

**WAIVERS AND VARIANCES GRANTED**

1. A VARIANCE IS GRANTED PER CHAPTER 4.8 & TABLE 4.8.1 OF THE LAND DEVELOPMENT CODE FOR EXISTING IMPERVIOUS PAVEMENT AND AN EXISTING SALES TRAILER TO ENCOACH INTO THE TYPE B BUFFER. CASE #13565
2. A LANDSCAPE WAIVER IS GRANTED PER CHAPTER 10.2 OF THE LAND DEVELOPMENT CODE FOR ENCOACHMENT OF THE EXISTING EASEMENTS INTO THE PROPOSED LBA. NO PLANTINGS WILL BE PROVIDED DUE TO THE SOUTHERN DITCH. CASE #13565.
3. A LANDSCAPE WAIVER IS GRANTED PER CHAPTER 10.2 OF THE LAND DEVELOPMENT CODE FOR PLANTINGS THAT WILL NOT BE PROVIDED DUE TO THE SOUTHERN DITCH AND EXISTING UTILITY EASEMENTS THAT OVERLAP THE LBA. CASE #13565.
4. A WAIVER GRANTED TO ALLOW A REDUCED SIDEWALK REQUIREMENT WHERE LESS THAN 50% OF THE STREET FRONTAGE IS BEING DEVELOPED. A REDUCTION WAIVER SHALL NOT EXEMPT FUTURE DEVELOPMENT ON THE PARCEL FROM THE CONSTRUCTION OF THE REMAINDER OF THE SIDEWALK PER CHAPTER 6.26.B.2.c.iv. CASE #13565.

**WAIVERS REQUESTED**

1. A LANDSCAPE WAIVER IS REQUESTED PER CHAPTER 10.2 OF THE LAND DEVELOPMENT CODE FOR ENCOACHMENT OF THE EXISTING EASEMENTS INTO THE PROPOSED LBA. NO PLANTINGS WILL BE PROVIDED DUE TO THE SOUTHERN DITCH.
2. A LANDSCAPE WAIVER IS REQUESTED PER CHAPTER 10.2 OF THE LAND DEVELOPMENT CODE FOR PLANTINGS THAT WILL NOT BE PROVIDED DUE TO THE SOUTHERN DITCH AND EXISTING UTILITY EASEMENTS THAT OVERLAP THE LBA.

**VARIANCES REQUESTED**

1. A VARIANCE IS REQUESTED PER CHAPTER 4.8 & TABLE 4.8.1 OF THE LAND DEVELOPMENT CODE FOR PROPOSED IMPERVIOUS PAVEMENT AND TO ENCOACH INTO THE TYPE B BUFFER.
2. A VARIANCE IS REQUESTED FOR ENCOACHMENT OF STRUCTURES OR IMPERVIOUS SURFACES INTO THE 100' PROTECTED WATERWAY BUFFER.

