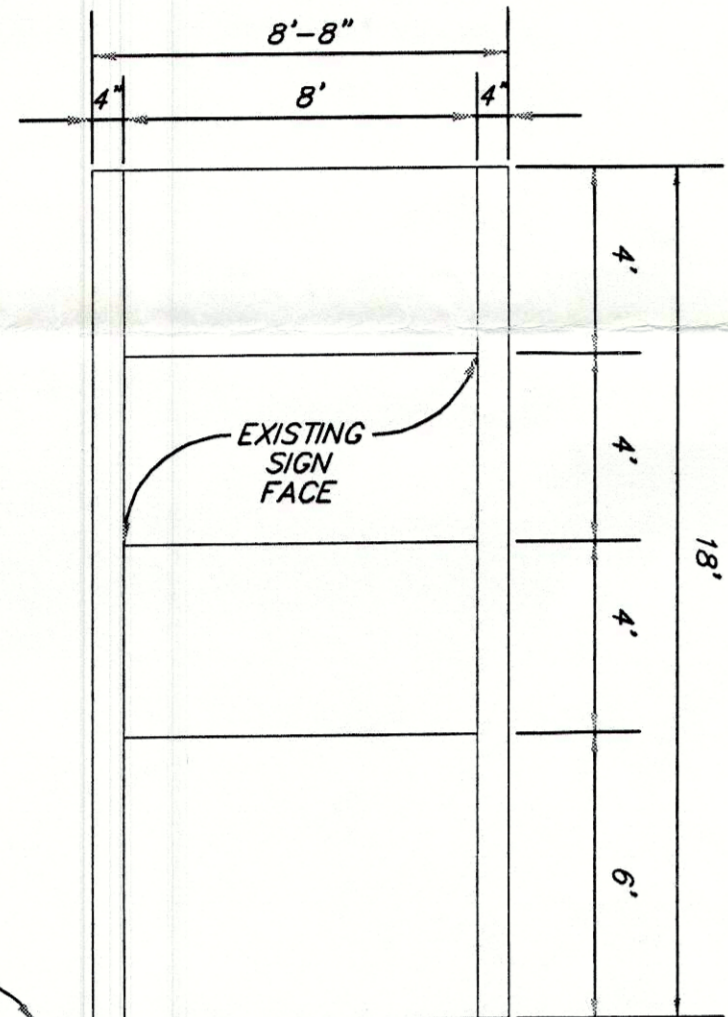


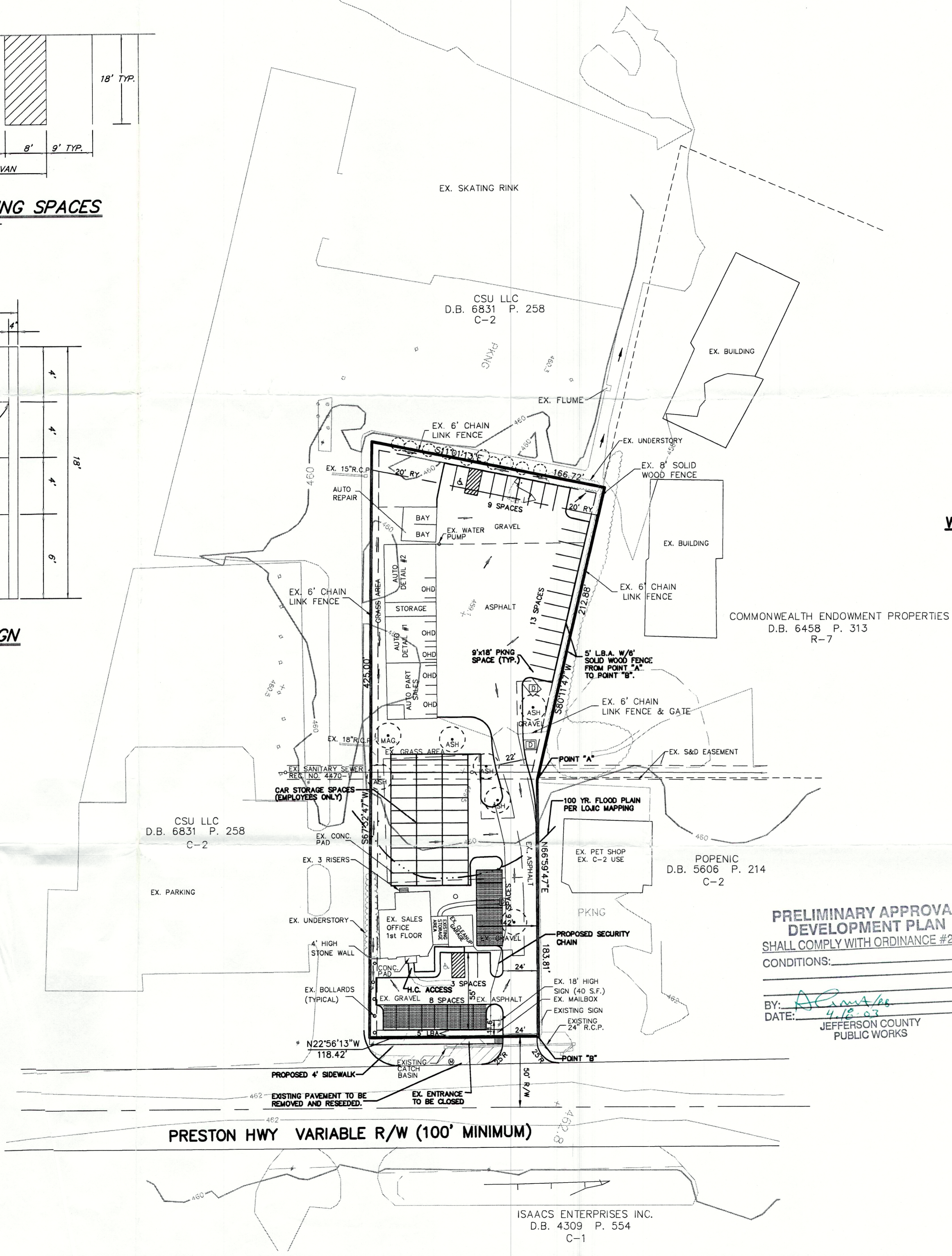
HANDICAP PARKING SPACES
NO SCALE



EXISTING SIGN
NO SCALE

LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 9-21-03
APPROVAL DATE June 5, 2003
EXPIRATION DATE July 18, 2004
SIGNATURE OF PLANNING COMMISSION
[Signature]
PLANNING COMMISSION

NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.



PRELIMINARY APPROVAL DEVELOPMENT PLAN
SHALL COMPLY WITH ORDINANCE #28
CONDITIONS: _____
BY: *[Signature]*
DATE: 4/18/03
JEFFERSON COUNTY PUBLIC WORKS

NOTES

- SANITARY SEWERS AND WATER ARE EXISTING ON THIS SITE.
- ALL SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ALL ABUTTING RESIDENTIAL AREAS.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED, PER ARTICLE 12.
- THE EXISTING AUTO SALES OFFICE IS ONE AND ONE-HALF STORY.
- DETENTION WILL BE PROVIDED OR THE STORM DRAINAGE CAPACITY FEE WILL BE PAID, IF REQUIRED.
- K.D.O.T. APPROVAL REQUIRED.
- AN ENCROACHMENT PERMIT REQUIRED FOR ALL WORK IN PRESTON HIGHWAY RIGHT-OF-WAY.
- A PORTION OF THE SITE LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (#21111C0170) ZONE X, AREAS TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
