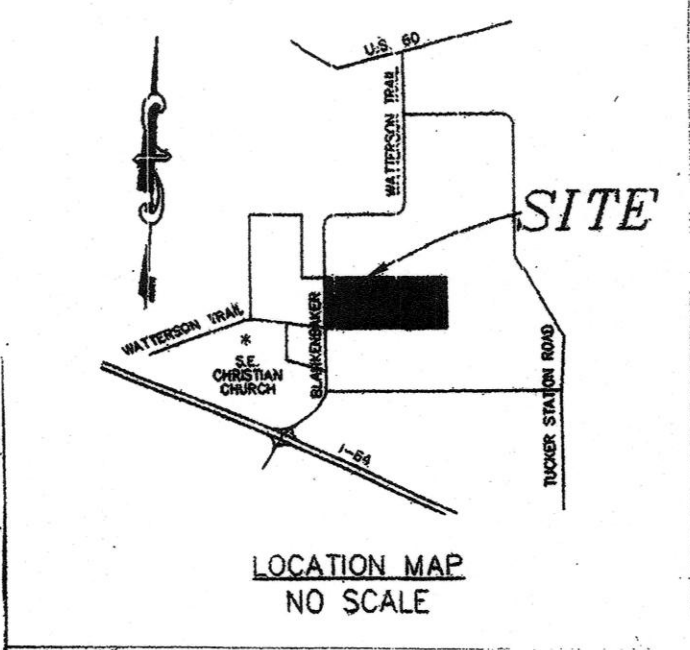


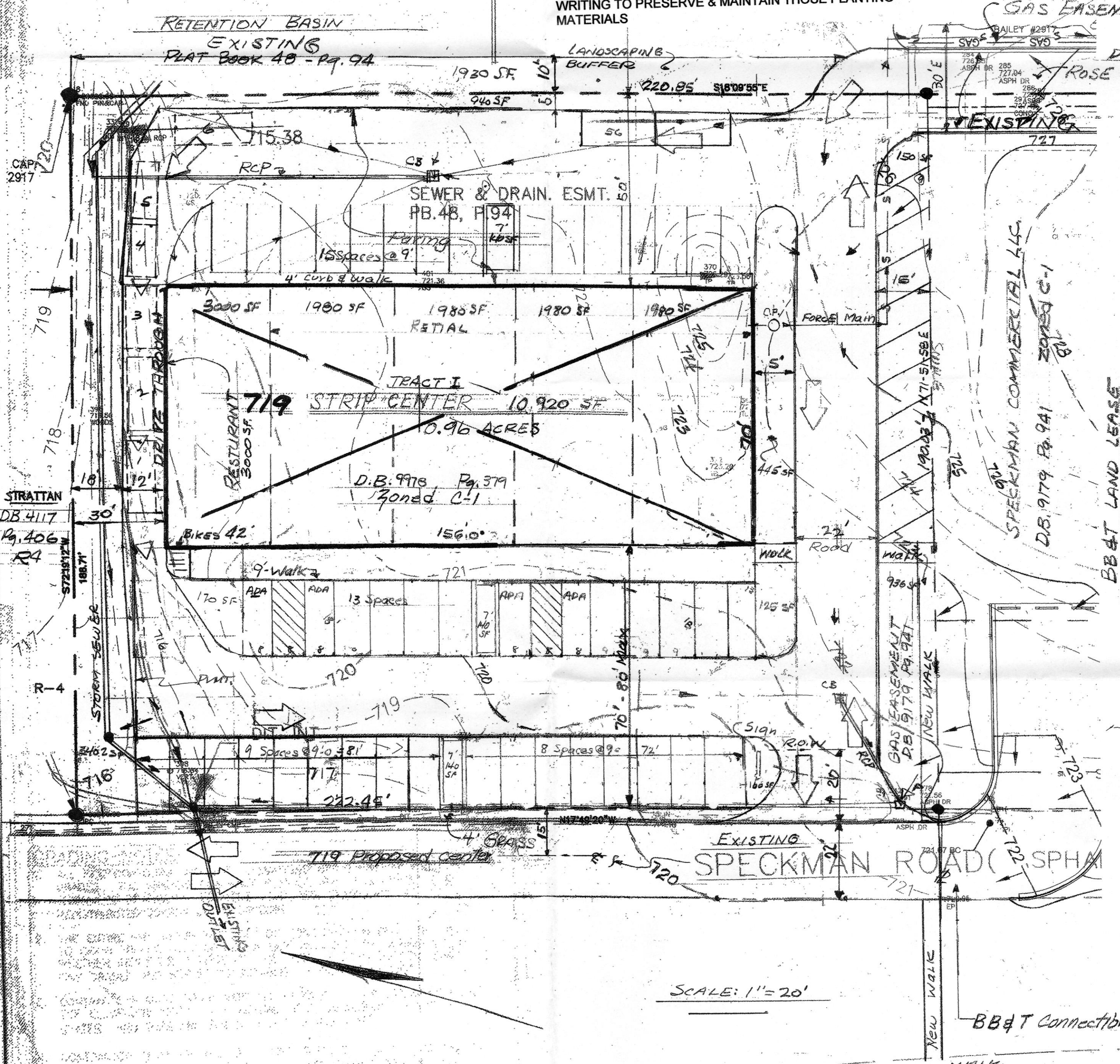
PRELIMINARY APPROVAL
 Condition of Approval: _____

 Development Review Date
 12/31/14
 LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT



BLDG. #14 GARDEN GATE APARTMENTS
 EXISTING
 PLAT BOOK 48 Pg. 94
 Zoning R-6
 105'

LANDSCAPE BUFFER AREA PLANTINGS WILL BE PLACED OFF-SITE ON THE GARDEN GATE APARTMENT SITE. THE OWNER WILL AGREE IN WRITING TO PRESERVE & MAINTAIN THOSE PLANTING MATERIALS



NOTES

- < 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.
- SANITARY SEWER SERVICE IS IN ROSE GARDEN ROAD. PROPERTY IS SUBJECT TO APPLICABLE FEES.
- STORM WATER DETENTION IS PROVIDED IN PRESENT BASIN FOR TRACT I.
- A SEDIMENTATION AND EROSION CONTROL PLAN WILL BE PREPARED AND IMPLEMENTED IN ACCORDANCE WITH M.S.D. AND U.S.D.A. NATURAL RESOURCES AND CONSERVATION SERVICES RECOMMENDATIONS.
- FREESTANDING SIGNS WILL COMPLY WITH THE LOUISVILLE JEFFERSON COUNTY DEVELOPMENT CODE.
- A TREE PRESERVATION PLAN WILL BE PREPARED, APPROVED AND IMPLEMENTED PRIOR TO INITIATING CONSTRUCTION ACTIVITY. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING AND/OR CONSTRUCTION ACTIVITY. FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLINE AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN FENCED AREA.
- ALL SITE LIGHTING WILL BE DIRECTED DOWN AND AWAY FROM ADJOINING RESIDENCES.
- ALL PARKING SPACES ARE 9 FEET WIDE BY 18 FEET DEEP UNLESS OTHERWISE NOTED.
- CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE PROTECTED AREA.
- MSD IWD APPROVAL REQUIRED.
- ALL WORK WITHIN THE P.O.W. REQUIRES PERMIT AND BOND
- OWNER: SPECKMAN COMMERCIAL, 7410 NEW LAGRANGE RD., STE 100 LOUISVILLE, KY 40222
- TITLE BY DEED: TAX BLOCK 3534 LOT 1, SUB LOT 0000 DISTRICT 22
- GEM ENGINEERING WAS ON SITE IN FEBRUARY OF 2012 AND NO KARSETS WERE FOUND.