**PARKING SUMMARY**

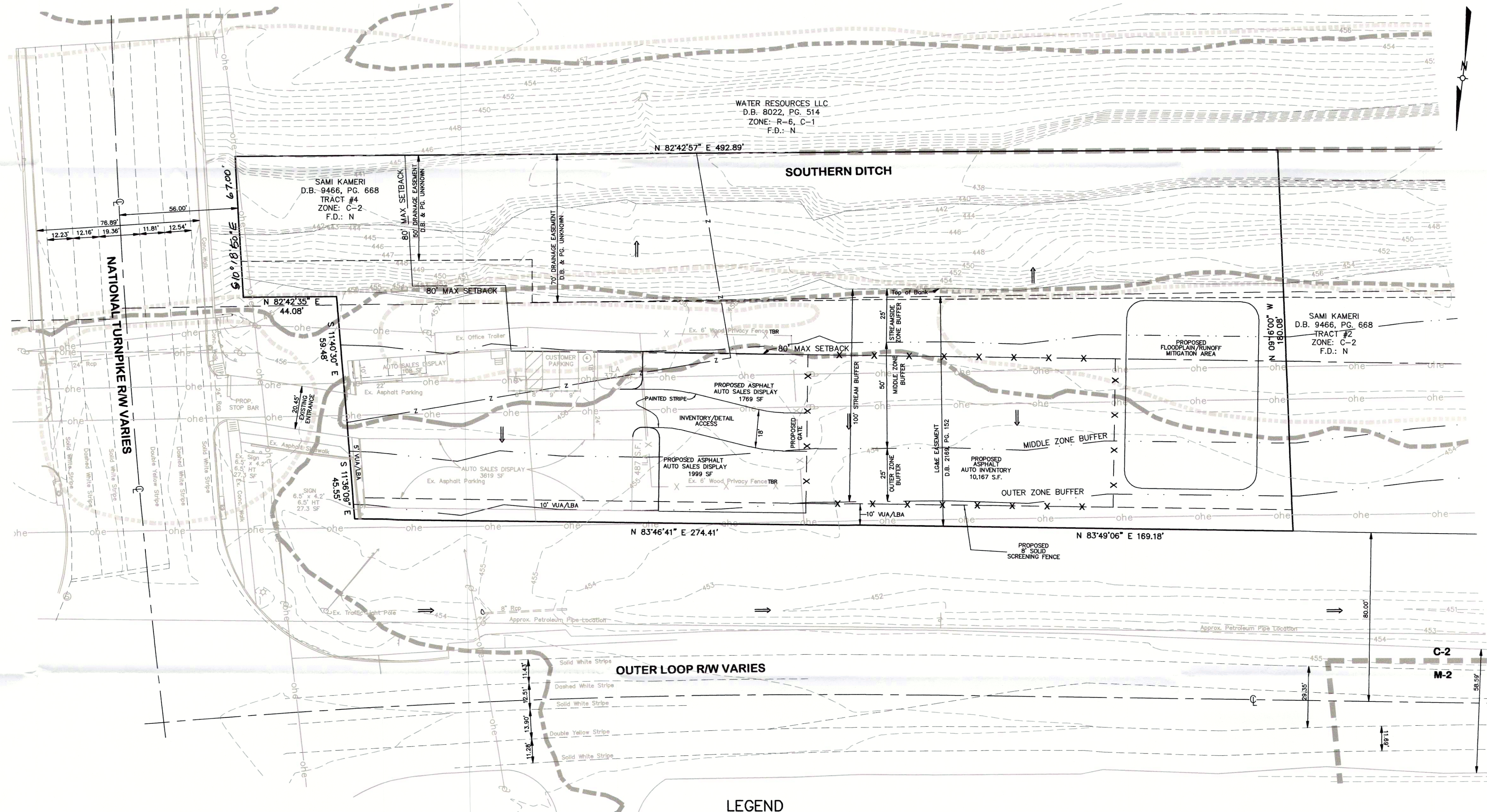
PARKING REQUIRED-AUTO SALES	
MIN. (1 SPACE/7,000 SF OF OUTDOOR DISPLAY) PLUS (1 SPACE/250 SF OF INTERIOR SALES)	3 SPACES
MAX. (1 SPACE/5,000 SF OF OUTDOOR DISPLAY) PLUS (1 SPACE/150 SF OF INTERIOR SALES)	4 SPACES
PARKING PROVIDED	
STANDARD SPACES	3 SPACES
HANDICAP SPACES	1 SPACES
TOTAL PROVIDED	4 SPACES

**PROJECT SUMMARY**

EXISTING FORM DISTRICT	N
EXISTING ZONE	C-2
EXISTING USE	AUTO SALES
PROPOSED USE	AUTO SALES
EXISTING BUILDING (OFFICE)	419 S.F.
EXISTING AUTO OUTDOOR DISPLAY AREA	3,619 S.F.
PROPOSED NEW AUTO OUTDOOR DISPLAY AREA	3,768 S.F.
TOTAL OUTDOOR DISPLAY AREA	7,387 S.F.
EXISTING AUTO OUTDOOR INVENTORY AREA (TBR)	5,087 S.F.
PROPOSED NEW AUTO OUTDOOR INVENTORY AREA	10,167 S.F.
TOTAL OUTDOOR SALES (INCLUDES DISPLAY & INVENTORY)	17,554 S.F.
INTERIOR SALES	0 S.F.
GROSS ACREAGE	1.87 AC.
V.U.A.	10,017 S.F.
I.L.A.	501 S.F.
REQUIRED (5%) PROVIDED	861 S.F.

