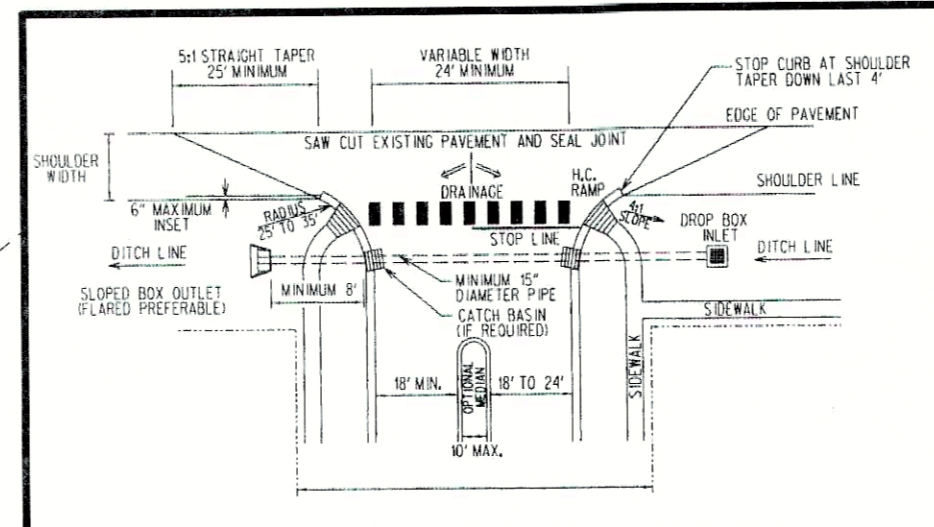


LEGEND

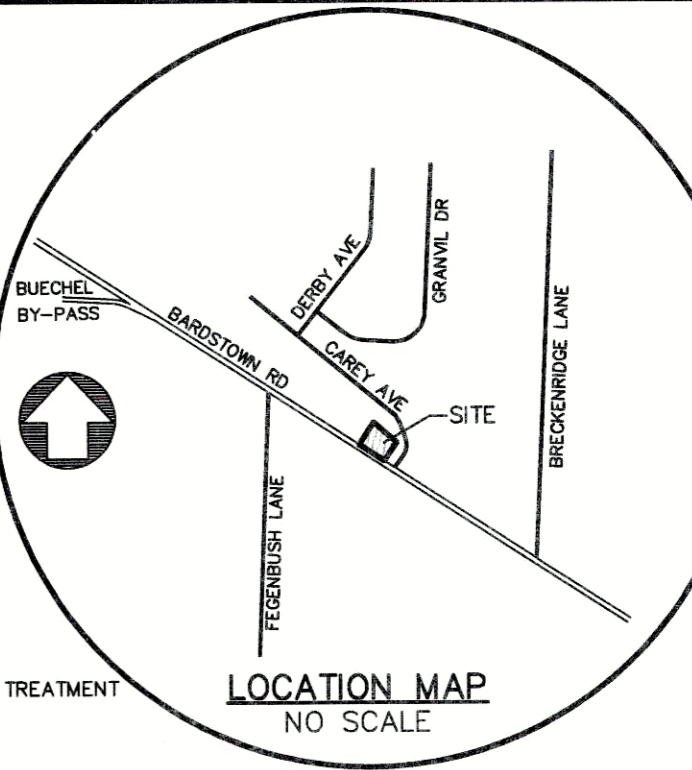
	EX. CONTOURS
	EX. TREELINE
	EX. STRUCTURES/PAVEMENT (TO BE REMOVED)
	PROPOSED LANDSCAPE BUFFER AREA
	PROPOSED REQUIRED YARD
	S&D EASEMENT (SEWER & DRAINAGE)
	PROPOSED SANITARY SEWER W/ MANHOLE
	PROPOSED STORM DRAINAGE PIPE W/ CATCH BASIN
	PROPOSED STORM DITCH CENTERLINE
	STORM DRAINAGE FLOW ARROW
	STORM HEADWALL
	DIRECTION ARROW
	ACCESSIBLE PARKING SPACE
	PROPOSED SILT FENCE
	INTERIOR LANDSCAPE AREA
	LANDSCAPE BUFFER AREA
	REQUIRED YARD
	LAND DEVELOPMENT CODE



