING AND DESIGN.

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