

SITE DATA

CURRENT ZONING: IPD (INDUSTRIAL PARK DISTRICT)
MINIMUM LOT AREA= 43,560 SF
MINIMUM FRONT YARD SETBACK= 35 FT
MINIMUM STREET SIDE YARD SETBACK= 50 FT**
MINIMUM REAR YARD SETBACK= 25 FT
MAXIMUM BUILDING HEIGHT= 45 FT
MAXIMUM LOT COVERAGE FOR STRUCTURES= 60%
MAXIMUM IMPERVIOUS= 80%

OWNER:
OLDHAM COUNTY INDUSTRIAL PARK, LLC
C/O BUCKNER DEVELOPMENT COMPANY, INC
2100 GARDINER LANE, SUITE 207
LOUISVILLE, KY 40205

DEVELOPER:
JPMORGAN CHASE BANK, LLC
1111 POLARIS PARKWAY
COLUMBUS, OHIO
(330) 321-7548

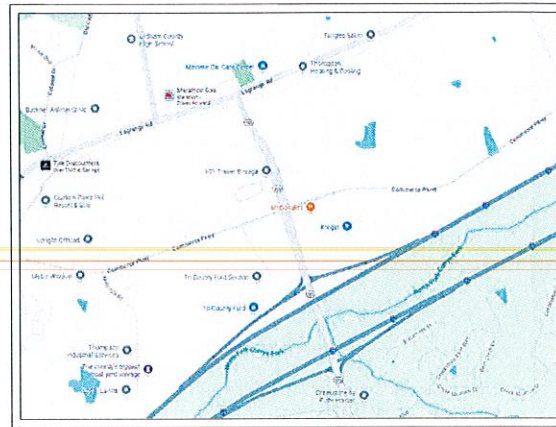
SITE INFORMATION:
ACREAGE: 89 AC.
PARCEL: 31-00-00-16B&12

PARKING SPACES:
MAXIMUM: 1.0 SPACE PER 200 SF OF GROSS FLOOR AREA = 18 SPACES
PROVIDED: 28 SPACE**

** SUBMITTING WAIVER FOR EXCESS 10 SPACES

PROPOSED USE:
COMMERCIAL BANK/FINANCIAL (1 LOT)
BUILDING HEIGHT: 21.5 FT
BUILDING AREA: 3,432 SF
LOT COVERAGE:
IMPERVIOUS: 0.58 AC., 30.68%
STRUCTURES: 0.07 AC., 4.17%

- (A) PROP STOP SIGN PROVIDED BY SIGN VENDOR
(B) PROP DO NOT ENTER SIGN PROVIDED BY SIGN VENDOR
(C) PROP DOUBLE SIDED STOP AND DO NOT ENTER SIGN PROVIDED BY SIGN VENDOR
(D) PROP DIRECTIONAL SIGN PROVIDED BY SIGN VENDOR