HANDICAP PARKING SPACES
NO SCALE

NOTES

1. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION, SUBJECT TO FEES.
2. DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER'S/DEVELOPER'S EXPENSE.
3. DRAINAGE / STORM WATER DETENTION: DRAINAGE PATTERN DERIVED BY AI-RWS () IS FOR CONCEPT 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.
4. EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE 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.
5. TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
6. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES- PREVENTING COMPACTION OF FOOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
7. THE DEVELOPMENT LIES IN THE BUECHEL FIRE DISTRICT.
8. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0 0078 E), AS INDICATED ON THE PLAN.
9. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR, WITHOUT THE APPROVAL OF PLANNING COMMISSION.
10. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
11. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
12. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
13. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
14. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
15. ALL PAVEMENT RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
16. A 15 FOOT LANDSCAPE AREA, LINKING THE PUBLIC STREET TO THE PRINCIPAL STRUCTURE SHALL BE PROVIDED. THE LANDSCAPE AREA SHALL INCLUDE A WALKWAY AT LEAST 5 FEET WIDE AND TREE PLANTINGS ON BOTH SIDES OF THE WALK. TREES SHALL BE TYPE A OR B AT A RATIO OF ONE TREE PER 30 LINEAR FEET OF LANDSCAPE AREA.
17. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY KYTC PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
18. ALL DUMPSTER PADS AND LOADING AREAS TO BE SCREENED AS REQUIRED PER CHAPTER 10, SECTION 10.2.6.
19. A CROSS ACCESS EASEMENT WILL BE REQUIRED FOR THE FUTURE STUB LOCATIONS TO PROVIDE ACCESS BETWEEN THE ADJACENT PROPERTIES AND FOR ACCESS TO BOTH LOTS.
20. THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT OF WAY.
21. THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
22. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
23. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS; IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
24. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
25. DEVELOPER WILL SUBMIT A PERMIT APPLICATION TO APCD PRIOR TO CONSTRUCTION FOR EMISSIONS RELATED TO THE AUTO REPAIR SHOP.
26. IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 AND 8, RESPECTIVELY.
27. ALL DRAINAGE STRUCTURES WITHIN THE STATE RIGHT-OF-WAY SHALL BE STATE DESIGNED.
28. ALL PAVEMENT DIMENSIONS SHOWN HEREON ARE EDGE OF ASPHALT TO EDGE OF ASPHALT.



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

EROSION PREVENTION AND SEDIMENT CONTROL NOTE
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 MAPS (BEST MANAGEMENT PRACTICES) SHALL BE RETAINED FOR THE PLAN AND MSD STANDARDS.
DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDS, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSINGS PER MSD STANDARD PRACTICE #2-2.

APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 10374
APPROVAL DATE: Aug. 21, 2008
EXPIRATION DATE:
SIGNATURE OF PLANNING COMMISSION
M. W. WILBERT
COMMISSIONER
PLANNING

TREE CANOPY DATA

MOTORPLEX BUILDING-LOT 1	
GROSS SITE AREA	58,048± S.F.
TREE CANOPY CATEGORY	CLASS C
TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	11,810± S.F. (20%)
TREE CANOPY TO BE PLANTED	17,428± S.F. (20%)
14 TYPE "A" TREES @ 1 3/4" CAL. (720 S.F. CREDIT EACH)	1,296± S.F.
3 TYPE "B" TREES @ 1 3/4" CAL. (432 S.F. CREDIT EACH)	318± S.F.
3 TYPE "C" TREES @ 1 3/4" CAL. (106 S.F. CREDIT EACH)	11,694± S.F.
TOTAL TREE CANOPY PROVIDED	11,694± S.F.

NAPA BUILDING-LOT 2

GROSS SITE AREA	29,314± S.F.
TREE CANOPY CATEGORY	CLASS C
TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	0± S.F. (0%)
TREE CANOPY TO BE PLANTED	5,863± S.F. (20%)
7 TYPE "A" TREES @ 1 3/4" CAL. (720 S.F. CREDIT EACH)	864± S.F.
2 TYPE "B" TREES @ 1 3/4" CAL. (432 S.F. CREDIT EACH)	106± S.F.
1 TYPE "C" TREES @ 1 3/4" CAL. (106 S.F. CREDIT EACH)	6,010± S.F.
TOTAL TREE CANOPY PROVIDED	6,010± S.F.

