R4/N
7434 St. Andrews Church Rd
Cynthia Austin

R4/N
7437 St. Andrews Church Rd
Frederick Schlatter

R4/N
7204 Windmere Dr
Harold Brockmann

R4/N
7423 Jamaica Dr
Steven + Tammy Gibson

C1/N
7419 St Andrews Church Rd
Southside Christian Childcare

1" = 20'

LEGEND

- OHE — OVERHEAD ELECTRIC
- LIGHT POLE
- TELEPHONE
- EXISTING PAVEMENT TO BE REMOVED
- UTILITY POLE
- GUARDRAIL

DATA

TOTAL SITE AREA	0.55 Ac. ±	
EXISTING ZONING	C1 / Neighborhood	
EXISTING USE	AUTO REPAIR	
PROPOSED USE	AUTO REPAIR / Sales	
TOTAL EMPLOYEE'S	3	
TOTAL # BAYS	2	
PARKING REQUIRED	5 SPACES	1 per 7 on St. Display = 1
PARKING PROPOSED	5 SPACES	+ 1 per Repair Bay = 2
VEHICULAR USE AREA	11,101 S.F.	+ 1 per employee = 2
INT. LAND REQ.	556 S.F.	1 ADA Space
INT. LAND PROV.	620 S.F.	Van. Acc.
OFFICE / SALES	596 S.F.	

GENERAL NOTES

1. A LANDSCAPE SCREENING AND BUFFERING PLAN WILL SUBMITTED AND APPROVED BY THE JEFFERSON COUNTY PLANNING COMMISSION PRIOR TO CONSTRUCTION.
2. (→) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
3. THIS PROJECT IS SUBJECT TO ALL APPLICABLE MSD REVIEW FEES.
4. SITE IS SUBJECT TO MSD REGIONAL FACILITY FEE.
5. SANITARY SEWERS AVAILABLE BY CONNECTION AND ARE SUBJECT TO FEES.
6. ALL SITE LIGHTING WILL BE POINTED DOWN AND AWAY FROM ADJOINING PROPERTIES AND STREETS.
7. K.D.O.T. APPROVAL AND ENCROACHMENT PERMIT IS REQUIRED PRIOR TO ANY WORK IN THE RIGHT OF WAY OF ST. ANDREWS CHURCH ROAD.
8. THIS SITE RESIDES IN THE 100 YR. FLOOD PLAIN BOUNDARY OF BIG RUN DIVERSION A TRIBUTARY TO MILL CREEK. FLOOD ELEVATION PER F.E.M.A. IS APPROXIMATELY 484±. DIVISION OF WATER APPROVAL IS REQUIRED FOR CONSTRUCTION IN A FLOOD PLAIN. A FLOOD PLAIN PERMIT IS REQUIRED FROM MSD PRIOR TO CONSTRUCTION APPROVAL.

All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.

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 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.

Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current MPW standards and shall be inspected prior to final bond release.

Construction plans, bond, and KTC permit are required by Metro Public Works prior to construction approval and issuance of MPW encroachment permit.

Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications and other local, state and federal ordinances.

Any required fill in the floodplain shall be compensated on site at a ratio of 1.5 to 1.

KDOW and MSD floodplain permit required prior to issue of any construction permits.

Current Impervious - 12683 SF
No additional impervious surface

WM#6875
DOCKET # 19DEVPLAN1087

DISTRICT DEVELOPMENT PLAN

American Auto Sales LLC
7425 ST. ANDREWS CHURCH ROAD
LOUISVILLE, KY 40214

OWNER/DEVELOPER
Muayad Al Hashimi
7425 ST. ANDREWS CHURCH ROAD
LOUISVILLE, KY 40214
(502) 434-1442

RECEIVED
APR 26 2019
PLANNING & DESIGN SERVICES

19Dwplan1087