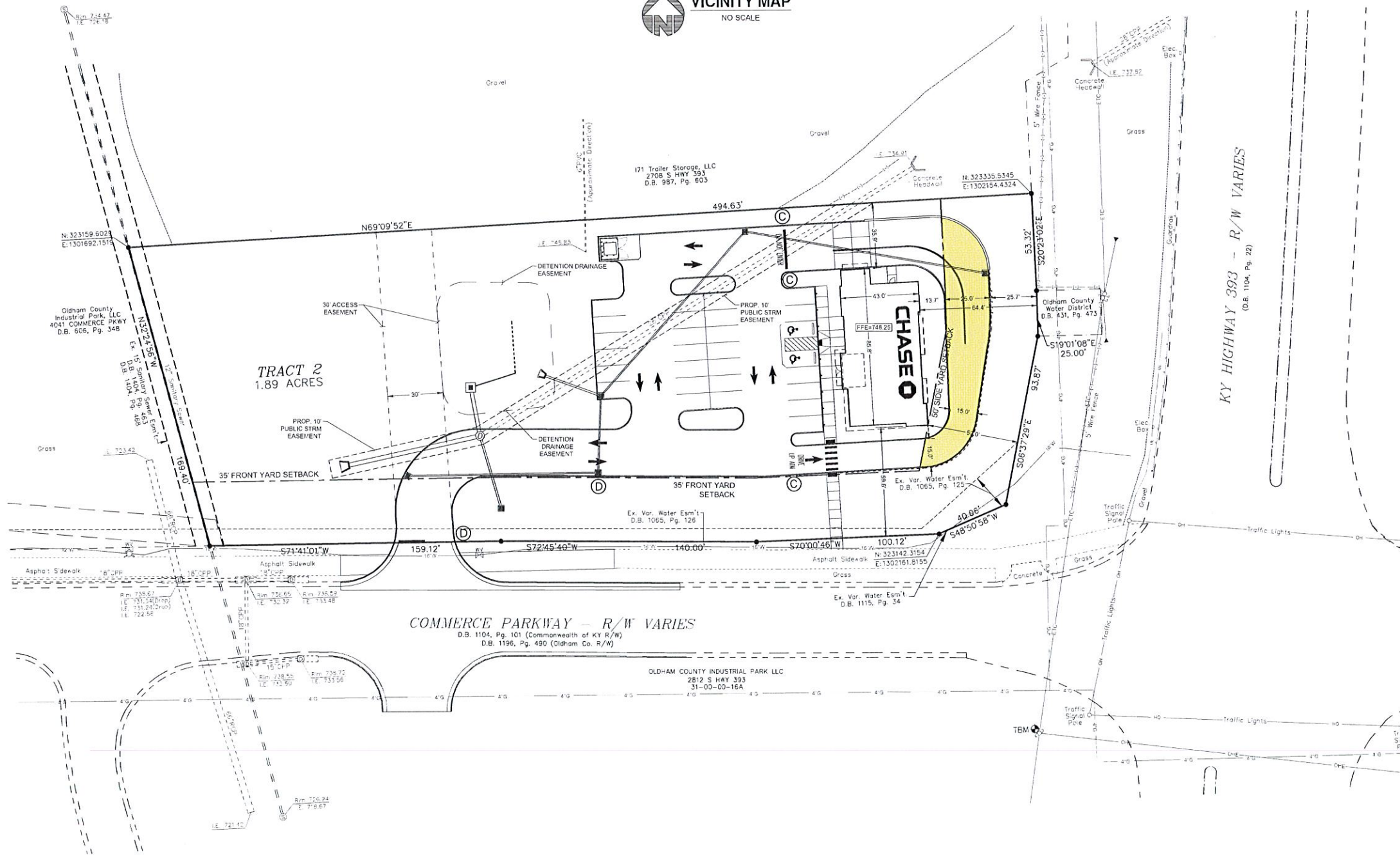


VICINITY MAP
NO SCALE

NOTE:
SURVEY PREPARED BY LAND DESIGN & DEVELOPMENT INC.

EXISTING LEGEND

- Ex Sanitary M.H.
-Ex Sanitary Open Out
-Ex Storm M.H.
-Ex Storm Catch Basin
-Ex Storm Catch Basin
-Ex Storm Drop Spout
-Ex Fire Hydrant
-Ex Water M.H.
-Ex Water Valve
-Ex Water Meter
-Ex Water Service
-Ex Dec. Box
-Ex Light Pole
-Ex Utility Pole
-Ex Air Conditioning
-Ex Unknown M.H.
-Ex Gas Valve
-Ex Gas Box
-Ex Gas Meter
-Ex Gas Service
-Ex Tree M.H.
-Ex Tree Box
-Ex Sign
-Ex Signal Pole
-Ex Boring
-Ex Evergreen Tree
-Ex Deciduous Tree
-Ex Deciduous Bush
-Found 5/8" Iron Pin (top as noted)
-Found Cross Notch
-Ex Underground Water Main
-Ex Underground Gas Main
-Ex Overhead Utilities
-Ex Underground Telephone
-Ex Under Electric
-Ex Chain Link Fence
-Ex Road Fence
-Ex Landscape Border
-Ex Easement
-Ex Water Contour
-Ex Minor Contour
-Ex Face of Curb
-Ex Back of Curb



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THORSON BAKER + ASSOCIATES

CHASE BANK
RETAIL BRANCH
HWY 393 & COMMERCE PKWY
BUCKNER, KY 40010, OLDHAM COUNTY
VARIANCE EXHIBIT

Project Manager: M. DOOLEY
Drawn: M. TUCKER
Reviewed: MPD
Inical Drawing Date: 8/21/2025
Project Number: 25-0039