*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOGIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

PROJECT DATA

FORM DISTRICT	NEIGHBORHOOD R-4
EXISTING ZONING	R-4
PROPOSED ZONING	COMMERCIAL
EXISTING LAND USE	61 SPACES
PROPOSED LAND USE	1,234± A.C.
TOTAL LAND AREA	8,500± S.F.
TOTAL PARKING	MAX. HT. 10 SPACES
MOTORPLEX BUILDING-LOT 1	MIN./MAX. PARKING (1:350/1:200)
LOT AREA	1,034± A.C.
REPAIR SHOP	8,500± S.F.
MAX. HT.	10 SPACES
MIN./EMPLOYEE MAX. SHIFT*	18 SPACES
2 SP/BAY (BAY COUNTS AS 1)	28 SPACES
MAX. 1/EMPLOYEE MAX. SHIFT*	10 SPACES
5 SP/BAY (BAY COUNTS AS 1)	45 SPACES
OFFICE	55 SPACES
MAX. HT.	2,000± S.F.
MIN./MAX. PARKING (1:350/1:200)	30'
MIN./MAX. REQUIRED	6-10 SPACES
PARKING PROVIDED	34-65 SPACES
(INCLUDES 2 ACCESSIBLE & 18 SERVICE BAY SPACES)	44 SPACES
F.A.R.	0.14

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
REPOST
BY: [Signature]
DATE: 6/11/08
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

LANDSCAPE DATA

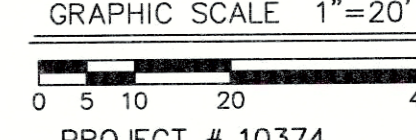
MOTORPLEX BUILDING-LOT 1	
V.U.A.	19,594± S.F.
I.L.A. REQUIRED (7.5% X S.F.)	1,470± S.F.
I.L.A. PROVIDED	1,948± S.F.
NAPA BUILDING-LOT 2	
V.U.A. (excludes loading area)	5,424± S.F.
I.L.A. REQUIRED (7.5% X S.F.)	407± S.F.
I.L.A. PROVIDED	293± S.F.

DETENTION BASIN DATA

2.9 (0.85-2.2) 2.00 = 0.3045 ac. ft.
PROPOSED VOLUME = 0.349 ac. ft.

PRELIMINARY APPROVAL
Conditions of Approval:
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT
RESTHAVEN MEMORIAL CEMETERY
4400 BARDSTOWN RD
LOUISVILLE, KY 40219
TAX BLOCK: 619 LOT: 114
R4; N

RECEIVED
JUN 04 2008
PLANNING & DESIGN SERVICES



Mindel, Scott & Associates, Inc.
Planning - Engineering - Surveying - Landscape Architecture
Utility Consulting - Property Management
1515 Jefferson Boulevard, Louisville, KY 40219
Phone: (502) 485-1508 • Fax: (502) 485-1606 • Email: ms@mindel.com

MSA

DEVELOPER
EAGLE DEVELOPMENT, LLC
600 N. ENGLISH STATION ROAD
SHELBYVILLE, KY 40065 LOUISVILLE, KY. 40223

OWNER
JAMES W FEGENBUSH SR
429 WOODLAWN RD
SHELBYVILLE, KY 40065 LOUISVILLE, KY. 40223

GENERAL AND DETAILED DISTRICT DEVELOPMENT PLAN
NAPA / MOTORPLEX AUTO
4405 BARDSTOWN ROAD
LOUISVILLE, KY 40218-3254
TAX BLOCK: 44 LOTS: 61
D.B. 7397 PG. 920

02/12/08 PER PRE-APP REVIEW COMMENTS	04/17/08 PER 1ST REVIEW COMMENTS
05/07/08 PER 2ND REVIEW COMMENTS	05/19/08 PER 3RD REVIEW COMMENTS
05/19/08 PER 4TH REVIEW COMMENTS	06/11/08 PER 5TH REVIEW COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=20'
Date: 12/31/07
Job Number: 2755
Sheet 1 of 1

Binding Elements – Case No: 10374

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed 10,500 square feet of space on Tract 1 and 5,250 square feet of space on Tract 2, for a total of 15,750 square feet of gross floor area.
3. Signs shall be in accordance with Chapter 8 or as presented at the public hearing (60 square feet in area and 6 feet tall).
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. 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.
 - d. A minor subdivision plat shall be recorded creating the lot lines as shown on the development plan.
5. A certificate of occupancy must be received from the appropriate code enforcement department 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.
6. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
7. The materials and design of proposed structures on the site shall be reviewed by staff per revised renderings to be submitted by the applicant to ensure the enhancement of animating features as agreed upon at the August 21, 2008, Planning Commission Public Hearing.

All binding elements and/or conditions of approval stated in this report are accepted in total without exception by the entity requesting approval of this (these) development item(s).

PRELIMINARY APPROVAL
CONDITIONS OF APPROVAL
DATE: _____
BY: _____

PRELIMINARY APPROVAL
Conditions of Approval
Date
Development Review
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT