

LEGEND

—O—	OVERHEAD ELECTRIC	PRELIMINARY APPROVAL
☆	LIGHT POLE	Conditions of Approval <i>SEE NOTES</i>
□	TELEPHONE	
—	EXISTING PAVEMENT TO BE REMOVED	
—	UTILITY POLE	
—	GUARDRAIL	

DATA

TOTAL SITE AREA	0.55 AC
EXISTING ZONING	C-2
PROPOSED ZONING	C-2
EXISTING USE	AUTO REPAIR
PROPOSED USE	AUTO REPAIR
TOTAL EMPLOYEE'S	4
TOTAL # BAYS	4
PARKING REQUIRED	14 SPACES
PARKING PROPOSED	15 SPACES
VEHICULAR USE AREA	11,101 S.F.
INT. LAND. REQ.	556 S.F.
INT. LAND. PROP.	629 S.F.
OFFICE / SALES	596 S.F.

GENERAL NOTES

1. A LANDSCAPE SCREENING AND BUFFERING PLAN WILL SUBMITTED AND APPROVED BY THE JEFFERSON COUNTY PLANNING COMMISSION PRIOR TO CONSTRUCTION.
2. (→) 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.
3. THIS PROJECT IS SUBJECT TO ALL APPLICABLE MSD REVIEW FEES.
4. SITE IS SUBJECT TO MSD REGIONAL FACILITY FEE.
5. SANITARY SEWERS AVAILABLE BY CONNECTION AND ARE SUBJECT TO FEES.
6. ALL SITE LIGHTING WILL BE POINTED DOWN AND AWAY FROM ADJOINING PROPERTIES AND STREETS.
7. K.D.O.T. APPROVAL AND ENCROACHMENT PERMIT IS REQUIRED PRIOR TO ANY WORK IN THE RIGHT OF WAY OF ST. ANDREWS CHURCH ROAD.
8. THIS SITE RESIDES IN THE 100 YR. FLOOD PLAIN BOUNDARY OF BIG RUN DIVERSION A TRIBUTARY TO MILL CREEK FLOOD ELEVATION PER F.E.M.A. IS APPROXIMATELY 484±. DIVISION OF WATER APPROVAL IS REQUIRED FOR CONSTRUCTION IN A FLOOD PLAIN. A FLOOD PLAIN PERMIT IS REQUIRED FROM MSD PRIOR TO CONSTRUCTION APPROVAL.
9. NO ADDITIONAL FILL WILL BE ALLOWED IN THE FLOOD PLAIN. FLOOD PLAIN COMPENSATION AT 1:1 WELL BE REQUIRED IF BLDG. IS FLOODPROOFED DRY.
10. A FLOOD ELEVATION CERTIFICATE WILL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE ENTIRE BUILDING MAY NEED TO BE FLOODPROOFED (WET OR DRY) AS DETERMINED AT THE CONSTRUCTION PLAN PHASE. ARCH. PLANS MUST BE SUBMITTED PRIOR TO CONSTRUCTION APPROVAL.
11. AN IWD APPLICATION IS REQUIRED PRIOR TO ISSUANCE OF CONSTRUCTION APPROVAL.
12. A DEED OF RESTRICTION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL IF BLDG. IS NOT FLOODPROOF.
13. A DETAILED COST ESTIMATE OF ADDITION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL. THE ENTIRE BLDG. WILL BE IN COMPLIANCE WITH THE FLOOD PLAIN ORDINANCE.
14. PRIOR TO OBTAINING SITE CONSTRUCTION PLAN APPROVALS FROM JCPW, DETAILED PLANS SHALL BE SUBMITTED TO JCPW DEPICTING THE ENTRANCE REMOVAL / RECONSTRUCTION ADDRESSING DRAINAGE, AND THE DEVELOPER SHALL OBTAIN AN ENCROACHMENT PERMIT AND POST A BOND.

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

PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 SHALL COMPLY WITH ORDINANCE #28
 CONDITIONS: *See attached permit*
 BY: *DRB*
 DATE: *2/16/99*
 JEFFERSON COUNTY
 DEPT. OF PUBLIC WORKS

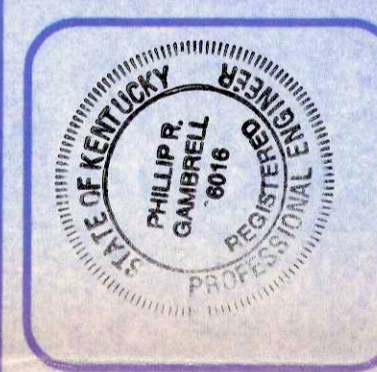
JEFFERSON COUNTY
 APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. *9-16-99*
 APPROVAL DATE: *July 20, 1999*
 EXPIRATION DATE: *July 13, 2000*
 SIGNATURE OF PLANNING COMMISSION: *[Signature]*

RECEIVED
 FEB 25 1999

DOCKET # _____
DISTRICT DEVELOPMENT PLAN
 OF PLANNING & DEVELOPMENT SERVICES
 CLASSIC MUFFLER
 7425 ST. ANDREWS CHURCH ROAD
 LOUISVILLE, KY 40216
 FOR
 OWNER/DEVELOPER:
 JOSEPH RONALD & KAREN ALBA FORD
 7425 ST ANDREWS CHURCH ROAD
 LOUISVILLE, KY 40216
 (502) 937-7600

