

**SCREENING FENCE DETAIL**  
NO SCALE

**ADDITIONAL NOTES**

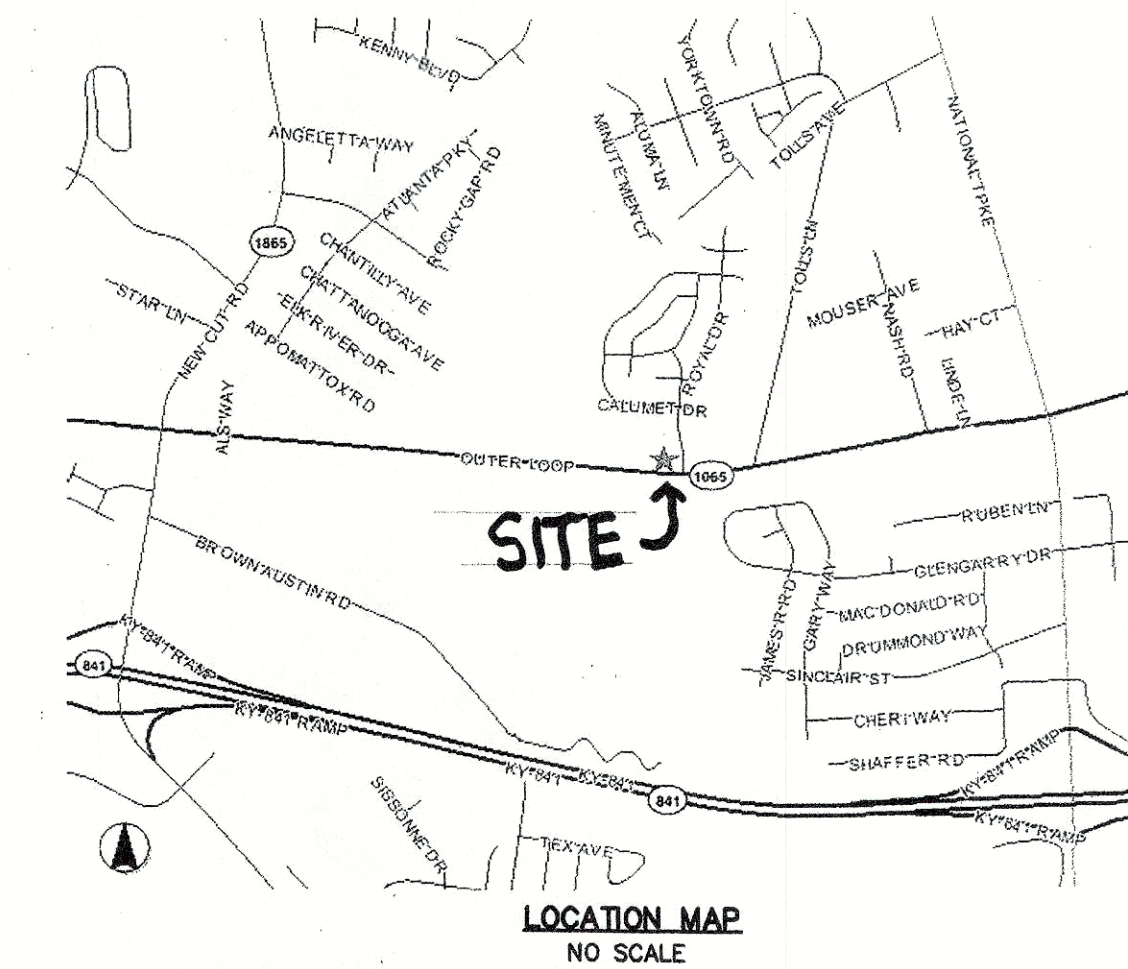
- UPON DEVELOPMENT/REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE (AND RESTORE AREA AS REQUIRED) PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY PLANNING COMMISSION AND/OR TRANSPORTATION. A RECIPROCAL ACCESS AND CROSSOVER EASEMENT/AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION LEGAL COUNSEL SHALL BE ENTERED INTO. A COPY OF THE RECORDED INSTRUMENT SHALL BE SUBMITTED TO THE DIVISION OF PLANNING AND DESIGN SERVICES. TRANSMITTAL OF APPROVED PLANS TO THE OFFICE RESPONSIBLE FOR PERMIT ISSUANCE WILL OCCUR ONLY AFTER RECEIPT OF SAID INSTRUMENT. AT THE TIME OF CONSTRUCTION ON THE ADJACENT PROPERTIES, THE APPLICANT FURTHER AGREES TO CONSTRUCT THE CROSS ACCESS EASEMENT/AGREEMENT AREA(S) UP TO THE COMMON PROPERTY LINE.
- OWNER MUST PROVIDE DOCUMENTATION OF LOCATION OF ONSITE SEWAGE DISPOSAL SYSTEM (INCLUDING SEPTIC TANK AND LATERAL FIELDS) BY A CERTIFIED INSTALLER.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