**GENERAL NOTES**

1. ( ← ) 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.
2. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
3. THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 19,188 S.F.
4. MSD SANITARY SEWERS AVAILABLE BY CONNECTION, SUBJECT TO FEES AND CHARGES. A PRIVATE EASEMENT MAY BE REQUIRED FOR THE CONNECTION.
5. SEWAGE FROM THIS DEVELOPMENT WILL BE TREATED AT DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
6. 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.
7. ALL PARKING SPACES ARE 9 FEET WIDE BY 18 FEET DEEP UNLESS OTHERWISE NOTED.
8. CONSTRUCTION FENCING SHALL BE ERRECTED 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.
9. ALL DUMPSTERS AND SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
10. CONSTRUCTION PLANS, BOND AND ENCOACHMENT PERMIT ARE REQUIRED BY KYTC PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE RIGHT-OF-WAY.
11. THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT-OF-WAY.
12. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
13. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCOACHMENT PERMIT.
14. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND THE NEIGHBORING PROPERTIES.
15. APPROVAL FROM THE DIVISION OF WATER WILL BE REQUIRED.
16. AN MSD FLOODPLAIN PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION.
17. AN EASEMENT PLAT FOR THROUGH DRAINAGE WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
18. FLOODPLAIN MITIGATION AND INCREASED RUNOFF MITIGATION TO BE PROVIDED ONSITE. INCREASED RUNOFF TO BE MITIGATED AT 1.5:1 AND FLOODPLAIN FILL AT 1.5:1.
19. APPROVAL FROM MSD'S INDUSTRIAL WASTE DEPARTMENT WILL BE REQUIRED.
20. LOTS SHALL BE CONSOLIDATED PRIOR TO SITE CONSTRUCTION APPROVAL.
21. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
22. NO DIRECT ACCESS TO THE OUTER LOOP.
23. AUTO INVENTORY IS INVENTORY FOR SALE THAT REQUIRE CLEAN UP OR DETAILING PRIOR TO BEING MOVED TO THE SALES LOT.
24. EXISTING FREESTANDING SIGN IS BEING RELOCATED TO PROPOSED SIGN AREA. SIGN WILL MEET THE CHAPTER 8 REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
25. ALL PARKING AREAS AND DRIVE LANES SHALL BE A HARD AND DURABLE SURFACE.



**TREE CANOPY CALCULATIONS**

CLASS: C  
 SITE AREA: 1.87 AC (81,457 SF)  
 EXISTING TREE TREE CANOPY: 0 SF (0%)  
 EXISTING TREES PRESERVED: 0 SF (0%)  
 REQUIRED NEW TREE CANOPY: 16,291 SF (20%)  
 TREE CANOPY TO BE PLANTED: \*WAIVER REQUESTED

**INCREASED RUNOFF CALCULATIONS**

Cpre=0.31  
 Cpost=0.39  
 (0.39-0.31) X 2.9/12 X 1.87 = 0.036 AC-FT.

**FLOOD PLAIN NOTE:**

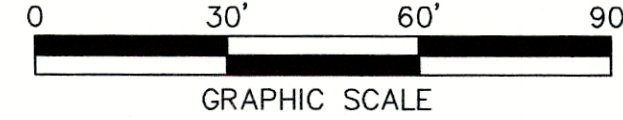
FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL, THE PROPERTY SHOWN HEREON IS IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0091E AND 21111C0092E. EFFECTIVE 12/5/2006

**INCREASED IMPERVIOUS SURFACE**

PRE-DEVELOPED IMPERVIOUS SURFACE = 8,814 S.F.  
 POST-DEVELOPED IMPERVIOUS SURFACE = 17,662  
 NET INCREASE IN IMPERVIOUS SURFACE = 8,848 S.F.

**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
- LA = INTERIOR LANDSCAPE AREA
- ⊕ = LOCAL REGULATORY FLOODPLAIN
- ⊕ = FEMA 100 YEAR FLOODPLAIN
- ⊕ = JEFFERSON ZONING LINE
- ⊕ = PROPOSED HANDICAP ACCESSIBLE RAMP
- ⊕ = TO BE REMOVED



CASE # 18DEVPLAN1026  
 RELATED CASE # 9-27-92, 13565, 18695

**REVISED DISTRICT DEVELOPMENT PLAN**

OF

**KAMERI AUTO SALES**

8500 NATIONAL TURNPIKE &  
 850 OUTER LOOP  
 LOUISVILLE, KENTUCKY 40214

FOR

OWNER / DEVELOPER:  
 SAMI KAMERI

7606 SUMTER CT  
 LOUISVILLE, KENTUCKY 40214  
 D.B. 9466, Pg. 668  
 TAX BLOCK 1045, LOT 161 & 382

RECEIVED  
 NOV 05 2018  
 DESIGN SERVICE

**REVISED DISTRICT DEVELOPMENT PLAN**

**JOB NUMBER 09037**

1 OF 1

**Milestone design group**  
 108 Davenport Lane, Suite 300 Louisville, KY 40223  
 502.327.7073 www.milestonedesign.org

**KAMERI AUTO SALES**

DATE: 1/16/13  
 DRAWN BY: T.D.M.  
 CHECKED BY: D.L.E.  
 SCALE: 1"=30' (HORZ)  
 SCALE: N/A (VERT)

**REVISIONS**

2/14/13 PDS COMMENTS
4/9/13 PDS COMMENTS
3/5/18 EXPANSION
3/30/18 AGENCY CMNTS
5/21/18 AGENCY CMNTS
9/13/18 AGENCY CMNTS
10/9/18 AGENCY CMNTS

WM # 10185

09037.dev.dwg