

LOCATION MAP
NOT TO SCALE

SQUARE FOOTAGE

BUILDING	4,100 SQ. FT.
MAX. F.A.R. PERMITTED	1.0
PROPOSED F.A.R.	.05

PROJECT DATA

SITE ACREAGE	6.22 AC.
LEASE ACREAGE	1.76 AC.
EXISTING ZONING	C-1
PROPOSED ZONING	COMMERCIAL
EXISTING USE	VACANT
PROPOSED USE	CONVENIENCE/GAS STORE

	Min	Max
Parking:		
Outdoor display (824 sq ft)	2	3
Convenience Store (4,100 sq ft)	21	41
Total	23	44
Spaces provided:	37	
Bicycle spaces	2	

ARTICLE 12 COMPLIANCE

TOTAL VEHICULAR USE AREA (V.U.A.)	= 34,890 SQ. FT.
TOTAL INTERIOR-LANDSCAPE AREA REQUIRED	34,890 SQ. FT. X 5% = 1,745 SQ. FT.
TOTAL INTERIOR LANDSCAPE AREA PROVIDED	1,786 SQ. FT.

MSD NOTES

- NO MSD SEWERS AVAILABLE.
- ON-SITE SANITARY WASTE DISPOSAL SHALL BE IN ACCORDANCE WITH JEFFERSON COUNTY BOARD OF HEALTH REQUIREMENTS.
- SITE SUBJECT TO MSD PLAN REVIEW FEES AND REGIONAL FACILITY FEE.
- ADEQUACY OF THE EXISTING CULVERT AT SOUTH POPE LICK SHALL BE DEMONSTRATED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. ANY IMPROVEMENTS TO THIS OUTLET, IF NEEDED, SHALL BE DESIGNED AND CONSTRUCTED AT THE DEVELOPER'S EXPENSE.
- SITE IS NOT LOCATED WITHIN FLOODPLAIN PER FEMA PANEL 210120 0185D. APPROXIMATE FLOOD ELEVATION FOR AREA ESTIMATED AS EL. 552.
- APPROVAL BY MSD INDUSTRIAL WASTE DEPARTMENT REQUIRED PRIOR TO MSD CONSTRUCTION APPROVAL.
- SITE IS SUBJECT TO JEFFERSON COUNTY HAZMAT ORDINANCE.
- SITE HAS BEEN IN CONTINUOUS AGRICULTURAL PRODUCTION; NO REGULATORY WETLANDS ON SITE.
- HOURS OF OPERATION WILL BE 5AM TILL 11PM 7 DAYS A WEEK.
- THE DISPLAY AREA SHALL CONFORM TO STANDARDS OF SECTION 9.7 OF THE DEVELOPMENT CODE.
- AN AUTOMATIC TELLER MACHINE SHALL BE LOCATED INSIDE THE BUILDING.
- A 442 SQ. FT. RESTAURANT/DELI WILL BE LOCATED WITHIN THE PROPOSED BUILDING.
- LATERAL FIELD TO BE LOCATED ON THE BALANCE OF THE OWNER'S PROPERTY PER APPROVED HEALTH DEPARTMENT RECOMMENDATION AND SHALL BE IN AN EASEMENT PRIOR TO CONSTRUCTION APPROVAL.

ISSUES AND REVISIONS:

- 1-23-98: REVISED HANDICAP SPACES AND DRAINAGE SWALE
- 2-4-98: ADDED DRAINAGE ON SOUTH POPE LICK RD. AND ADDED ADJACENT OWNERS
- 2-6-98: REVISED DRAINAGE
- 3-3-98: REVISED PARKING AND LATERAL LINES. ADDED NOTES
- 4-1-98: REVISED PARKING LOT AND PLANNING COMMISSION COMMENT
- 4-21-98: REVISED SITE DRAINAGE AND IMPERVIOUS AREA

PROJECT NO.: 010597

DESCRIPTION: **RECEIVED**

SEP 27 2010

PLANNING & DESIGN SERVICES

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTES ORIGINAL AND UNPUBLISHED WORK OF CLASSICKLE, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF CLASSICKLE, INC.