**BUILDING SUMMARY**

PROPOSED	
AUTO SALES AREA	120 SF Indoors 10,720 SF Outdoors
OFFICE SPACE	120 SF
AUTO SERVICE AREA	1,740 SF (2 Bays/2 Employees)
<b>TOTALS</b>	<b>1,980 SF</b>

**PARKING DATA**

MIN. REQ'D	MAX. ALLOWED
1 (1/250 SF)	1 (1/150 SF)
2 (1/7000 SF)	3 (1/5000 SF)
1 (1/350 SF)	1 (1/200 SF)
6 (2/Bay+1/Emp)	12 (5/Bay+1/Emp)
<b>10 MIN.</b>	<b>17 MAX.</b>
<b>10 SPACES PROVIDED</b> (Includes 1 Van accessible Handicap space)	



**VUA AND ILA CALCULATIONS**

PROPOSED VUA = 15,380 SQ. FT.  
REQUIRED ILA = 1,154 SQ. FT. @ 7.5%  
PROVIDED ILA = 1,206 SQ. FT.

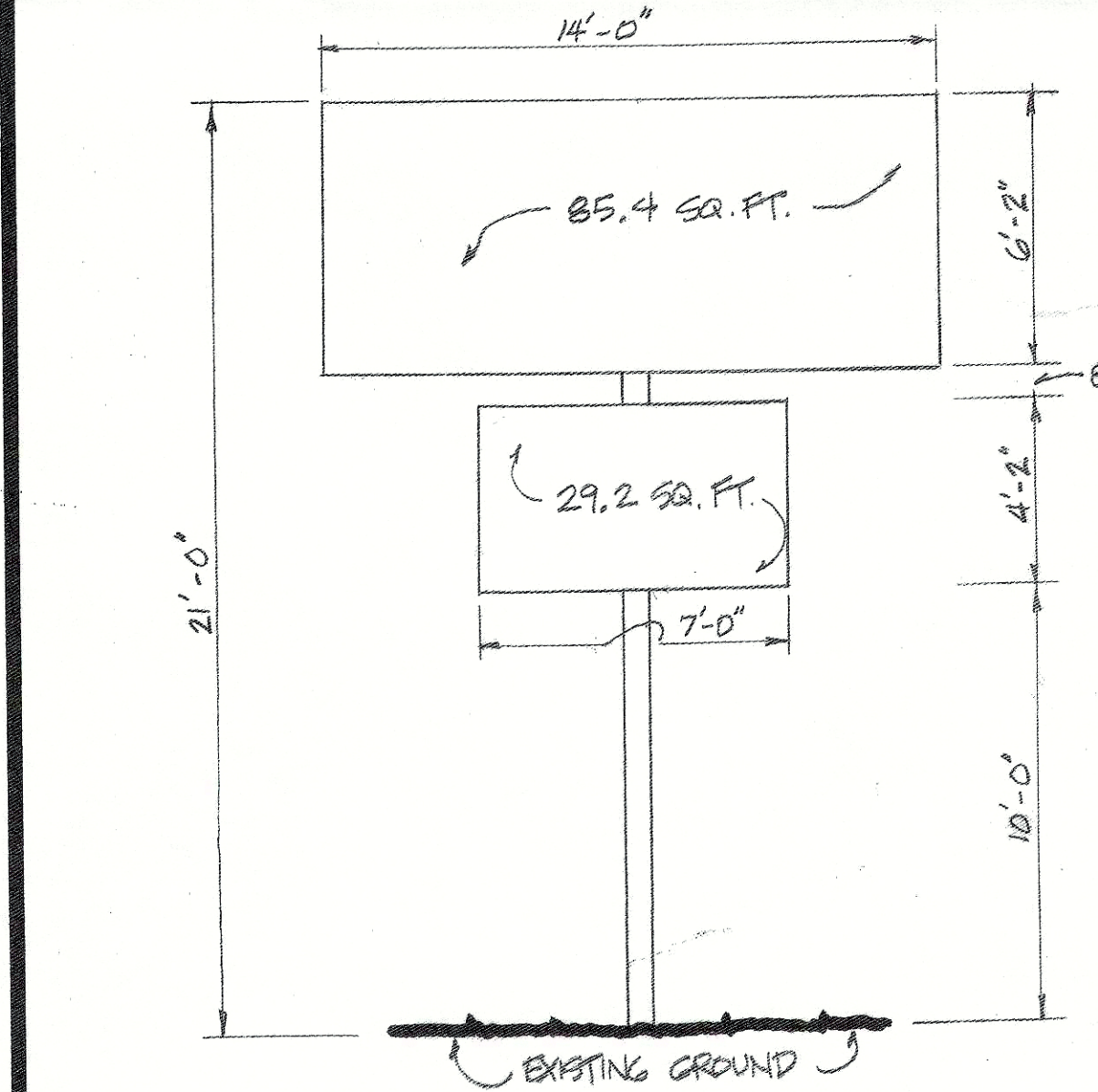
PROPOSED REQUIRED PARKING SPACES = 10 TOTAL  
PROPOSED VEHICLE DISPLAY SPACES = 34 TOTAL

