

GENERAL NOTES:

- Sanitary sewer by lateral extension after elimination of the Apple Valley sewer treatment plant.
- Interim sanitary sewer service to this development will be provided by the Apple Valley sewer treatment plant to Rose Bowl South. This system flows to Zema Fields Wastewater Plant and would be considered an interim service until such time as the Apple Valley Wastewater Plant. Permanent Sewers will be constructed at the site for eventual connection to Apple Valley when it is taken off-line.
- A Wetland determination and delineation has been performed by Carolina Environmental Management and is depicted herein. The results of that determination are shown on this plan.
- This plan is subject to the Traffic Impact and Air Quality Analysis based on the current square footages depicted on the plan. Project uses and size have been made for Lots 4 & 6.
- Drainage concept is depicted by arrows.
- Detention required to mitigate flows to the capacity of the downstream system.
- Wetlands delineation has been completed and reviewed for the Army Corp of Engineers. No intrusions into wetland areas are proposed.
- Though drainage systems will be within established sanitary sewer and drainage easements.
- Existing River City Bank site is being submitted as Revised Detailed Plan to permit interconnecting driveways and changes to access system.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12/16/96	CHD. PRE. APP. TO C.D.O.D.P.	NEW
2	02/17/97	CHD. ROAD LAYOUT/PARKING	NEW
3	02/05/97	CHD. ROAD TO S. L. & W.	NEW
4	02/02/97	CHD. SANITARY SEWER	NEW
5	02/02/97	CHD. SANITARY SEWER	NEW
6	02/02/97	CHD. ENTRANCE TO SITE	NEW
7	02/02/97	CHD. CHD. TO ENT. OF SITE	NEW
8	02/02/97	ADDED LOT 6, CHD. RD. NAME	ACH

APPROVED DISTRICT DEVELOPMENT PLAN
APPROVED DATE: 9-11-97
DOCKET NO. 95-1587
EXPLANATION DATE: 9-11-97
SIGNATURE OF PLANNING COMMISSION: [Signature]
PLANNING

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

SUMMARY

Existing Zoning	Proposed Zoning	Proposed Use	Prop. Building sq. ft.
C-1, C-2, M-2	C-1	Retail Center	81,670 sq. ft.
C-1	C-1	17,7	
17,7	17,7	Vacant	
17,7	17,7	81,670 sq. ft.	
LOT # 1	Required Parking for Proposed		
	Grocery 53,970 @ (1/200)		270 Spaces
	Required Handicap Parking		287 Spaces
	Proposed Handicap Parking		7 Spaces
	Vehicle Use Area		129,500 sq. ft.
	Interior Landscape Area Required		6,475 sq. ft.
	Interior Landscape Area Provided		6,925 sq. ft.
LOT # 2	Required Parking for Proposed		
	Retail 7,700 @ (1/200)		38 Spaces
	Parking Provided		40 Spaces
	Required Handicap Parking		2 Spaces
	Proposed Handicap Parking		2 Spaces
	Vehicle Use Area		30,500 sq. ft.
	Interior Landscape Area Required		1,525 sq. ft.
	Interior Landscape Area Provided		1,635 sq. ft.
LOT # 3	Required Parking for Proposed		
	Retail 20,000 @ (1/200)		100 Spaces
	Parking Provided		101 Spaces
	Required Handicap Parking		5 Spaces
	Proposed Handicap Parking		5 Spaces
	Vehicle Use Area		32,000 sq. ft.
	Interior Landscape Area Required		1,600 sq. ft.
	Interior Landscape Area Provided		1,900 sq. ft.
LOT # 4	Future Development Area Subject to Detailed Plan and Review		N/A
LOT # 5	Residual Area		N/A
LOT # 6	Future Development Area Subject to Detailed Plan and Review		N/A

PROJECT SUMMARY

Category	Proposed	Provided
Total Parking Required	408 Spaces	438 Spaces
Total Interior Landscape Area Required	102,000 sq. ft.	102,000 sq. ft.
Total Interior Landscape Area Provided	9,600 sq. ft.	10,460 sq. ft.