- THE EXISTING PAVED SHOULDER SHALL NOT BE DISTURBED. ONLY THE AREA OUTSIDE THE SHOULDER WILL BE GRADED AND SEEDED.
- THE EXISTING INLET IN FRONT OF THE SITE SHALL BE REWORKED AS PART OF THE GRADING. THE GRATE WILL BE SET FLUSH WITH THE DITCH FLOW LINE.
- THERE SHALL BE NO ADDITIONAL DIRECT ACCESS TO PRESTON HIGHWAY.
- THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT-OF-WAY. CALCULATIONS MAY BE REQUIRED.
- THERE SHOULD BE NO COMMERCIAL SIGNS OR LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT A PERMIT.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE REAIMED, SHIELDED OR TURNED OFF.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.

WAIVERS REQUESTED

- FROM ARTICLE 12 NOT TO REQUIRE LANDSCAPE BUFFERS ALONG A SEGMENT OF THE NORTH FROM POINT "A" TO POINT "B" PROPERTY PERIMETERS.
- TO ALLOW PARKING AND MANEUVERING AREA TO ENCR OACH INTO THE FRONT YARD WITHIN 100' OF A RESIDENTIAL ZONE TO THE NORTH.
- TO ALLOW A FREE-STANDING SIGN TO ENCR OACH INTO THE FRONT YARD WITHIN 200' OF A RESIDENTIAL ZONE TO THE NORTH.

