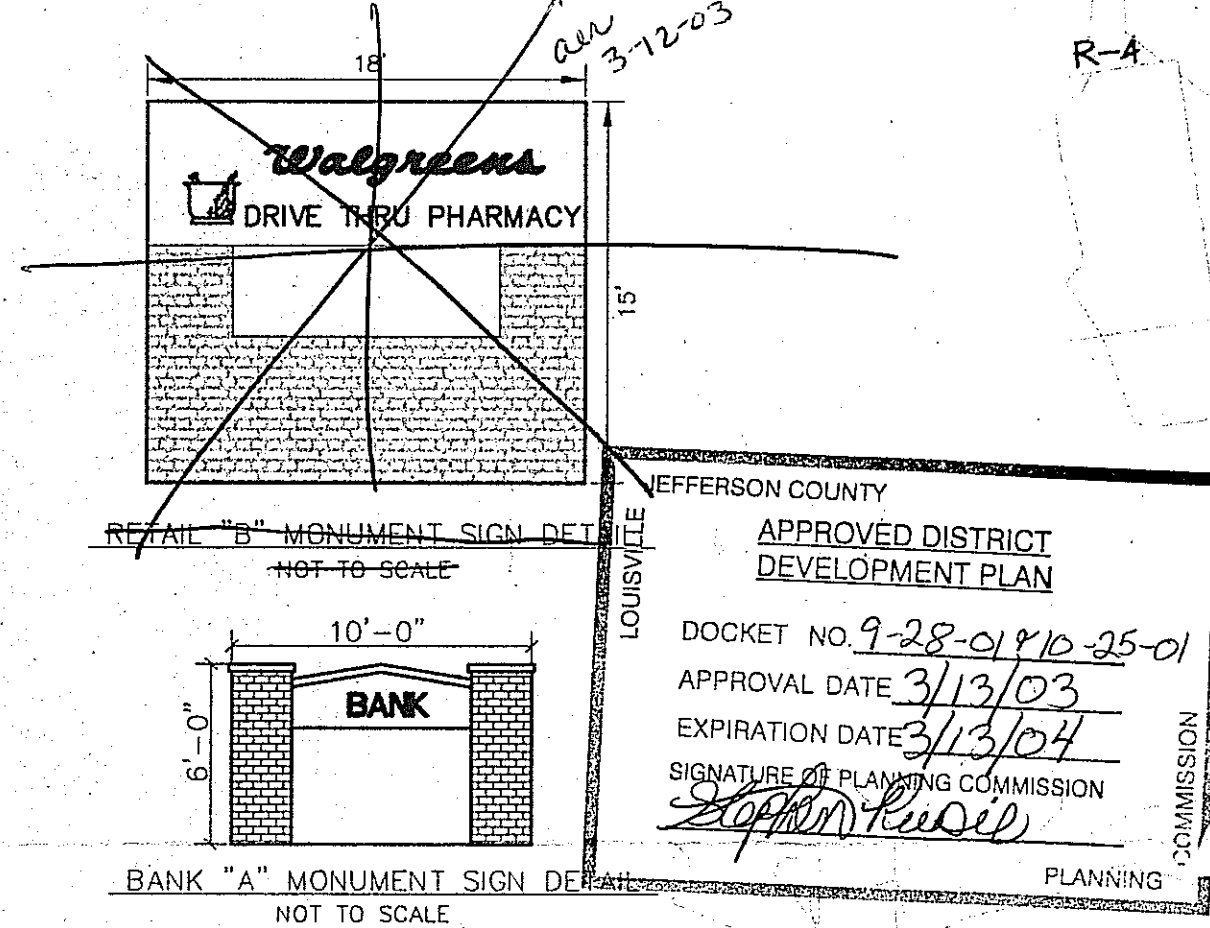


24' MINIMUM WIDTH OF AISLEWAY
TYPICAL PARKING SPACE LAYOUT
 NO SCALE

PRELIMINARY DETENTION CALCULATIONS
 $C_{ex} = 0.30$ $C_{prop} = 0.85$
 $VOLUME = (0.85 - 0.30)(15)(\frac{12}{12}) = 2.0$ ACRES-FT
 DETENTION VOLUME PROVIDED:
 $(0.8$ ACRES) $(30$ FT AVG. DEPTH) = 2.4 ACRES-FT.

