

PRELIMINARY APPROVAL

Condition of Approval:

Development Review: *[Signature]* Date: 12/19/13

LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SENIOR DISTRICT

VARIANCE REQUESTED

TO ENCROACH INTO THE REQUIRED STREAM MIDDLE AND OUTER ZONE BUFFER PER LDC CHAPTER 4.8 TABLE 4.8.1.

WAIVERS REQUESTED

- TO ENCROACH INTO THE REQUIRED 15' LBA PER LDC CHAPTER 10.2.4, TABLE 10.2.2.
- TO ENCROACH BY MORE THAN 50% INTO THE PUBLIC UTILITY EASEMENTS WITH THE REQUIRED LBA, PER LDC CHAPTER 10.2.4B.

TREE CANOPY CALCULATIONS

CLASS: C
SITE AREA: 2.045 AC (89,074 SF)
EXISTING TREE TREE CANOPY: 3,360 SF (3.77%)
EXISTING TREES PRESERVED: 0 SF (0%)
REQUIRED NEW TREE CANOPY: 17,815 SF (20%)
TREE CANOPY TO BE PLANTED: 17,815 SF (20%)

FLOOD PLAIN NOTE:

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0091E, DATED DEC. 5, 2006.

INCREASED RUNOFF CALCULATIONS

cpre=0.23
cpost=0.30
 $(0.30-0.23) \times 2.9/12 \times 2.045 = 0.035$ AC-FT.

BENCHMARK

TEMPORARY BENCHMARK

RAILROAD SPIKE IN UTILITY POLE
ELEVATION 455.70 (NAVD 1988)
BASED ON NATIONAL GEODETIC SURVEY OPUS SOLUTION DATED APRIL 20, 2012.

PARKING SUMMARY

PARKING REQUIRED	
NUMBER OF EMPLOYEES	7
NUMBER OF BAYS	6
MIN. REQUIRED	
6 BAYS (2 SPACES PER BAY)	12 SPACES
7 EMPLOYEES (1 SPACE PER EMPLOYEE)	7 SPACES
TOTAL	19 SPACES
MAX. REQUIRED	
6 BAYS (5 SPACES PER BAY)	30 SPACES
7 EMPLOYEES (1 SPACE PER EMPLOYEE)	7 SPACES
TOTAL	37 SPACES
PARKING PROVIDED	
STANDARD SPACES	15 SPACES
HANDICAP SPACES	1 SPACES
(6) BAYS	6 SPACES
TOTAL PROVIDED	22 SPACES

PROJECT SUMMARY

EXISTING FORM DISTRICT	N
EXISTING ZONE	C-2, M-2
EXISTING USE	VACANT
PROPOSED USE	AUTO REPAIR
MAXIMUM PROPOSED BUILDING HEIGHT	15'
GROSS ACREAGE	2.045 AC.
PROPOSED BUILDING S.F.	2,750 S.F.
FLOOR AREA RATIO	0.03
V.U.A.	9,794 S.F.
I.L.A.	735 S.F.
REQUIRED (7.5%)	1,168 S.F.
PROVIDED	

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: *Revised easement needs to be recorded prior to construction*

