

Case No. 17ZONE1071 Binding Elements

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the requested Waiver of Section 5.5.4.B.1 to allow a reduction of 20' of the required 50' landscape buffer required when an industrial use abuts a residential use in the Suburban Workplace form district; **AND** the requested Detailed District Development Plan with Binding Elements, **SUBJECT** to the following binding elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
7. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
8. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the May 10, 2018 Planning Commission hearing.

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCH, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

LEGEND:

- DENOTES SET 1/2" REBAR 18" LONG WITH YELLOW CAP MARKED "BANKS 3112"
- R/W RIGHT-OF-WAY
- EOP EDGE OF PAVEMENT/CURB
- CL CENTERLINE OF PAVEMENT
- EX. EXISTING
- FND FOUND
- TBR TO BE REMOVED
- EXISTING SURFACE DRAINAGE FLOW
- PROPOSED STORM SEWERS / INLET / HDWL
- EXISTING CONTOURS
- EX. PRIVATE SAN SEWERS / MANHOLE
- INTERIOR LANDSCAPE AREAS

ORBIN & JUDY GREENE
12008 LOC CABIN LN
LOUISVILLE, KY, 40223-2273
T.B. 15, LOT 200
D.B. 5768, PG. 68
C-1/SWFD

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
BY: *[Signature]*
DATE: 5/16/18
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

REVISIONS	DATE	DESCRIPTION
1	1.16.18	PER AGENCY COMMENTS
2	2.23.18	PER AGENCY COMMENTS
3	3.12.18	PER AGENCY COMMENTS
4	4.12.18	PER AGENCY COMMENTS
5	4.12.18	PER L&T COMMITTEE

BEFORE YOU DIG: ALL UTILITY RELOCATIONS & ADJUSTMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER. ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811, WWW.KENTUCKY811.COM) FORTY-EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES I.E. CABLES, ELECTRIC WIRES, GAS AND WATERLINES. WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED M.S.D. SEWER AND DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS, IN THE TECHNICAL SPECIFICATIONS, AND SPECIAL PROVISIONS.



CONDITIONAL USE PERMIT, MODIFICATION AND WAIVER REQUEST

- CONDITIONAL USE PERMIT PER THE LAND DEVELOPMENT CODE, CHAPTER 4, PART 2.35 TO ALLOW FOR MINI-STORAGE WAREHOUSES IN A PROPOSED C-2 ZONED PROPERTY.
- MODIFICATION TO THE CONDITIONAL USE PERMIT STANDARDS PER THE LAND DEVELOPMENT CODE, CHAPTER 4, PART 2.35.B TO ALLOW FOR A PORTION OF THE BUILDING TO ENCRACH INTO THE SOUTH REQUIRED SETBACK OF 30' A DISTANCE OF 25'.
- MODIFICATION TO THE CONDITIONAL USE PERMIT STANDARDS PER THE LAND DEVELOPMENT CODE, CHAPTER 4, PART 2.35.B TO ALLOW FOR A PORTION OF THE BUILDING TO ENCRACH INTO THE SOUTH REQUIRED SETBACK OF 30' A DISTANCE OF 25'.
- A WAIVER OF LAND DEVELOPMENT CODE CHAPTER 5 "FORM DISTRICT SPECIFIC COMPATIBILITY STANDARDS", PART 5.4.1.1 TO ALLOW FOR A PORTION OF THE BUILDING TO ENCRACH INTO THE NORTH REQUIRED 50' LANDSCAPE BUFFER A DISTANCE OF 20'.

MICHAEL BOONE
700 DOUBLE SPRINGS RD
BARDSTOWN, KY, 40004-9225
T.B. 14, LOT 284
D.B. 9462, PG. 645 R-4/SWFD

PROJECT DESCRIPTION:

THE PURPOSE OF THE DEVELOPMENT IS REZONE THE R-4 / C-1 PROPERTY OF LOT #1 TO C-2 AND REQUEST A CONDITIONAL USE PERMIT TO ALL FOR MINI-STORAGE ON C-2 ZONED PROPERTY.

REFERENCE MERIDIAN:

THE BASIS OF BEARING FOR THIS PLAN ARE PER THE MINOR PLAT FOR WHIPPLE COMPANY, 12315 OLD LA GRANGE RD. PREPARED BY WILMOTH INTERNATIONAL, PSC D.B. 8594, PG. 513 RECORDED IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

SOIL DESCRIPTION:

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURAL SOIL SURVEY, THE SITE CONSISTS OF URBAN LAND-ALFIC UDARENTS-ORDER COMPLEX (UMC) AND URBAN LAND (Ua).

