

NOTICE

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

LOUISVILLE METRO APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 10-08
APPROVAL DATE 9/16/08
EXPIRATION DATE 9/16/2010
SIGNATURE OF DISTRICT COMMISSIONER
M. W. W. H. R.

KELLY WATKINS
DB 8087 PG 918

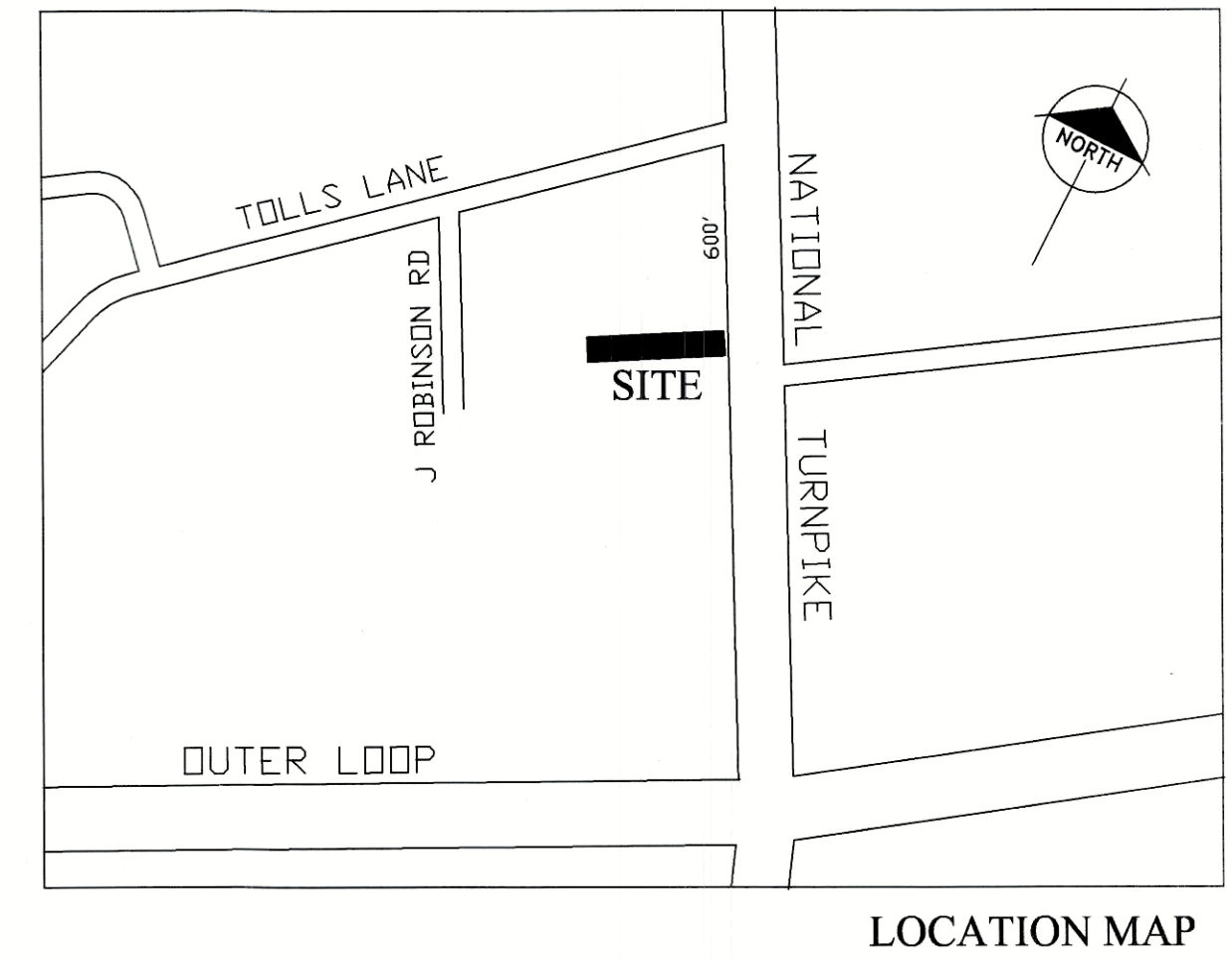
ADDIE & JOHN ROTH
DB 8087 PG 918

MARK STINKETT
DB 6633 PG 384

TIM COLLINS LLC
DB 8087 PG 918

PRELIMINARY APPROVAL
Conditions of Approval:

