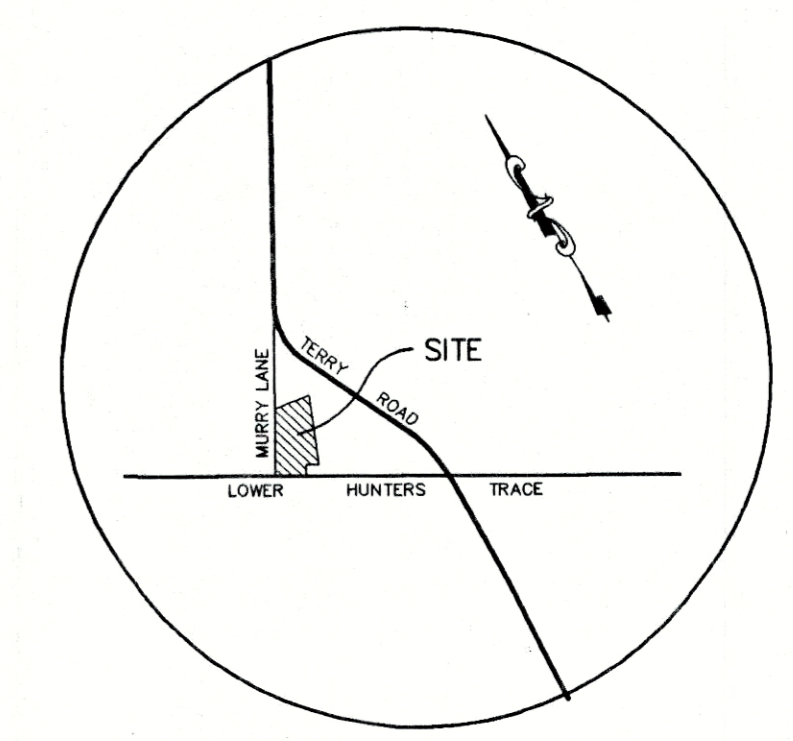


JEFFERSON COUNTY
 LOUISVILLE
APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 9-54-99
 APPROVAL DATE Feb. 27, 2003
 EXPIRATION DATE Feb. 27, 2004
 SIGNATURE OF PLANNING COMMISSION
Michael W. Haydel

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



LOCATION MAP
 NO SCALE

DATA

TOTAL AREA	5.41 ACRES
NET AREA	5.06 ACRES
EXISTING ZONING (3.67 AC.)	C-2
EXISTING USE	RESIDENTIAL
PROPOSED USE	RETAIL/RESIDENTIAL
PROPOSED BUILDING AREA	4,500 SQ.FT.
	2,100 SQ.FT. RETAIL
	2,400 SQ.FT. WAREHOUSE
	900 SQ.FT. EX. DWELLING UNIT
PARKING REQUIRED	17 SPACES
RETAIL (1SP./200 SQ.FT.)	11 SPACES
WAREHOUSE (1SP/5 EMP.--3 EMP.)	2 SPACES
SERVICE BAYS (2 BAYS)	2 SPACES
EX. HOUSE	2 SPACES
PARKING PROVIDED	21 SPACES
PROP. BUILDING	17 SPACES
SERVICE BAYS	2 SPACES
EX. HOUSE	2 SPACES
(INC. 1 HANDICAP SPACE)	

LANDSCAPE REQUIREMENTS

V.U.A.	10,618 SQ.FT.
5% REQUIREMENT	531 SQ.FT.
I.L.A. PROVIDED	660 SQ.FT.

GENERAL NOTES:

- DRAINAGE PATTERN DEPICTED BY ARROWS (→) 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.
- APPROXIMATE DETENTION CALCULATION
 $(0.35 - 0.27) \times (2.8/12) \times 3.67 \text{ AC.} = 0.07 \text{ AC.FT}$
- PROPERTY LINES SHOWN PER DEED OF RECORD, D.B. 4614 PG. 236. NO BOUNDARY SURVEY HAS BEEN PERFORMED.
- SUBJECT TO MSD REGIONAL FACILITIES FEE.
- THERE SHALL BE NO ADDITIONAL ACCESS ONTO LOWER HUNTERS TRACE.
- THERE SHALL BE NO FILLING IN THE FLOODPLAIN.

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 SHALL COMPLY WITH ORDINANCE #28
 CONDITIONS:
 DATE: 11/27/02
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

J. Haydel 11/27/02
 DEVELOPMENT ENGINEER
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

DOCKET NO. 9-54-99

REVISED
 DETAILED
 DISTRICT DEVELOPMENT PLAN
 6201 LOWER HUNTERS TRACE
 TAX BLOCK 1024 LOT 24
 D.B. 7937 PG. 762

OWNER/DEVELOPER
 CHARLES M. & BONNY CONNER
 7604 TOMMIE COURT
 LOUISVILLE, KENTUCKY 40258-1956

RECEIVED
 NOV 27 2002
 PLANNING & DEVELOPMENT SERVICES

NO.	DATE	DESCRIPTION	BY
1	5/13/99	REVISIONS PER CO. WORKS COMMENTS	DHS
2	12/6/99	REVISIONS PER PLANNING COMMISSION COMMENTS	DHS
3	11/1/02	REVISIONS PER MSD REQUIREMENTS	DHS
	12/19/02	REVISIONS PER P.C.	WMM

BIRCH, TRAUTWEIN & MIMS, INCORPORATED
 Consulting Engineers Landscape Architects Planners
 4124 Taylorsville Road
 Louisville, Kentucky 40220
 (502)-459-8402 Phone
 (502)-459-8427 Fax

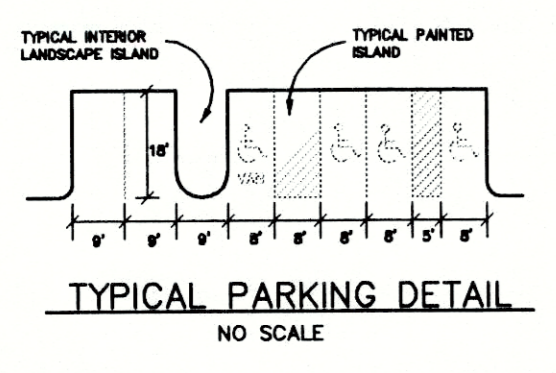
SIGNATURE
 DATE

DRWN BY: DHS
 DATE: SEPT. 29, 1998
 DRAWING: 980214DP
 SCALE: 1" = 50'
 SHEET 1 OF 1

- Erosion Prevention and Sedimentation Control Notes
- EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) BMP'S SHALL BE INSTALLED PER MSD'S STANDARDS PRIOR TO ANY SITE CONSTRUCTION ACTIVITY. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE.
 - 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.
 - WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
 - 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.

LEGEND

- FILTER FABRIC SILT CONTROL FENCE EF-09-00
- STONE BAG VELOCITY CHECKS EF-12-00
- ▨ STABILIZED CONSTRUCTION ENTRANCE ER-01-00



TYPICAL PARKING DETAIL
 NO SCALE

GRAPHIC SCALE