**TREE CANOPY CALCULATIONS**

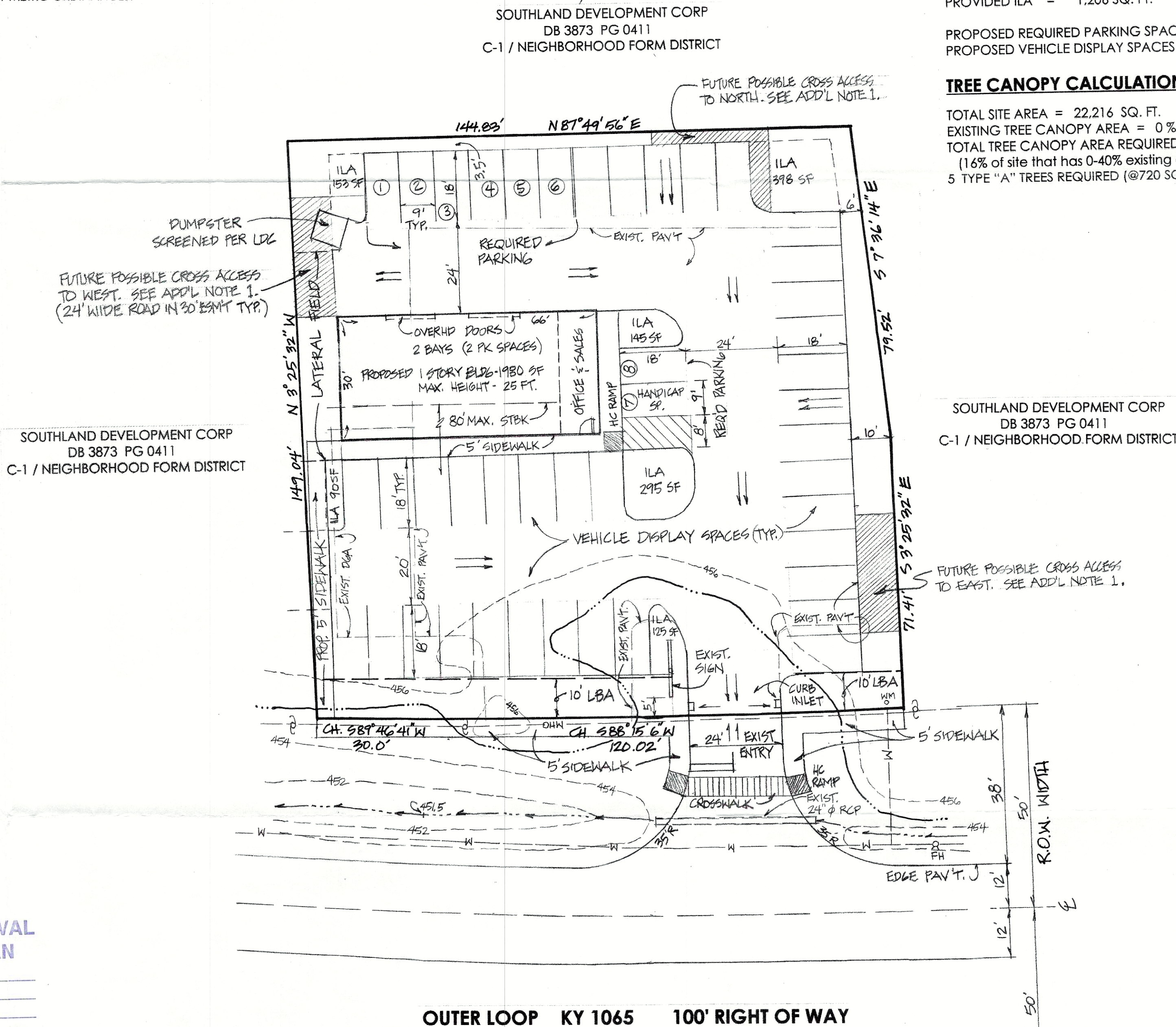
TOTAL SITE AREA = 22,216 SQ. FT.  
EXISTING TREE CANOPY AREA = 0%  
TOTAL TREE CANOPY AREA REQUIRED = 3,555 SQ. FT.  
(18% of site that has 0-40% existing canopy coverage)  
5 TYPE "A" TREES REQUIRED (@720 SQ. FT. = 3,600 SQ. FT.)

**GENERAL NOTES**

- AN EROSION PREVENTION & SEDIMENT CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND 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.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING PANEL 21111C0091E.
- SANITARY SEWER BY SEPTIC SYSTEM AND WILL BE SUBJECT TO THE STATE OF KENTUCKY ONSITE SEWAGE AND DISPOSAL SYSTEM REGULATIONS 902 KAR 10:085 AND SHALL BE REVIEWED AND APPROVED BY LOUISVILLE METRO HEALTH DEPARTMENT. AN ONSITE EVALUATION MUST BE CONDUCTED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES TO DETERMINE SOIL PROPERTIES ACCEPTABLE FOR ONSITE SEWAGE DISPOSAL SYSTEM.
