

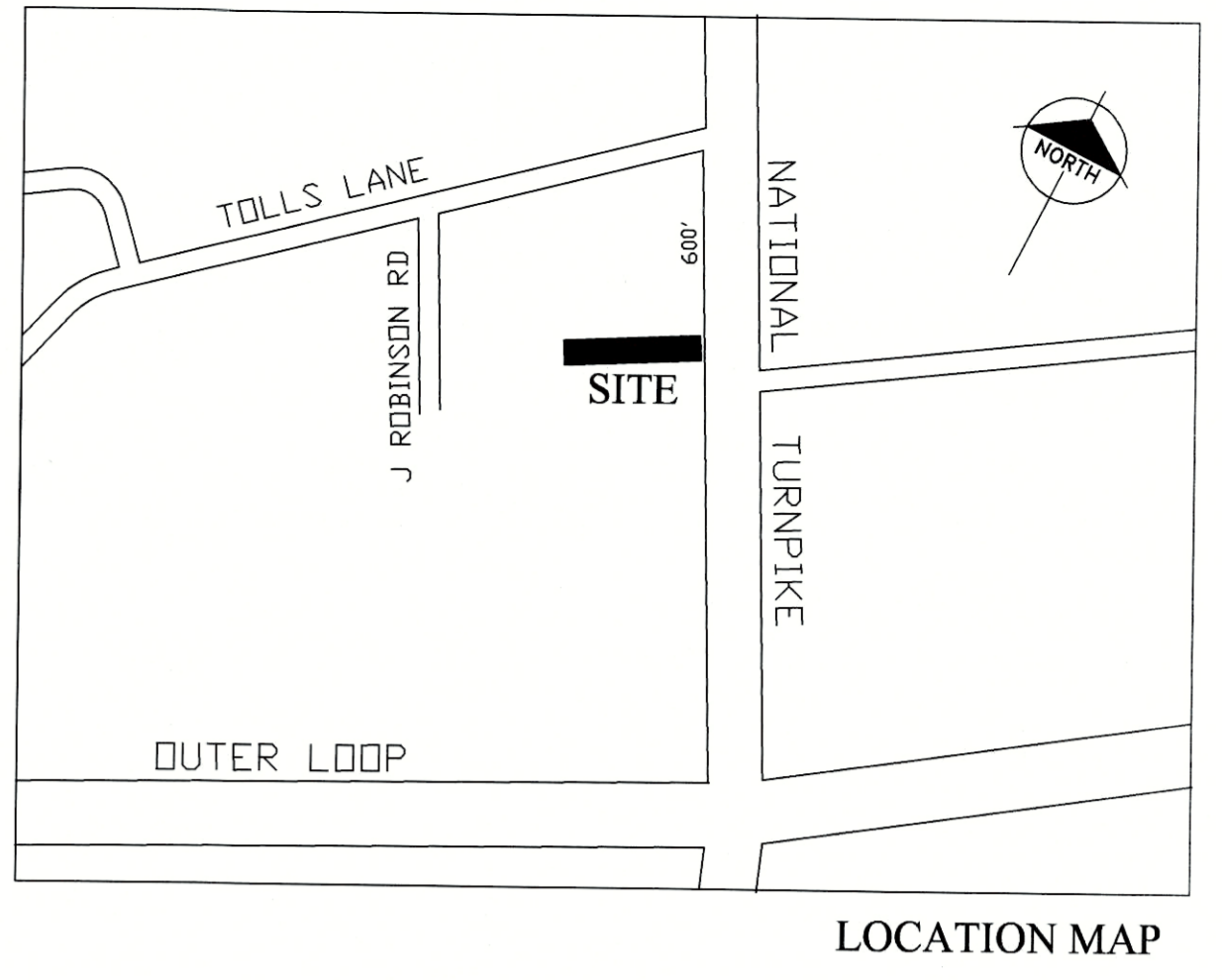
NOTICE

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

LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 10008
APPROVAL DATE 9/18/08
EXPIRATION DATE 9/18/10
SIGNATURE OF DISTRICT COMMISSIONER
KELLY WATKINS
DB 8087 PG 918

PRELIMINARY APPROVAL
Conditions of Approval:

Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



GENERAL NOTES

- 1. NO NEW BUILDING CONSTRUCTION IS PROPOSED.
- 2. CONSTRUCTION FENCING SHALL BE ERRECTED 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

- 1. PORTIONS OF THIS SITE ARE WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP No. 2111 C 0091E DATED DECEMBER 6, 2006.
- 2. 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.
- 3. SANITARY SEWER SERVICE WILL BE PROVIDED VIA EXISTING CONNECTION.
- 4. EROSION & SILT CONTROL PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE THE SITE AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD.
- 5. CORPS OF ENGINEERS WETLAND DETERMINATION REQUIRED.