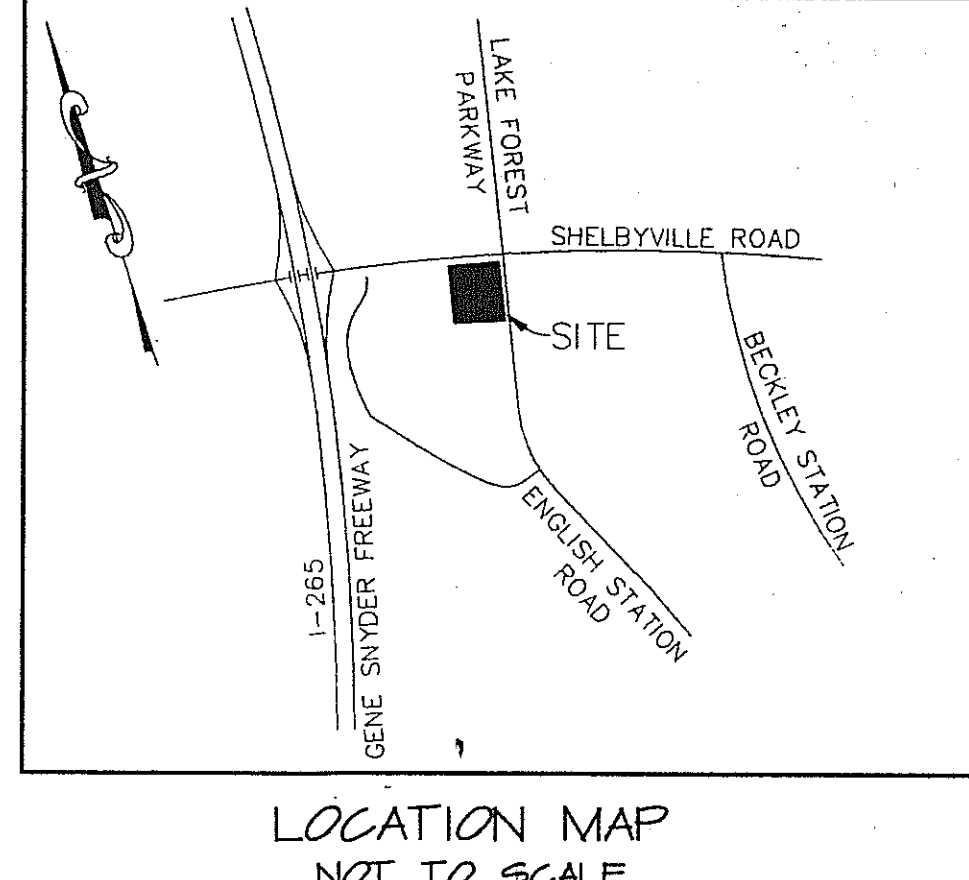
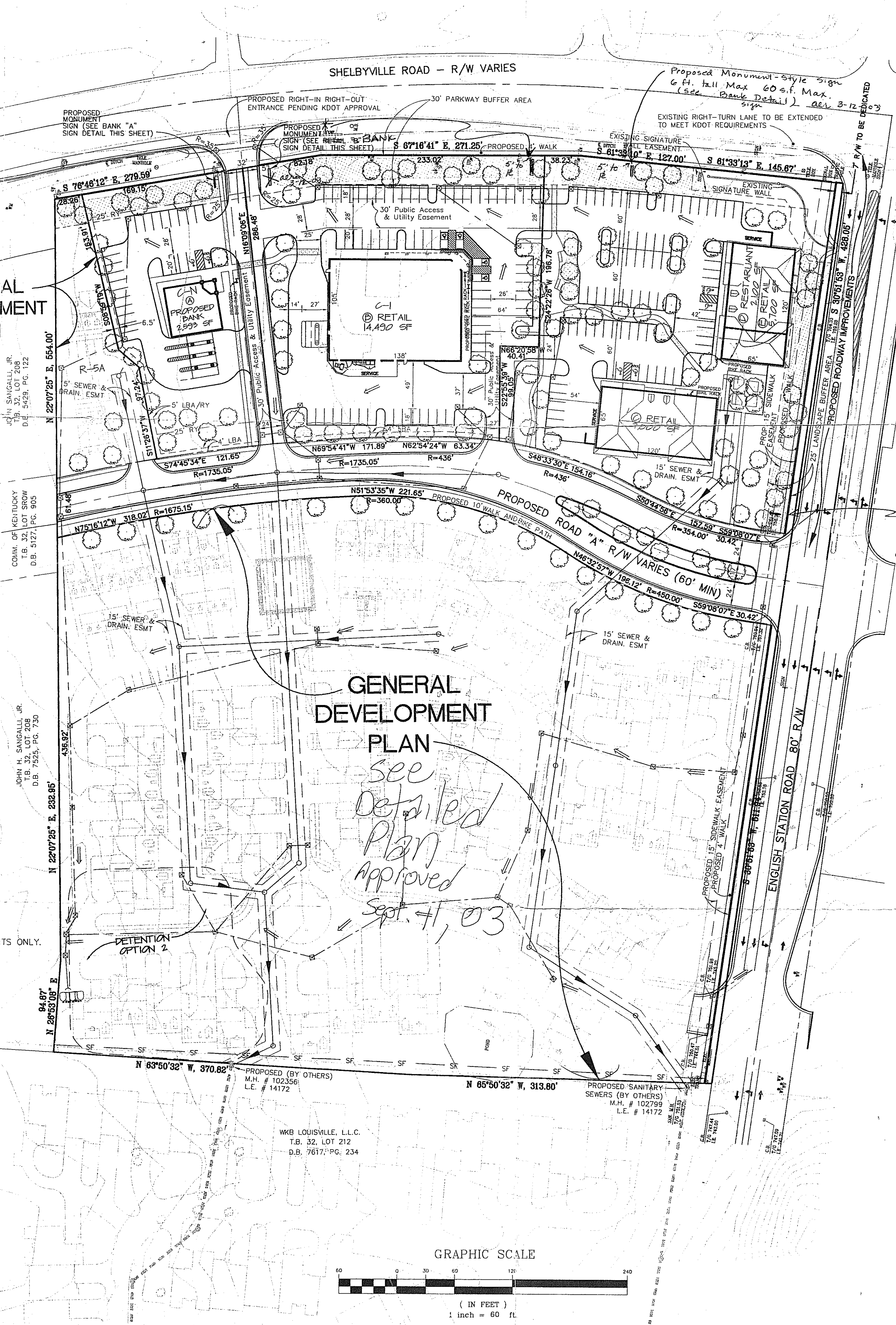
DETENTION OPTION 1
 DETENTION WILL BE PROVIDED OFF-SITE IN EXISTING SANGALLI LAKE. LAKE IMPROVEMENTS AND SANITARY SEWER AND DRAINAGE EASEMENTS WILL BE PROVIDED TO MEET MSD STANDARDS.