- CONSTRUCTION PLANS, BOND AND KTC PERMIT ARE REQUIRED FOR SIDEWALK CONSTRUCTION AND ANY OTHER WORK WITHIN THE RIGHT OF WAY PRIOR TO CONSTRUCTION APPROVAL BY MPW. WHERE SIDEWALK IS CONSTRUCTED IT SHALL CONFORM TO: ADA STANDARD SPECIFICATIONS AND ALL KTC STANDARD DRAWINGS FOR SIDEWALK. SIDEWALK TO HAVE MAXIMUM 5% LONGITUDINAL SLOPE.
- BOUNDARY TAKEN FROM DEED AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE 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-AIMED, SHIELDED OR TURNED OFF.
- THE PROPERTY OWNER/DEVELOPER MUST OBTAIN APPROVAL OF A DETAILED PLAN FOR SCREENING (BUFFERING/LANDSCAPING) AS DESCRIBED IN LDC CHAPTER 10 PRIOR TO REQUESTING A BUILDING PERMIT. SUCH PLAN SHALL BE IMPLEMENTED PRIOR TO OCCUPANCY OF THE SITE AND SHALL BE MAINTAINED THEREAFTER.
- THIS DEVELOPMENT IS LOCATED IN THE FAIRDALE FIRE PROTECTION DISTRICT.
- A LANDSCAPE PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.