WORKS NOTES

- 1. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED PRIOR TO ANY CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
- 2. 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 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

- 1. THERE SHOULD BE NO INCREASE IN DRAINAGE TO STATE RIGHT-OF-WAY.
- 2. THERE SHOULD BE NO COMMERCIAL SIGNS LOCATED IN THE STATE RIGHT-OF-WAY.
- 3. THERE SHALL BE NO LANDSCAPING IN THE STATE RIGHT-OF-WAY.
- 4. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES IT SHALL BE REAIMED SHIELDED OR TURNED OFF.
- 5. 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 be 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

RECEIVED
SEP 09 2008
PLANNING & DESIGN SERVICES



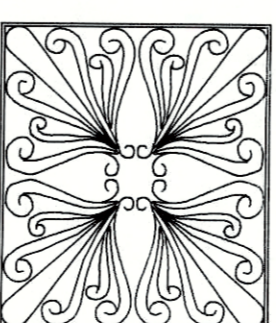
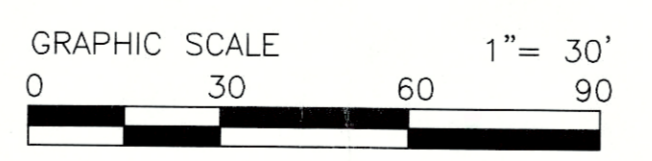
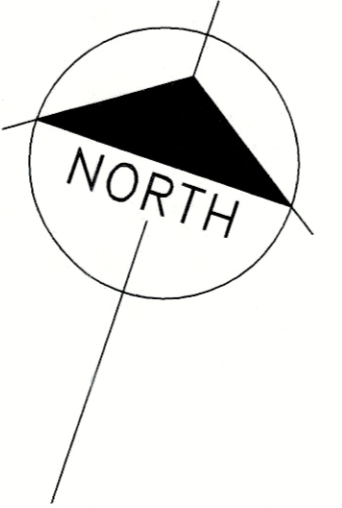
LEGEND

- SHEET DRAINAGE
- C.B. CATCH BASIN
- C.D. SANITARY CLEANOUT
- M.H. MANHOLE
- I.E. INVERT ELEVATION
- U.P. UTILITY POLE
- GUY GUY DOWN
- W.M. WATER METER
- W.V. WATER VALVE
- GAS V. GAS VALVE
- FH FIRE HYDRANT
- TEL. TELEPHONE
- TYP. TYPICAL
- ELEC. ELECTRIC
- F.F.E. FINISH FLOOR ELEVATION
- ESMT 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
MWLLC
Land Planners · Engineers · Surveyors
1387 South Fourth St. Louisville, KY 40208 Tel (502)636-5501 Fax (502)638-5538

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:

BY: [Signature]
DATE: 9/18/08
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