FLOOD NOTE:

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER A REVIEW OF FIRM MAP #21111C0020E, EFFECTIVE 12/5/06. BASED ON THE ABOVE INFORMATION THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YR FLOOD PLAIN.

APPLICABLE MSD STANDARD DRAWINGS:

STABILIZED CONSTRUCTION ENTRANCE [TGC] ER-01-03
SILT FENCE [SF] EF-09-02

GENERAL NOTES:

- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: "CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA." THE DEVELOPMENT LIES IN THE WORTHINGTON FIRE DISTRICT.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (I.E. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- ALL RADII TO BE 5' UNLESS OTHERWISE INDICATED.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
- ALL INTERIORS SHALL BE FINISHED TO 5' WIDE MINIMUM.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BOUNDARY HEREON IS FROM LOJC MAPPING.
- THE OWNER / DEVELOPER WILL MAINTAIN THE TRANSIT STOP AND EMPTY THE TRASH RECEPTACLE ON AN AS NEEDED BASIS.
- A KARST SURVEY IS REQUIRED AND WAS PERFORMED BY [REDACTED]
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

KYTC NOTES:

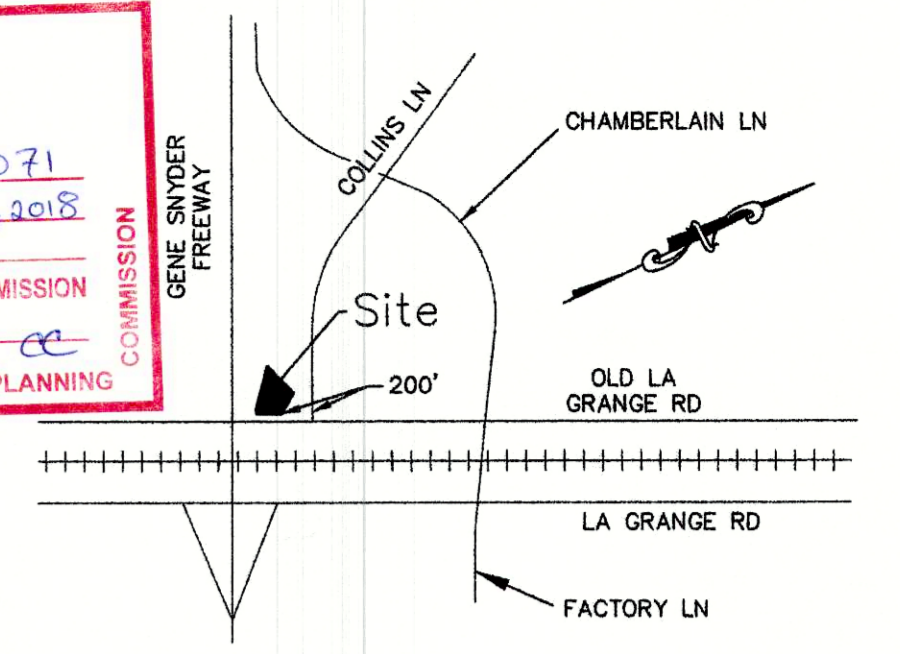
- THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT OF WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-ARMED, SHIELDED OR TURNED OFF.
- RADIUSES FOR NEW COMMERCIAL ENTRANCES SHALL BE 35FT. MINIMUM WITHIN STATE RIGHT OF WAY. FOR THIS LOCATION, THE EXISTING ENTRANCES MAY NEED TO BE MODIFIED.
- CONSTRUCTION PLANS, BOND AND KENTUCKY TRANSPORTATION CABINET, DISTRICT 5 PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS, IF REQUIRED.

DRAINAGE CALCULATIONS:

SITE DISTURBANCE AREA = 1.81 ACRES (78,843.6 S.F.)
RUN OFF AREAS:
 TOTAL SITE AREA = 1.81 ACRES (78,843.6 S.F.)
 TOTAL EXISTING IMPERVIOUS AREA = 0 S.F.
 TOTAL PROPOSED IMPERVIOUS AREA = 31,993.82 S.F.
 TOTAL NET IMPERVIOUS AREA = 31,993.82 S.F. (41% INCREASE)
 EXISTING RUN-OFF COEFFICIENT = 0.25 (C)
 DEVELOPED RUN-OFF COEFFICIENT = 0.53 (C)
RUNOFF VOLUME CALCS:
 X = CRA/12 FOR 1 HOUR 100 YR. STORM
 = (0.53-0.25) (2.8) (1.81 ACRES) / 12
 = 0.118 AC.-FT.