Development Review Date: 9/16/08
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



LOCATION MAP

GENERAL NOTES

- NO NEW BUILDING CONSTRUCTION IS PROPOSED.
- CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

MSD NOTES

- PORTIONS OF THIS SITE ARE WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 23111 C 609E DATED DECEMBER 6, 2006.
- DRAINAGE PATTERN DEPICTED BY ARROWS < - > IS FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- SANITARY SEWER SERVICE WILL BE PROVIDED VIA EXISTING CONNECTION.
- EROSION & SILT CONTROL PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE. THE SITE, AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD.
- CDRPS OF ENGINEERS WETLAND DETERMINATION REQUIRED.

WORKS NOTES

- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED PRIOR TO ANY CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
- THE APPLICANT SHALL PROVIDE A VEHICULAR CONNECTION TO THE ADJACENT PROPERTIES TO THE NORTH AND SOUTH AT SUCH TIME AS THE ADJACENT PROPERTY IS PROPOSED FOR DEVELOPMENT/REDEVELOPMENT REQUIRING PLANNING COMMISSION OR TRANSPORTATION APPROVAL. THE EXACT LOCATION OF THE VEHICULAR CONNECTION SHALL BE DETERMINED BY THE PLANNING COMMISSION OR TRANSPORTATION WITH INPUT FROM THE AFFECTED PROPERTY OWNERS DURING THE PRELIMINARY PLANNING STAGE OF THE DEVELOPMENT/REDEVELOPMENT OF THE ADJACENT PROPERTY. AT THE TIME OF CONSTRUCTION ON THE ADJACENT PROPERTY, THE APPLICANT SHALL BE REQUIRED TO CONSTRUCT ALL PORTIONS OF THE VEHICULAR CONNECTION THAT EXIST ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPROVED PLAN. THE APPLICANT SHALL ENTER INTO A CROSS ACCESS EASEMENT AGREEMENT IN A FORM THAT ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL. A COPY OF THE RECORDED INSTRUMENT SHALL BE SUBMITTED TO THE DIVISION OF PLANNING AND DESIGN SERVICES; TRANSMITTAL OF ADJACENT PROPERTY APPROVED PLANS TO THE OFFICE RESPONSIBLE FOR PERMIT ISSUANCE WILL OCCUR ONLY AFTER RECEIPT OF SAID INSTRUMENT. FAILURE OF THE APPLICANT TO COMPLY WITH THESE REQUIREMENTS SHALL RESULT IN THE DEVELOPMENT BEING OUT OF COMPLIANCE WITH THE APPROVED PLAN AND THEREFORE SUBJECT TO APPROPRIATE ENFORCEMENT ACTION.

KDOT NOTES

- THERE SHOULD BE NO INCREASE IN DRAINAGE TO STATE RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS LOCATED IN THE STATE RIGHT-OF-WAY
- THERE SHALL BE NO LANDSCAPING IN THE STATE RIGHT-OF-WAY
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES IT SHALL BE REIMAGED, SHIELDED OR TURNED OFF.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.

PROJECT DATA

EXISTING ZONING : C-2 & R-4 PROPOSED ZONING : C-2
FORM DISTRICT : SUBURBAN WORKPLACE
TOTAL SITE AREA : 1.10 ACRES
EXISTING AND PROPOSED USE : USED CAR LOT & ASSOCIATED DETAILING
EXISTING C-2 AREA : 0.18 ACRES PROPOSED C-2 AREA : 0.92 ACRES
TOTAL BUILDING AREA : 3,950 SF
OFFICE : 946 SF GARAGE : 1,750 SF SHOP : 1,254 SF
PARKING CALCULATION: 11 SPACES PROPOSED (includes 2 in garage)
REQUIRED SPACES 10.3 minimum 19.0 maximum
Office space 946 sf /250=3.8min. /150=6.3 max.
Car sales area 3450 sf /7000=0.5 min. /5000=0.7 max.
Auto service area 2+4=6.0 min. Auto service area 2+10=12.0 max.
(with 2 bays and 3 employees)
FLOOR AREA RATIO: .09
VEHICULAR USE AREA : 22,912 SF
INTERIOR LANDSCAPE AREA
REQUIRED ILA @ 5% : 1,110 SF PROVIDED ILA : 1230 SF

Waivers are requested to allow the buildings parking and vehicular maneuvering areas into required 25' LBA along north property line adjacent to R-4 zoned parcel.