DETENTION OPTION 2
 DETENTION WITH SANITARY SEWER AND DRAINAGE EASEMENTS WILL BE PROVIDED ON-SITE IF AN AGREEMENT TO IMPROVE EXISTING LAKE CANNOT BE REACHED. A DETAILED DISTRICT DEVELOPMENT PLAN WILL BE SUBMITTED TO CLARIFY ANY CHANGES REQUIRED TO ACCOMMODATE ON-SITE DETENTION AREA.



NOTE: THE INTENT OF BANK "A" SIGN DETAIL IS TO SPECIFY HEIGHT AND WIDTH REQUIREMENTS ONLY. ACTUAL DESIGN IS TO BE DETERMINED.

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



GENERAL NOTES

1. Parking areas and drive lanes to be a hard and durable surface.
2. No portion of the site is within the 100 year flood plain per FIRW Map No. 2111 C-015 D dated February 2, 1994.
3. Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD standards.
4. Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
5. 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.
6. A Tree Preservation Plan will be submitted for approval to the Planning Commission for approval prior to beginning construction.
7. All dumpsters and service structures are to be screened per Article 12.
8. The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
9. Outdoor lighting shall be directed down and away from surrounding residential properties. Light 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.
10. Sanitary sewer service will be provided by LE and subject to applicable fees.
11. All lighting on the site shall not glare in the eyes of driver's.
12. KDOT approval required prior to construction approval.
13. No signs will be permitted within the right of way.
14. KDOT will not permit increase in drainage runoff to the state right of way. Drainage calculations will be required for all drainage to the right of way.
15. KDOT will require an encroachment permit for any work in state right of way.

SITE DATA (COMMERCIAL)

SITE AREA	=	52 Ac.
PROPOSED RIGHT-OF-WAY	=	1.3 Ac.
EXISTING ZONING	=	C-1 AND CN

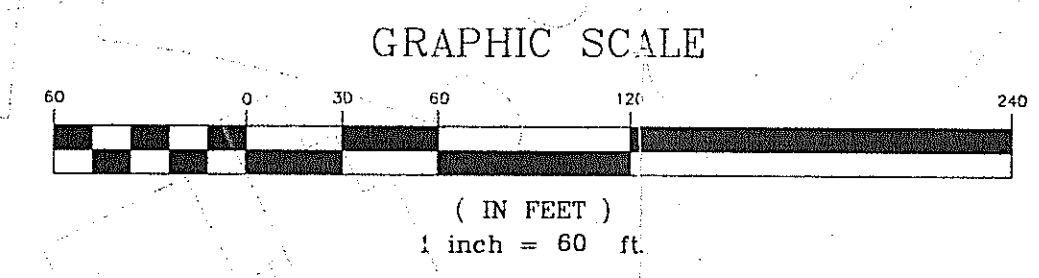
PROPOSED USE	BUILDING AREA	LOT AREA
Ⓐ BANK (C-1)	= 2,593 SF	= 0.95 ACRES
Ⓑ RETAIL (C-1)	= 14,430 SF	= 1.79 ACRES
Ⓒ RETAIL (C-1)	= 7,800 SF	= 2.41 ACRES
Ⓓ RESTAURANT (C-1)	= 2,100 SF	
Ⓔ RETAIL (C-1)	= 5,700 SF	

PARKING	
Ⓐ BANK	= 15 SPACES
Ⓑ RETAIL	= 72 SPACES
Ⓒ RETAIL	= 39 SPACES
Ⓓ RESTAURANT	= 21 SPACES
Ⓔ RETAIL	= 23 SPACES
PARKING REQUIRED	= 176 SPACES
PARKING PROVIDED	= 178 SPACES

TOTAL VEHICULAR USE AREA	= 87,153 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 4,358 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 6,700 SF

SITE DATA (RESIDENTIAL) GENERAL DEVELOPMENT PLAN

SITE AREA	= 9.6 Ac.
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-5A
EXISTING USE	= VACANT
PROPOSED USE	= MULTI FAMILY
NUMBER OF UNITS	= 75 UNITS
GROSS DENSITY	= 7.8 DU/AC.



NO.	DATE	DESCRIPTION	BY	
			DATE	DESCRIPTION
1	3-12-03	Proposed Sign	AG	

PROJECT DATA
 FILE NAME: PLANNING/01030/DRDP01.DWG
 DATE: FEB 2003
 SCALE: 1"=60'
 CHECKED BY: WAK
 DRAWN BY: ACR

REVISIONS
 REVISION NO. 1
 DATE 3-12-03
 DESCRIPTION Proposed Sign

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING, LAND SERVICES, LANDSCAPE ARCHITECTURE
 501 W. GREEN ST., SUITE 8
 LOUISVILLE, KY 40202-1006
 PHONE: (502) 426-1050
 FAX: (502) 426-9974

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
THE VILLAGES OF ENGLISH STATION
 DEVELOPER
 HOGAN DEVELOPMENT COMPANY
 PO BOX 7606
 LOUISVILLE, KENTUCKY 40257-0606
 PHONE: (502) 426-1050

RECEIVED
 FEB 27 2003
 PLANNING & DEVELOPMENT SERVICES

OWNER:
 CHAD PROPERTIES, LLC
 4005 WHITE BLOSSOM ESTATES
 LOUISVILLE, KENTUCKY 40241
 SITE ADDRESS: 13802 SHELBYVILLE ROAD
 W.M. # 7458

JOB NO. 01030
 SHEET 1 OF 1

9-28-01LW