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 SHALL COMPLY WITH ORDINANCE #28
 CONDITIONS:
 DATE: 5-20-97
 BY: [Signature]

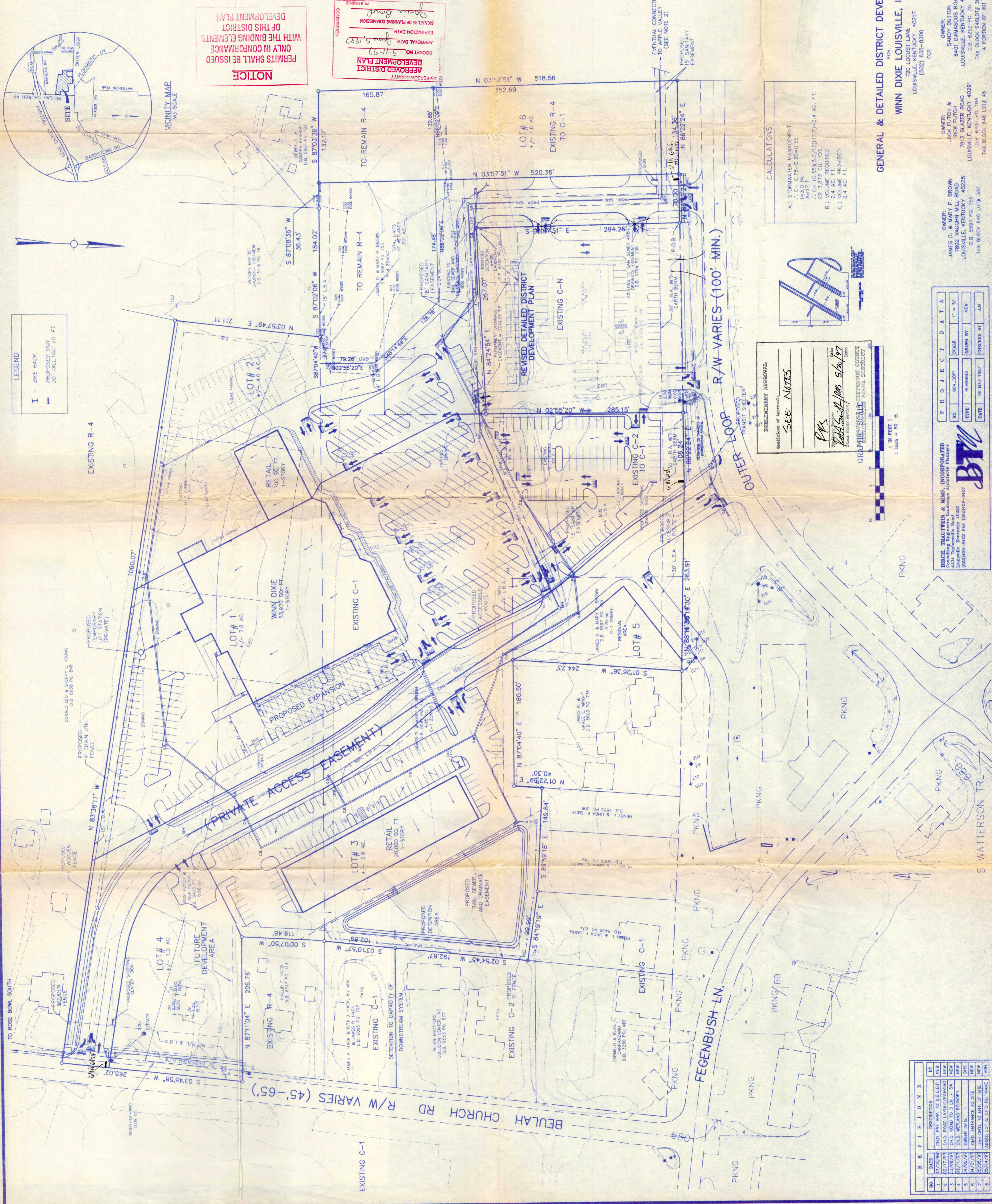
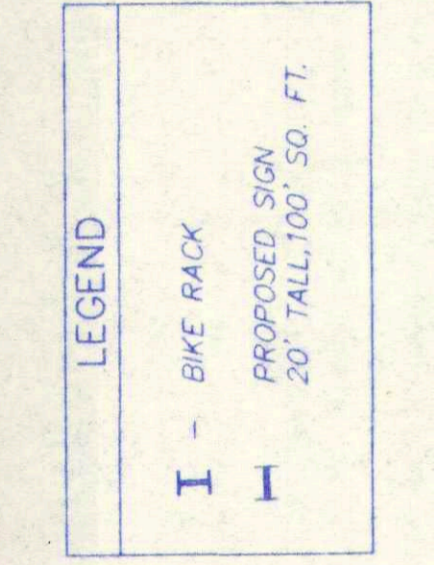
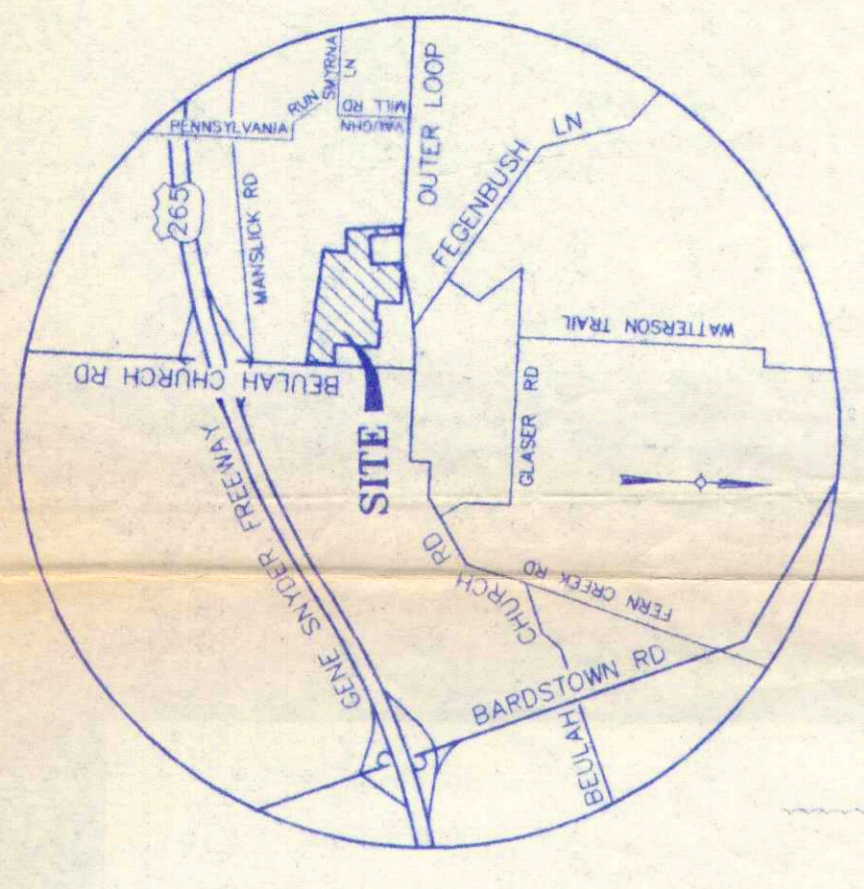
RECEIVED
 MAY 22 1997
 LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION

GENERAL & DETAILED DISTRICT DEVELOPMENT PLAN
 FOR
WINN DIXIE LOUISVILLE, INC.
 720 LOCUST LANE
 LOUISVILLE, KENTUCKY 40217
 (502) 635-8200

OWNER: JACK FUTCH & RICK FUTCH
 8407 DAMASCUS ROAD
 LOUISVILLE, KENTUCKY 40228
 D.B. 6252 PG. 30
 TAX BLOCK 646, LOT# 303 & A PORTION OF 301

OWNER: JAMES D. P. BROWN
 7813 GLAZER ROAD
 LOUISVILLE, KENTUCKY 40228
 D.B. 5957 PG. 755
 TAX BLOCK 646, LOT# 300

OWNER: SANDY DUTTON
 8407 DAMASCUS ROAD
 LOUISVILLE, KENTUCKY 40228
 D.B. 6252 PG. 30
 TAX BLOCK 646, LOT# 303 & A PORTION OF 301

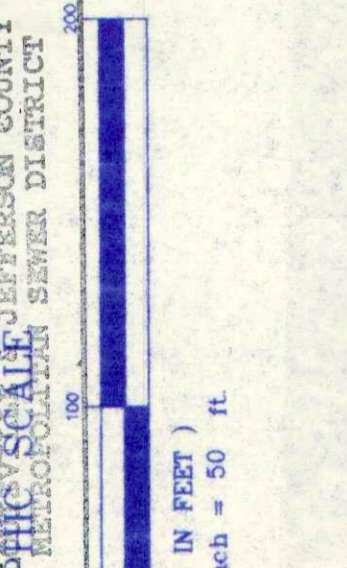


CALCULATIONS

A) STORMWATER MANAGEMENT
 2.5 C = 0.75 - 0.20 = 0.55
 4.57 IN
 4.57 IN
 2.5 C = (0.55)(3.0/12)(177) = 2.4 AC. FT.
 OR 3.872 CU YDS.

B) VOLUME REQUIRED
 2.4 AC. PROVIDED
 2.4 AC. FT.

PRELIMINARY APPROVAL
 SEE NOTES
 [Signature]
 DATE: 5/20/97



PROJECTIONS

NO.	DATE	DESCRIPTION	BY
1	05/20/97	CHD. PRE. APP. TO C.D.O.D.P.	NEW
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BTM
 BURCH, TRUBENY & MITAS, INCORPORATED
 Consulting Engineers, Landscape Architects, Planners
 4124 Taylorsville Road
 Louisville, KY 40220
 (502) 459-8400 FAX (502) 459-8427

REVISIONS

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