

NOTES:

1. ALL EXISTING SANITARY SEWERS WILL BE USED.

PLANT LIST

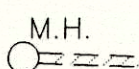
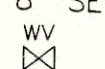
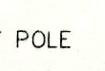
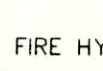
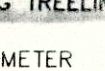
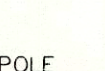
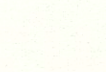
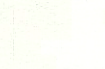
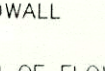
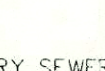
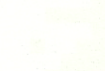
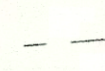
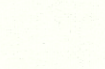
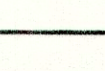
Symbol/Key	Botanical Name	Common Name	Size	Comments
 A	Glendisia trianthos inermis "Shademaster"	Shademaster Locust	2" caliper	Planted As Shown

RECAPITULATION

1. EXISTING ZONING	C-1
2. LAND AREA	1.20 ACRES
3. BUILDING AREA	11,100 SQ. FT.
A. EXISTING BUILDING	5,130 SQ. FT.
B. PROPOSED BUILDING	3,090 SQ. FT.
1. RETAIL AREA	8,220 SQ. FT.
2. BANK AREA	
TOTAL AREA	
4. FLOOR AREA RATIO	.15
5. PARKING	
A. REQUIRED	26 SPACES
1. RETAIL SPACES (1 SPACE FOR EVERY 200 SQ. FT. OF FLOOR SPACE.)	
2. BANK SPACES (10 SPACES+1 SPACE FOR EVERY 300 SQ. FT. OF FLOOR AREA ABOVE 1000 SQ. FT.)	17 SPACES
TOTAL REQUIRED PARKING	43 SPACES
B. PROVIDED	53 SPACES (INCLUDES 3 HANDICAP)
6. VEHICULAR USE AREA	28,040 SQ. FT.
7. LANDSCAPING	
A. REQUIRED	1,402 SQ. FT.
B. PROVIDED	1,431 SQ. FT.

BENCHMARK: EXISTING STANDARD BRONZE DISK STAMPED TT-67-DWP-1948 569. ABOUT 1.5 MILES NORTHWEST ALONG HUBBARD'S LANE FROM THE INTERSECTION OF HUBBARD'S LANE AND SHELBYVILLE ROAD (U.S. 60) ON THE EAST SIDE OF ST. MATTHEWS, THENCE ABOUT 1.75 MILES NORTHEAST ALONG U.S. HIGHWAY 42, ABOUT 100 FEET SOUTHWEST OF SHELBYVILLE ROAD (U.S. 42), 3.3 FEET SOUTH OF A METAL WITNESS POST AND SIGN, 3.0 FEET NORTHWEST OF POWER POLE AND ABOUT 1 FOOT HIGHER THAN HIGHWAY - SET IN TOP OF 6" X 6" CONCRETE POST PROJECTING 6 INCHES.

LEGEND

	EX. 8" SEWER	EXISTING SEWER LINE AND MANHOLE
	WV	EXISTING WATER VALVE
	GUY	EXISTING GUY WIRE
	GUY POLE	EXISTING GUY POLE
	C.B.	EXISTING CATCH BASIN
	FH	FIRE HYDRANT
	EX. TREELINE	EXISTING TREELINE
	WM	WATER METER
	SP	SERVICE POLE
	LP	EXISTING LIGHT POLE
	PP	EXISTING POWER POLE
	100	EXISTING CONTOUR LINE
	+620.42	EXISTING SPOT ELEVATION
	8"G	EXISTING GAS LINE WITH PIPE SIZE
	8"W	EXISTING WATER LINE WITH PIPE SIZE
	OHE	EXISTING OVERHEAD ELEC. WIRE
	C.B.	PROPOSED DRAINAGE FLOW DIRECTION
		PROPOSED STORM DRAINAGE PIPE, CATCH BASIN AND HEADWALL
		PROPOSED SANITARY SEWER LINE, MANHOLE AND DIRECTION OF FLOW
	T.B.R.	TO BE REMOVED
		IRRIGATION SPRAY HEADS
		PROPOSED REPLACEMENT TREE 10' - 20' HEIGHT (MAX)
		PROPOSED DRAINAGE DIRECTION
		PROPOSED TREE NOTATION TO MATCH PLANTING CHART

EXISTING SANITARY SEWER MANHOLE
RIM = 580.53
I.E. = 569.09

EXISTING CATCH BASIN
GRATE = 579.79
I.E. = 576.44

EXISTING CATCH BASIN
GRATE = 576.52
I.E. = 574.17

EXISTING CATCH BASIN
GRATE = 579.31
I.E. = 576.36

EXISTING STORM MANHOLE
GRATE = 579.82
I.E. = 574.91

EXISTING CATCH BASIN
GRATE = 579.21
I.E. = 575.91

EXISTING CATCH BASIN
GRATE = 581.85
I.E. = 577.73 (12" PIPE)