NOTICE

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

PRELIMINARY APPROVAL

Condition of Approval:

Development Review: *[Signature]* Date: 11/17/10

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL

DEVELOPMENT PLAN

CONDITIONS:

BY: *[Signature]*

DATE: 11/17/10

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

FREDERICK D. HATMAKER
DB. 6774, PG. 321

LEGEND

- PROPOSED LEASE LINE
- EX. CONTOURS
- PROPOSED DRAINAGE FLOW

IMPERVIOUS AREA CALCULATIONS

TOTAL SITE AREA	270,943 SQ. FT.
LEASE SITE AREA	76,665 SQ. FT.
BLDG-PAVEMENT	41,262 SQ. FT.
% IMPERVIOUS (LEASE SITE)	54%
% IMPERVIOUS (TOTAL SITE)	15%

FUTURE ACCESS TO C-1 PROPERTY

Current Location of the Outdoor Storage, Sales & Display & Merchandising Area (C-1)

FREDERICK D. HATMAKER
DB. 6774, PG. 321

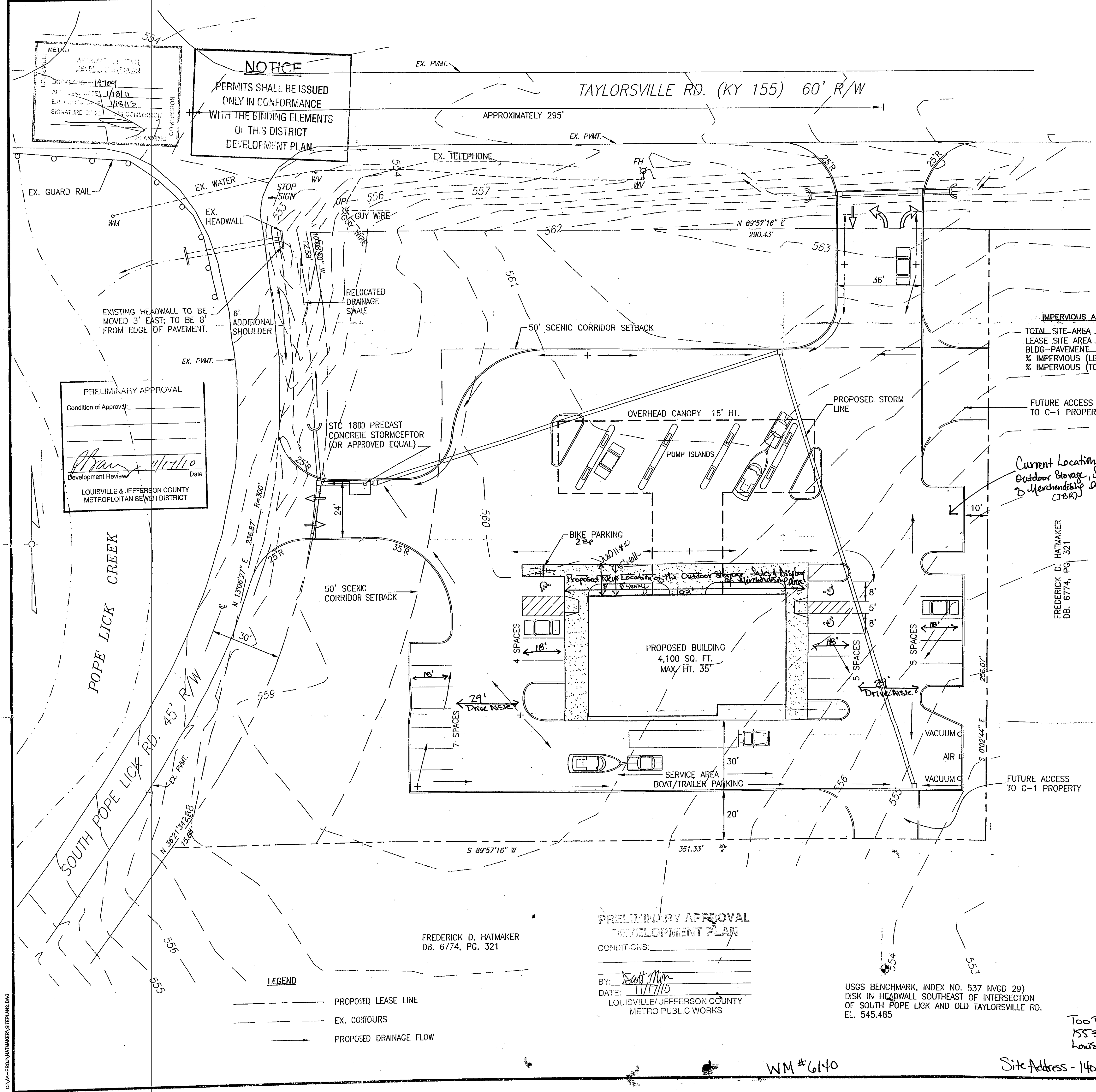
FUTURE ACCESS TO C-1 PROPERTY

USGS BENCHMARK, INDEX NO. 537 NVDG 29)
DISK IN HEADWALL SOUTHEAST OF INTERSECTION OF SOUTH POPE LICK AND OLD TAYLORSVILLE RD.
EL. 545.485