PROJECT DATA

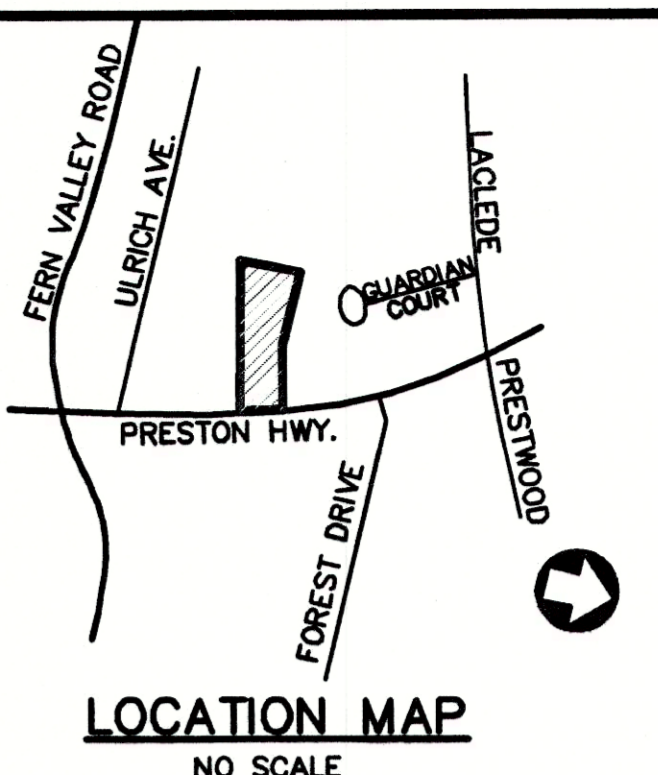
EXISTING ZONING	R-7
PROPOSED ZONING	C-2
EXISTING LAND USE	AUTO SALES/SERVICE/REPAIR/PARTS SALES
PROPOSED LAND USE	AUTO SALES/SERVICE/REPAIR/PARTS SALES
TOTAL LAND AREA	1.23± AC.
BUILDING AREA	
EXISTING BUILDING AREA	6,980± S.F.
FLOOR AREA RATIO	0.13
PARKING REQUIREMENTS	
OFFICE AREA (1,570S.F @ 1 SP./400 S.F.)	4 SPACES
DISPLAY AREA (2,288S.F./1,500S.F)	2 SPACES
EMPLOYEES (5 EMP @ 1 SPACE EACH)	5 SPACES
AUTO PART SALES	
AUTO DETAILING & REPAIR # (2 SP./BAY & 2 EMP.)	4 SPACES
AUTO DETAILING & CLEANUP #2 (2 SP./BAY & 2 EMP.)	4 SPACES
AUTO REPAIR (2 SP./BAY & 1 EMP.)	3 SPACES
MISCELLANEOUS STORAGE (11'x20')	1 SPACE
TOTAL SPACES REQUIRED	27 SPACES
*PARKING SPACES PROVIDED	32 SPACES
*INCLUDES 2 HANDICAP SPACES	

LANDSCAPE DATA

V.U.A.	18,660± S.F.
I.L.A. REQUIRED (5% V.U.A.)	933 S.F.
I.L.A. PROVIDED	1,021± S.F.

LEGEND

- EXISTING UTILITY POLE
- EXISTING TREE
- EXISTING TREE MASS
- EXISTING CONTOUR
- EXISTING SANITARY MANHOLE
- EXISTING DUMPSTER LOCATION
- DISPLAY PARKING AREA
- OVERHEAD DOOR
- EXISTING STORM DRAIN INLET AND STORM PIPE



PRELIMINARY APPROVAL
Conditions of Approval: _____
[Signature] 4/18/03
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
MAY 01 2003
PLANNING & DESIGN SERVICES
GRAPHIC SCALE 1"=40'
0 10 20 40 80
MSD WM # 6757

MSA MINDEL - SCOTT & ASSOCIATES, INC.
PLANNING - LANDSCAPE ARCHITECTURE
P.O. BOX 3746 LOUISVILLE, KENTUCKY 40207-0346
PHONE: (502) 485-1508 FAX: (502) 485-1606 E-MAIL: msa@msa.net

OWNER & DEVELOPER
JOSEPH A. ULRICH III
3524 KERRY DRIVE
LOUISVILLE, KY. 40218

GENERAL / DETAILED DISTRICT DEVELOPMENT PLAN
ULRICH PROPERTY
6300 PRESTON HIGHWAY
TAX BLOCK: 632 LOTS: 120, 324 & 84
DEED BOOK: 4963 PAGE: 281

Revisions:
2/18/03 AGENCY COMMENTS
4/15/03 AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=40'
Date: 12/12/02
Job Number: 1496

Sheet
1
of 1

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9-2103 LUL