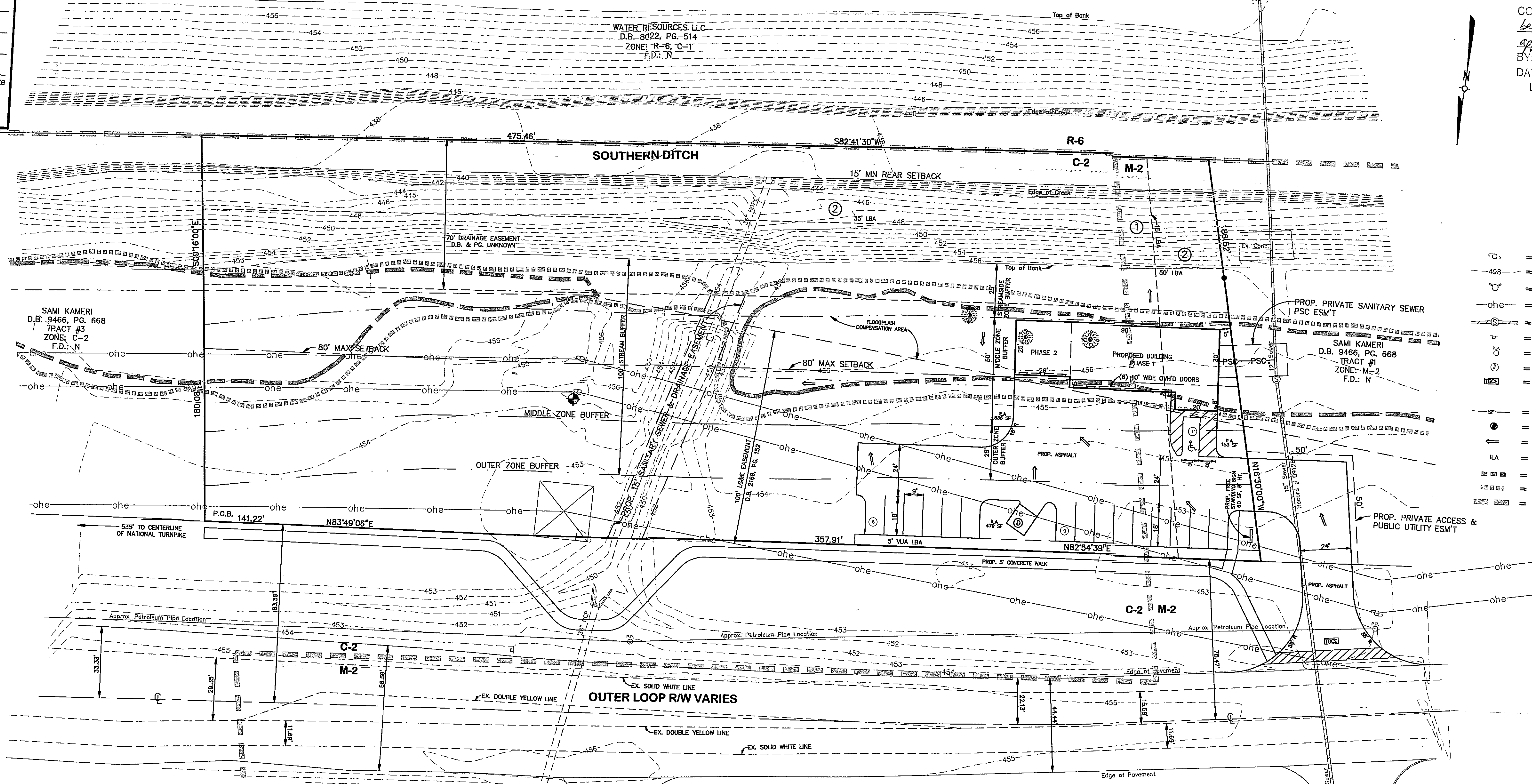
BY: *[Signature]*

DATE: 12-18-13

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

LEGEND

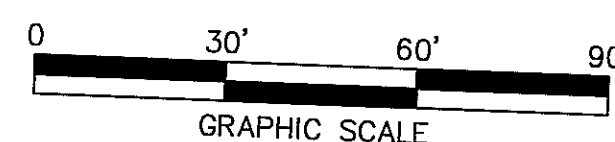
- EX. UTILITY POLE
- EX. CONTOUR
- EX. FIRE HYDRANT
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. SIGN
- PETROLEUM PIPE MARKER
- PARKING COUNT
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- PROPOSED SILT FENCE
- PROPOSED DRAINAGE INLET
- DIRECTION OF STORM WATER FLOW
- INTERIOR LANDSCAPE AREA
- LOCAL REGULATORY FLOODPLAIN
- FEMA 100 YEAR FLOODPLAIN
- JEFFERSON ZONING LINE



GENERAL NOTES

- () 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.
- MSD SANITARY SEWERS AVAILABLE BY CONNECTION, SUBJECT TO FEES AND CHARGES. A PRIVATE EASEMENT MAY BE REQUIRED FOR THE CONNECTION.
- SEWAGE FROM THIS DEVELOPMENT WILL BE TREATED AT DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL PARKING SPACES ARE 9 FEET WIDE BY 18 FEET DEEP UNLESS OTHERWISE NOTED.
- CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR 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 AREA.
- ALL DUMPSTERS AND SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.

- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND THE NEIGHBORING PROPERTIES.
- APPROVAL FROM THE DIVISION OF WATER WILL BE REQUIRED.
- AN MSD FLOODPLAIN PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION.
- AN EASEMENT PLAT FOR THROUGH DRAINAGE WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- FLOODPLAIN MITIGATION AND INCREASED RUNOFF MITIGATION TO BE PROVIDED ONSITE. INCREASED RUNOFF TO BE MITIGATED AT 1.5:1 AND FLOODPLAIN FILL AT 1:1.
- APPROVAL FROM MSD'S INDUSTRIAL WASTE DEPARTMENT WILL BE REQUIRED.
- THE LOWEST FINISHED FLOOR OF THE PROPOSED BUILDING MUST BE VERIFIED AT OR ABOVE ELEVATION 457.5.
- HAZARDOUS SUBSTANCES MAY NOT BE USED OR STORED ON THIS SITE.



CASE # 18026
RELATED CASE # 9-27-92
REVISED DISTRICT DEVELOPMENT PLAN

OF
KAMERI AUTO SERVICE CENTER
800 OUTER LOOP
LOUISVILLE, KENTUCKY 40214

FOR
OWNER / DEVELOPER: NOV 25 2013
SAMI KAMERI
7606 SUMTER CT
LOUISVILLE, KENTUCKY 40214
D.B. 9466, Pg. 668
TAX BLOCK 1045, LOT 36
PLANNING & DESIGN SERVICES

WM # 10657

12026dev.dwg

REVISED DISTRICT DEVELOPMENT PLAN

JOB NUMBER
12026

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OF
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108 Davenport Lane
Suite 300
Louisville, Ky 40223
t: (502) 327-7073
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KAMERI AUTO SERVICE CENTER