EXISTING CATCH BASIN
GRATE = 577.24
I.E. = 571.32

EXISTING SANITARY SEWER MANHOLE
RIM = 577.52
I.E. = 570.21

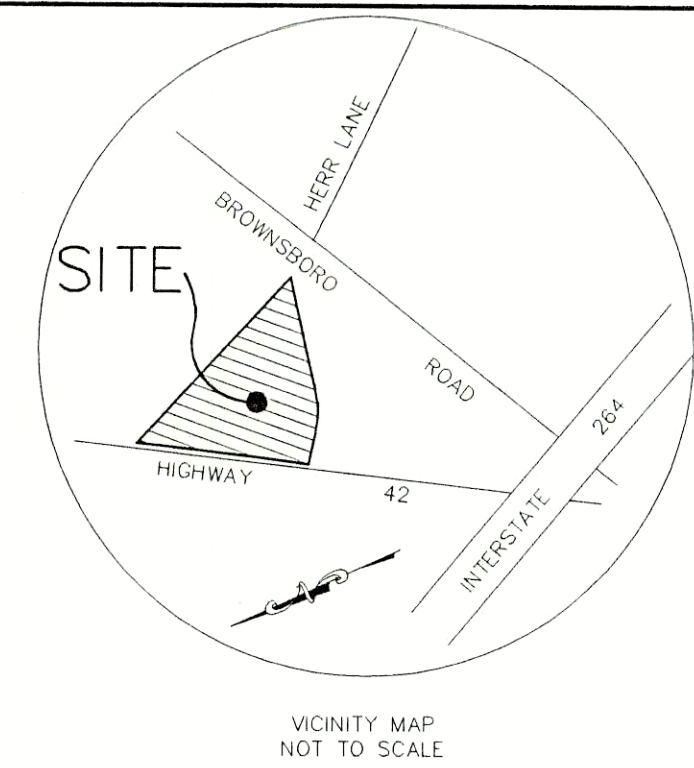
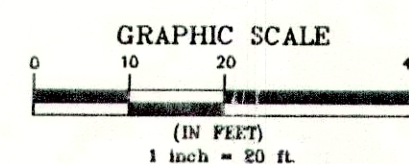
EXISTING STORM MANHOLE
RIM = 579.30
I.E. = 574.00

EXISTING JUNCTION BOX
RIM = 575.62
I.E. = 570.71

1-STORY
BRICK & GLASS
BUILDING
8,220 SQ. FT.

U.S. HIGHWAY 42 - 100' R.O.W.

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



REVISIONS:

10/15/98 - CW COMMENTS

DRWN BY: HEC

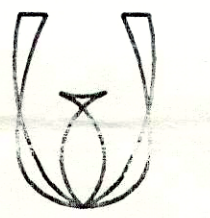
CHKD BY: MSE

DRAWING NAME:
98051DDP.DWG

FIELD BOOK:



EVANS/GRIFFIN, INC.
Engineers & Land Surveyors
1417 Story Avenue
Louisville, Kentucky 40206
(502) 589-3589

PRELIMINARY APPROVAL
DEVELOPMENT PLAN

SHALL COMPLY WITH ORDINANCE #28

CONDITIONS:

BY: RRB

DATE: 11/1/98

JEFFERSON COUNTY
DEPT. OF PUBLIC WORKS

KT'S PROPERTIES
4950 BROWNSBORO ROAD
LOUISVILLE, KENTUCKY 40222
D.B. 5905, PG. 803.

JEFFERSON COUNTY

APPROVED

DEVELOPMENT

NET NO.

VAL DATE

ION DATE

OF PLANNING COM.

JEFFERSON COUNTY

APPROVED DISTRICT

DEVELOPMENT

LOCKET NO. 9-77-84

APPROVAL DATE 11-12-98

EXPIRATION DATE 11-12-99

SIGNATURE OF PLANNING COMMISSION

11/1/98

11/1/98

11/1/98

11/1/98

11/1/98

11/1/98

11/1/98

11/1/98

11/1/98

11/1/98

11/1/98

11/1/98

11/1/98

11/1/98

11/1/98

OWNER/DEVELOPER

GLENRIDGE PLAZA LTD
P.O. BOX 43623
LOUISVILLE, KENTUCKY 40253
D.B. 5937, PG. 417

TAX BLOCK 2421, LOT 000A

10-15-98 12-4813 pm EST

DATE: 10/9/98

PROJECT NO.:

98051

Sheet 1 of 1

DETAILED DISTRICT DEVELOPMENT PLAN/LANDSCAPE PLAN

GLENRIDGE PLAZA