SITE DATA:

EXISTING ZONING:	R-4 & C-1
EXISTING FORM DISTRICT:	SUBURBAN WORKPLACE FORM DISTRICT (SWFD)
PROPOSED ZONING:	C-2 W/ CONDITIONAL USE PERMIT
PROPOSED FORM DISTRICT:	UNCHANGED
LAND AREA:	1.81 ACRES (78,843.6 S.F.)
EXISTING USE:	VACANT
PROPOSED USE:	MINI-STORAGE WAREHOUSE FACILITY
PROPOSED BUILDING S.F.:	14,982 S.F.± (MINI-STORAGE IN 4 BUILDINGS)
PROPOSED OFFICE S.F.:	400 S.F.±
TOTAL AREA:	14,982 S.F.±
TOTAL BUILDING FLOOR AREA RATIO:	0.19 (5.0 MAX.)
BUILDING HEIGHTS:	15' HT. MINI-WAREHOUSES / 15' HT. OFFICE
PARKING:	3 EMPLOYEES
NUMBER OF EMPLOYEES:	2 SPACES (1.5 SPACE PER EMPLOYEE)
PARKING MINIMUM:	3 SPACES (1 SPACE PER EMPLOYEE)
PARKING MAXIMUM:	3 SPACES (INCLUDES 2 ADA SPACE W/ VAN LOADING)
TOTAL PARKING PROVIDED:	3 SPACES
BICYCLE PARKING:	0 SPACES
SHORT TERM REQUIRED:	2 SPACES
LONG TERM REQUIRED:	2 SPACES
PROVIDED:	
VEHICLE USE AREA:	
PROPOSED V.U.A.:	15,551 S.F.
I.L.A. REQUIRED (7.5%):	1,166 S.F.
I.L.A. PROVIDED:	1,182 S.F.
TREE CANOPY CALCULATIONS:	
CANOPY CLASS:	CLASS C
LAND AREA:	1.81 ACRES (78,843.6 S.F.)
EX. TREE CANOPY:	0 S.F. (0%)
TREE CANOPY AREA % REQUIRED:	20%
TREE CANOPY AREA PROVIDED:	15,769 S.F.
NEW TREE CANOPY AREA PROVIDED:	15,840 S.F.
(22) TYPE "A" TREES @ 720 S.F. EACH	15,840 S.F. (20%)
TOTAL TREE CANOPY % PROVIDED:	



MSD NOTES:

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE HITE CREEK WASTEWATER TREATMENT PLANT BY AN EXISTING LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PROJECT PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM WHICH EVER IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. THIS SITE HAS AN EXISTING STORM SEWER SYSTEM AND WAS PART OF AN OVERALL DEVELOPMENT THEREFORE THERE WILL BE NO CHANGES TO THE STORM SEWER SYSTEM.
- EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- A LONG TERM MAINTENANCE AGREEMENT FOR OWNERSHIP AND MAINTENANCE OF THE PRIVATE GRINDER PUMP STATION SHALL BE SIGNED AND RECORDED BY OWNER OF THE OFFICE CONDO PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
- KENTUCKY STATE PLUMBING PERMIT REQUIRED PRIOR TO ISSUING BUILDING PERMITS.

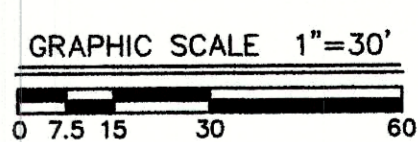
TRANSPORTATION PLANNING NOTES:

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS, IF REQUIRED.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS, IF REQUIRED.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES, IF REQUIRED.
- ALL SIGNAGE AND NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%, UNLESS OTHERWISE SPECIFIED.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMP" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- THREE LONG-TERM BICYCLE PARKING SPACES WILL BE REQUIRED INSIDE THE OFFICE.

REZONING AND CONDITIONAL USE PERMIT PLAN

PRELIMINARY APPROVAL APPLICANT / CLIENT / OWNER:
 Condition of Approval:
 ALIBRO HOLDINGS, LLC
 11610 COMMONWEALTH DR.
 LOUISVILLE, KY 40299
 SITE ADDRESS:
 12307 - 12313 OLD LAGRANGE RD
 LOUISVILLE, KY 40217
 T.B. 0015, LOT 0124
 D.B. 9539, PG. 435
 ZONED R-4 & C-1,
 SUBURBAN WORKPLACE FORM DISTRICT (SWFD)

OCTOBER, 2017 SCALE: 1"=30'
JEFFERSON COUNTY, KENTUCKY



C. R. P. & ASSOCIATES, INC.
 7321 New LaGrange Road, Suite 111
 Louisville, KY. 40222
 (502)423-8747

PREV CASE # 17MINORPLAT1087
 CASE # 17ZONE1071
 WM # 8698

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