**EXISTING SIGN DETAIL**  
NO SCALE



SOUTHLAND DEVELOPMENT CORP  
DB 3873 PG 0411  
C-1 / NEIGHBORHOOD FORM DISTRICT

SOUTHLAND DEVELOPMENT CORP  
DB 3873 PG 0411  
C-1 / NEIGHBORHOOD FORM DISTRICT

OUTER LOOP KY 1065 100' RIGHT OF WAY

WASTE MANAGEMENT OF KY  
DB 7035 PG 0054  
R-4 / NEIGHBORHOOD FORM DISTRICT

**PRELIMINARY APPROVAL**  
Condition of Approval: \_\_\_\_\_  
By: *[Signature]* 12/20/10  
Date: 12/29/10  
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
CONDITIONS: \_\_\_\_\_  
By: *[Signature]*  
Date: 12/29/10  
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

**LEGEND:**

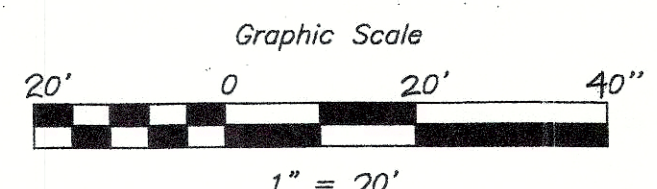
- 456 --- EXISTING CONTOUR
- --- EXISTING 100 YEAR FLOODPLAIN LIMIT
- --- EXISTING OVERHEAD UTILITIES AND POLES
- --- EXISTING WATER LINE AND METER
- --- EXISTING STORM DRAINAGE PIPE
- --- EXISTING STORM DRAINAGE SWALE
- --- PROPOSED STORMWATER DRAINAGE FLOW



**PROJECT DATA**

SITE ADDRESS : 331 OUTER LOOP  
EXISTING ZONING : C-1  
PROPOSED ZONING : C-2  
EXISTING USE: UNDEVELOPED  
PROPOSED USE: AUTO SALES & SERVICE  
TOTAL AREA OF SITE: 0.51 ACRES  
MAX. FLOOR AREA RATIO: 5.0  
PROPOSED FLOOR AREA RATIO: 0.09  
NEIGHBORHOOD FORM DISTRICT (TO REMAIN)

**RECEIVED**  
DEC 17 2010  
PLANNING & DESIGN SERVICES



WATER MANAGEMENT # 10288

NO.	DATE	DESCRIPTION	BY
3	12/17/10	ADDED FUTURE CROSS ACCESS	JA
2	12/16/10	PER AGENCY COMMENTS	JA
1	11/1/10	PER AGENCY COMMENTS	JA

DOCKET NO. 14568

**URBAN VENTURES, LLC**  
Planning • Design • Development Services  
1614 Rosewood Avenue  
Louisville, KY 40224  
Phone: 502.552.2550  
Fax: 502.458.5372  
UrbanVenturesLLC@gmail.com

PROJECT:  
**331 OUTER LOOP - AUTO SALES & SERVICE**  
331 OUTER LOOP, LOUISVILLE, KY 40214 (502) 402-9063  
DEED BOOK 1926 PAGE 844 TAX BLOCK 1045 LOTS 386

OWNER/DEVELOPER  
ATHRAA ALABUDY  
8610 TERRY ROAD  
LOUISVILLE, KY 40258

**DETAILED DISTRICT DEVELOPMENT PLAN**

DATE: 7/12/10  
SHEET NO. 1 OF 1

14568