DOCKET# ZPA-86-06 DEED BOOK 8623 PAGE 111 TAX BLOCK 1045 LOT 91
DETAILED DISTRICT DEVELOPMENT PLAN

NATIONAL CAR SALES
8014 NATIONAL TURNPIKE
LOUISVILLE, KY 40118

OPERATOR: ALA SALMAN
8014 NATIONAL TURNPIKE LOUISVILLE, KY 40214
OWNER: WIJDAN IBRAHIM
8014 NATIONAL TURNPIKE LOUISVILLE, KY 40214

FILE
DDP

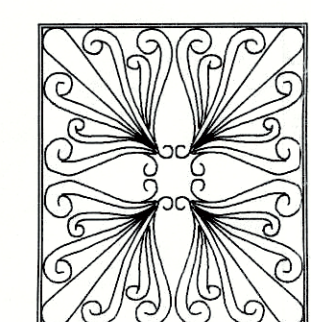
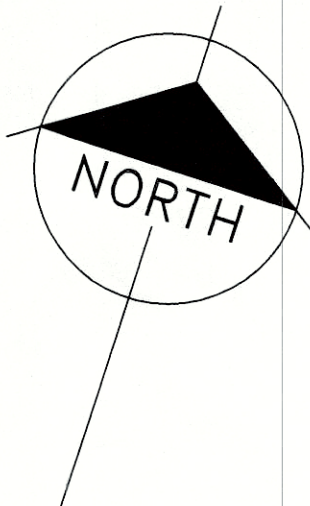
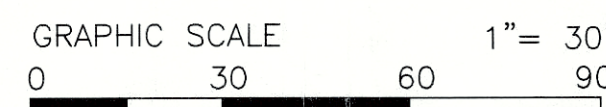
LEGEND

- SHEET DRAINAGE
- C.B. CATCH BASIN
- C.O. SANITARY CLEANOUT
- M.H. MANHOLE
- I.E. INVERT ELEVATION
- U.P. UTILITY POLE
- GUY GUY DOWN
- W.M. WATER METER
- W.V. WATER VALVE
- G.V. GAS VALVE
- F.H. FIRE HYDRANT
- TEL. TELEPHONE
- TYP. TYPICAL
- ELEC. ELECTRIC
- F.F.E. FINISH FLOOR ELEVATION
- ESM'T EASEMENT
- CONC. CONCRETE
- CMP. CORRUGATED METAL PIPE
- C.P. CONCRETE PIPE
- I-PIPE IRON PIPE
- I-PIN IRON PIN
- T.B.M. TEMPORARY BENCHMARK
- TB. TOP BANK

EROSION PREVENTION AND SEDIMENT CONTROL NOTES: The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land disturbing activity on the construction site. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's Private Development Review office. EPSC BMPs shall be installed per the plan and MSD's standards. Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized. Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched and adequately contained through the use of silt fence. All stream crossings must utilize low-water crossing structures per MSD Standard Drawing ER-02. Where construction or land disturbing activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased. Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharged into a stream, pond or catch basin.

TREE CANOPY CALCULATIONS

PRESERVED TREE CANOPY COVERAGE AREA : 0
REQUIRED NEW TREE CANOPY COVERAGE = 7,234 SF (CLASS "C" 48,230 x 15)
PROPOSED NEW TREE CANOPY COVERAGE = 7,500 SF (10 TYPE "A" 1-3/4" CALIPER TREES - (10X750)
TOTAL SITE AREA = 48,230 SF



MILLER-WIHR
MWGLLC
Land Planners · Engineers · Surveyors
1387 South Fourth St. Louisville, KY 40208 Tel (502)636-5501 Fax (502)638-9538

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: [Signature]
DATE: 9/16/08
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

REVISIONS	SCALE
9-07-2008	1" = 30'
DR.	
CK.	
DATE	
7-20-2008	

RECEIVED
SEP 09 2008
PLANNING & DESIGN SERVICES