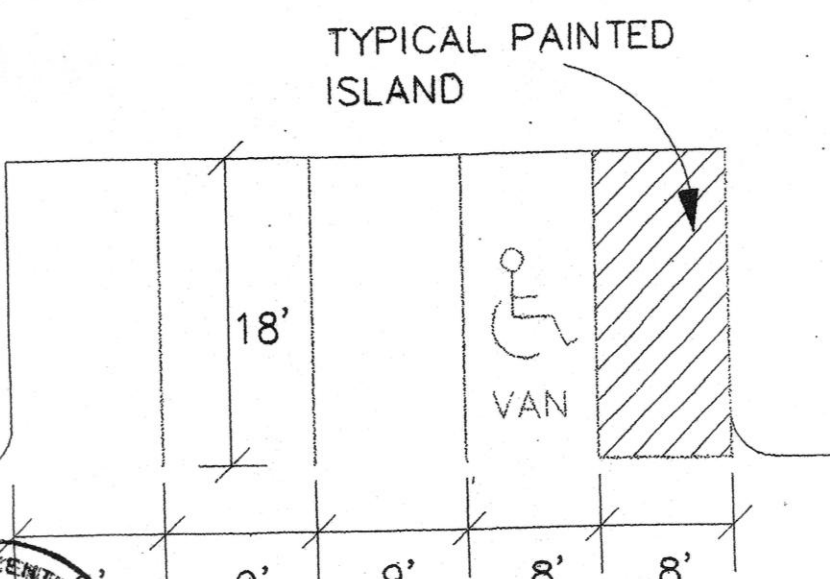
PROJECT SUMMARY TRACT 1

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONE	C1
EXISTING USE	VACANT
PROPOSED USE	RETAIL & RESTAURANT
BUILDING SQ. FT.	10,920 SQ. FT.
SITE ACREAGE	0.96 AC.
V.U.A.	20,558 SQ. FT.
I.L.A.	1542 SF
	8,990 SQ. FT.
GROSS DENSITY	N/A
BUILDING HEIGHT	1 STORY MAX - 30' HIGH
NUMBER OF UNITS	N/A
SIGN SQ. FT.	60 SQ. FT. - 6' HIGH
READER SIGN	25 SQ. FT.
PARKING SPACES	4 EACH ADA; need 56 spaces
DRIVE THRU WINDOW FOR RESTAURANT	1
LANDSCAPING: 3 AREAS TO PLANT TREES	
SITE AREA 41,818 SQ. FT. SANDY 8,364 SF 20' 9"	
NORTH LINE SOLID TREES	
RESTAURANT - 5000 SF	
RETAIL - 7920 SF	

- MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS: Parking cals reduced
 BY: [Signature]
 DATE: 12-31-14
 LOUISVILLE/ JEFFERSON COUNTY
 METRO PUBLIC WORKS

- WAIVERS
- TO OMIT THE SIDEWALK ALONG SPECKMAN ROAD (LDC SECTION 5.8.1.B)
 - TO WAIVE THE 35' LBA, PLANTINGS, AND SCREEN ALONG THE NORTH PROPERTY LINE (LDC SECTION 10.2.4)
 - TO WAIVE THE 35' LBA, PLANTINGS, AND SCREEN ALONG THE EAST PROPERTY LINE (LDC SECTION 10.2.4)
 - TO WAIVE THE 10' VUA LBA, PLANTINGS, AND SCREEN ALONG WEST PROPERTY LINE (LDC SECTION 10.2.10)
- VARIANCES
- TO ALLOW VUA TO BE 0' FROM THE WEST PROPERTY LINE (LDC TABLE 5.3.2)
 - TO ALLOW VUA TO BE 18' FROM THE NORTH PROPERTY LINE (LDC TABLE 5.3.2)
 - TO ALLOW VUA TO BE 0' FROM THE EAST PROPERTY LINE (LDC TABLE 5.3.2)



STATE OF KENTUCKY
 E.D. DUANE
 5905
 PROFESSIONAL ENGINEER

TYPICAL PARKING DETAIL
 NO SCALE RECEIVED

DEC 19 2014
 PLANNING &
 DESIGN SERVICES

REVISED GENERAL AND DETAILED
 DISTRICT DEVELOPMENT PLAN

STRIP CENTER
 719 Speckman Road
 Louisville, KY 40243
 SPECKMAN COMMERCIAL - OWNER
 501-801-0517
 DON DURAN - DEV.

12-16-14
 11-25-14
 DATE: 12-9-14

5-1

WM#8138
 140EPLAN1145