OWNER
Too B Enterprises, Inc.
15530 Bridle Gates Dr
Louisville, Ky 40299

Site Address - 14000 Taylorsville Rd

WM #6140



**BINDING ELEMENTS/CONDITIONS OF APPROVAL
CASE NO. 14709**

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. No further development shall occur without prior approval from the Planning Commission.
2. The rural character of the structure, as generally depicted on the rendering dated June 4 and submitted by applicant, shall be maintained. Building materials and colors shall conform to those identified on the rendering. Exterior additions or alterations in building materials or design shall not be made without prior approval of the Planning Commission's Land Development and Transportation Committee.
3. The development shall not exceed 4,100 square feet of gross floor area.
4. Development shall meet all MSD requirements for controlling storm water runoff rates.
5. One sign, not exceeding three feet by three feet in size, shall be permitted to be attached to the north side of the main building, just above the front entrance. The size, lighting and design of any attached sign shall be approved by the DRC Committee or the full Planning Commission. No signs attached to the canopy shall be lighted except gas price signs ~~which shall use green or amber lights, but never~~ **which can remain red in color**. There shall be no freestanding signs or flagpoles permitted on the site. The DRC or the Planning Commission may require that the signs be smaller than would otherwise be permitted by the Land Development Code.
6. The hours of operation, including ATM access, shall be limited to 5:00 A.M. to 11:00 P.M., daily. The ATM shall only be accessed from inside the building.
7. Landscaping shall generally conform in character, location and quantity to the conceptual landscaping shown on the approved site plan. Use of native plant species representative of the area shall be used when feasible and practical.
8. No outdoor advertising signs (billboards), small freestanding (temporary) signs, pennants balloons, or banners shall be permitted on the site.
9. A lighting plan shall be submitted and approved by the LD&T Committee prior to beginning construction. Outdoor lighting shall be directed down and away from surrounding residential properties. Pole mounted lighting fixtures shall not exceed 5 feet in height above finished grade and shall have a 90-degree cutoff so that no light source is visible off-site. Lighting levels attributable to the fixtures located on the subject site shall not exceed two-foot candles at the property line. Lighting, other than that required for security purposes, shall only be on during business hours.
10. A concrete vault shall be constructed to contain the underground storage tanks.
11. ~~Outdoor sales shall be limited to the display area shown on the development plan.~~ **All storage, display and retail sales shall occur only under the front porch canopy of the convenience store building. No other outdoor storage, display, or sale of merchandise will occur elsewhere on site.**
12. No outdoor music (live, piped, radio or amplified) or outdoor PA system shall be permitted on the site.
13. A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and the USDA Natural Resources Conservation Service recommendations. Documentation of the MSD's approval of the plan shall be submitted to the Planning Commission prior to grading and construction activities.
14. The lateral field for the septic system shall be located no closer than 100' to the rim of the geologic depression generally shown on the approved plan and as determined by the Division of Health. No lateral field shall be placed any nearer than 50' from the edge of any sinkhole or depression as regulated by the Kentucky Division of Water.
15. The property owner shall install and maintain a Stormceptor storm water filtration devise to collect all runoff from the roof and paved areas. The property owner shall submit to the Division of Planning and Development

Services on an annual basis, a letter confirming that the necessary maintenance of the Stormceptor has been completed in accordance with the manufacturers recommendations.

16. If required by the Kentucky Division of Water, a copy of the approved Pollution Prevention Plan for this site shall be submitted to the Planning Commission.
17. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:
 - a) The development plan must receive full construction approval from
 - b) The Jefferson County Department of Public Works and Transportation (400 Fiscal Court Building) and the Metropolitan Sewer District (700 West Liberty).
 - c) Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - d) The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12 and reflecting the concept landscape plan prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
18. If a building permit is not issued within one year of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.
19. A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
20. The property owner/developer shall provide copies of these binding elements to tenants, contractors and other parties engaged in development of this project, and shall inform them of the content of these binding elements. Further, the property owner/developer shall require contractors to similarly notify all of their sub-contractors whose duties relate to the binding elements. The property owner/developer shall ensure their compliance with the binding elements.