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

SPORTPAINT PARTNERS
DB 8321 PG 47

EZ

PROLOGIS N AMER PROP FUND LLC
DB 7476 PG 164

ADDIE & JOHN ROTH
DB 8087 PG 918

ADDIE & JOHN ROTH
DB 8087 PG 918

MARK STINNETT
DB 6633 PG 384

TIM COLLINS LLC
DB 8087 PG 918

R-4

R-4

R-4

R-4

R-4

R-4

R-4

JACOBS ENTERPRISES LLC
DB 8923 PG 814

C-M

R-4

JJJ ENTERPRISES
DB 9227 PG 650

CATHERINE & FOSTER FOSTER
DB 7407 PG 620

C-2

R-4

CHARLES C WARREN
DB 4954 PG 654

NATIONAL TURNPIKE
120' R/W

DDP

Existing Binding Elements - Docket # 9-3-85 - 9-37-85 *WJK*

1. The development will be in accordance with the approved district development plan. No further development will occur.
2. The building on the site shall not exceed **120** square feet in area.
3. The site shall be maintained free of rubbish, trash and debris.
4. Before a certificate of occupancy is issued:
 - a. The development plan must be reapproved by the Transportation Engineering, Water Management and Fire Safety Sections of the Jefferson County Public Works and Transportation Cabinet.
 - b. The size and location of any proposed signs must be approved by the Planning Commission. The Planning Commission may require that signs be smaller than would otherwise be permitted by the Zoning District Regulations.
 - c. The property owner must obtain approval of a general landscaping plan along the east property line to include flowers and shrubbery and screening and buffering along the south and west property lines. Such plan shall be implemented prior to occupancy and maintained thereafter.
 - d. Encroachment permits must be obtained from the Kentucky department of Transportation Bureau of Highways.
5. If a certificate of occupancy 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.
6. 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 and all binding elements must be implemented prior to requesting the issuance of the certificate.
7. The above binding elements may be amended as provided for in the Zoning District Regulations.

Binding Elements - Case 10608 and Docket No. 9-3-85 - 9-37-85 *WJK*
 All binding elements from the approved General Development Plan are applicable to this site, in addition to the following:

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 **3,950** square feet of gross floor area.
3. The site shall be maintained free of rubbish, trash and debris.
4. Signs shall be in accordance with Chapter 8 or as presented at the public hearing (**4** square feet in area and **8** feet tall).
5. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
6. 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.
7. 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.
8. An 8-foot tall wood privacy fence shall be erected along the south property line of the site to screen the auto detailing facilities from adjacent properties and shall be maintained thereafter. In addition, all structures located on the site shall be maintained according to building code requirements.
9. A 75-foot Tree Preservation Area (TPA) shall be established along the rear property line of the site and the existing tree canopy located within the TPA shall be preserved. In addition, existing tree canopy and required plantings shall be provided in the required 25-foot Landscape Buffer Areas along the north and south property lines of the site - adjacent to residentially zoned properties.

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: _____
 Development Review: _____
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

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

APPROVAL

APPROVAL NO. _____
 APPROVAL DATE: _____
 APPROVED BY: _____
 TITLE: _____

PRELIMINARY APPROVAL

DEVELOPMENT PLAN

CONDITIONS:

BY: _____
 DATE: _____
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

LEGEND

1.0	EXISTING
2.0	PROPOSED
3.0	ADJACENT
4.0	BOUNDARY
5.0	SETBACK
6.0	SCREENING
7.0	LANDSCAPING
8.0	UTILITIES
9.0	EXISTING
10.0	PROPOSED
11.0	ADJACENT
12.0	BOUNDARY
13.0	SETBACK
14.0	SCREENING
15.0	LANDSCAPING
16.0	UTILITIES
17.0	EXISTING
18.0	PROPOSED
19.0	ADJACENT
20.0	BOUNDARY
21.0	SETBACK
22.0	SCREENING
23.0	LANDSCAPING
24.0	UTILITIES
25.0	EXISTING
26.0	PROPOSED
27.0	ADJACENT
28.0	BOUNDARY
29.0	SETBACK
30.0	SCREENING
31.0	LANDSCAPING
32.0	UTILITIES
33.0	EXISTING
34.0	PROPOSED
35.0	ADJACENT
36.0	BOUNDARY
37.0	SETBACK
38.0	SCREENING
39.0	LANDSCAPING
40.0	UTILITIES

LOUISVILLE, KY 40218

OPERATOR: ALJ SALMAN
 NATIONAL TURNPIKE LOUISVILLE, KY 40214
 OWNER: WILDAN IBRAHIM
 NATIONAL TURNPIKE LOUISVILLE, KY 40214

DDP

NO.	DATE	DESCRIPTION
1	1-10-2008	
2		
3		
4		
5		
6		
7		
8		
9		
10		

TREE CANOPY CALCULATION

PROJECT: TREE CANOPY CALCULATION

CLIENT: ALJ SALMAN

DATE: 1-10-2008

TOTAL CANOPY = 4250 SF