DEED BOOK 5106 PAGE 668
 TAX BLOCK 1033 LOT 157

DEVELOPMENT PLAN CERTIFICATION
 I HEREBY CERTIFY THAT THE CONCEPTUAL INFORMATION SHOWN HEREON HAS BEEN REVIEWED AND APPROVED FOR CONSTRUCTION PLANS BUT DOES NOT CONSTITUTE A CONSTRUCTION PLAN. IF APPROVED SHALL BE UTILIZED IN THE PREPARATION OF CONSTRUCTION PLANS AT THE DEVELOPER'S RISK.
 [Signature]
 DATE: *2/16/99*

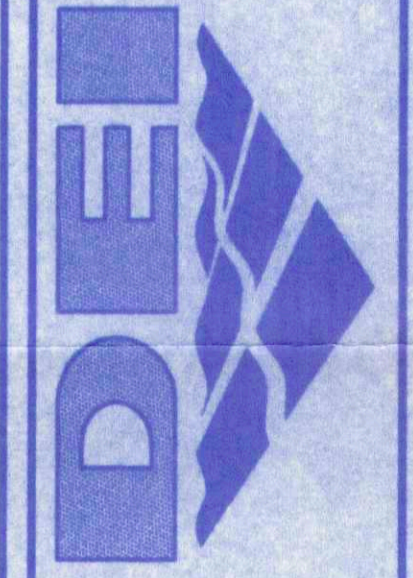


REVISIONS

DATE	BY	REVISIONS
12/11/88	DMF	AGENCY COMMENTS
1/11/99	JAM	MSD COMMENTS

DATE	6/12/97
DRAWN BY	DMF
CHECKED BY	JAM
SCALE	1"=20' (HORIZ)
SCALE	N/A (VERT)
JOB NUMBER	702-88
SHEET	1
OF	1

Civil Engineering, Land Use Planning
 Boundary & Topographic Surveys
DESIGN ENGINEERING, INC.
 10400 Shelby Street
 Jeffersonton, Kentucky 40299
 T: (502) 267-9007 F: (502) 267-1064
 E: DEMAIN@DEL.COM



BINDING ELEMENTS

DOCKET NO. 9-16-99

RESOLVED, that the Louisville and Jefferson County Planning Commission does hereby **RECOMMEND** to Fiscal Court of Jefferson County that the change in zoning from **C-1 Commercial to C-2 Commercial** on property described in the attached legal description be **APPROVED**.

RESOLVED, That the Louisville and Jefferson County Planning Commission does hereby **APPROVE** the district development plan **SUBJECT** to the following binding elements:

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. Any changes/additions/alterations of any binding elements shall be submitted to the Planning Commission for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Use of the subject site shall be limited to auto repair (no body work or auto painting, other than the incidental painting of small parts (rear view mirrors, etc. or touch up painting for dents or scratches) shall be permitted) and other uses permitted in the C-1 district. There shall be no other C-2 commercial use of the property unless prior approval is obtained from the Planning Commission. Notice of a request to amend this binding element shall be given in accordance with the Planning Commission's policies and procedures. The Planning Commission may require a public hearing on the request to amend this binding element.
3. The development shall not exceed 2,671 square feet of gross floor area. The hours of operation shall be from eight in the morning to eight in the evening, Monday through Saturday. Closed on Sunday.
4. There shall be no freestanding sign permitted on site without prior approval. Monument style signs that meet the size and height limits established in the "Policies for Future Development Along Designated Parkways" may be approved by DPDS staff. Signs that exceed those limits are permitted only if approved by LD&T or the Commission. LD&T or the Planning Commission may require that the signs be smaller than would otherwise be permitted by the Zoning District Regulations.
5. No outdoor advertising signs, small free-standing signs, pennants, balloons, or banners shall be permitted on the site.
6. There shall be no outdoor storage (other than autos awaiting repair) on the site.
7. Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff and height of the light standard shall be set so that no light source is visible off-site.
8. 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 the Jefferson county Department of Public Works and Transportation (400 Fiscal Court Building) and the Metropolitan Sewer District (700 West Liberty).
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - c. A minor subdivision plat shall be recorded dedicating additional right-of-way to St. Andrews Church Road to provide a total of 50 feet from the centerline. A copy of the recorded instrument shall be submitted to the Division of Planning and Development Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - d. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - e. The property owner, applicant, or developer shall submit to the Planning Commission and the Natural Resources and Environmental Protection Cabinet written procedures for tire/oil disposal that comply with applicable state and federal regulations. Said procedures shall be submitted prior to requesting a building permit and shall be followed for the duration of the use unless otherwise approved by the Planning Commission.
9. 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.
10. 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.
11. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system.
12. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
13. The dumpster shall not be emptied between the hours of midnight and 6 a.m.
14. If the Department of Public Works requests sidewalks the applicant agrees to install them on both streets.

VARIANCE

RESOLVED, That the Louisville and Jefferson County does hereby **APPROVE** the variance to allow to park within five feet of the front property line.