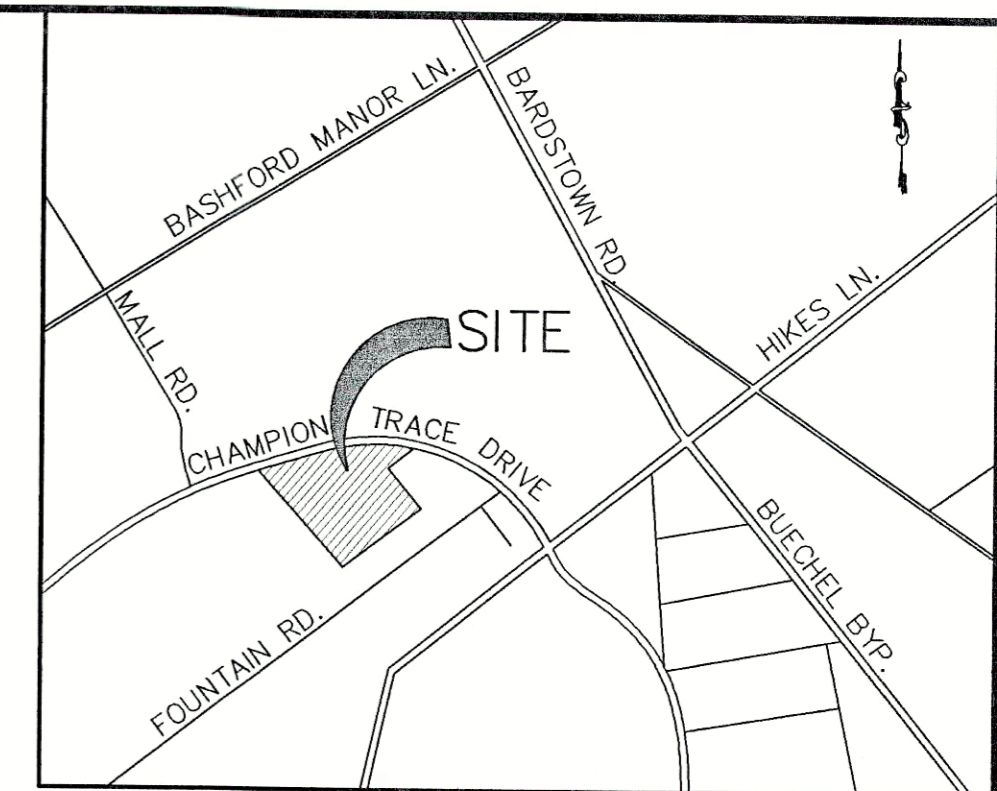


**GENERAL NOTES**

- Parking areas and drive lanes to be a hard and durable surface.
- A portion of the site lies within the 100 year flood plain per FIRM Map No. 2111 C 0106 D dated February 2, 1994.
- 100 Year Flood Elevation = 475.00
- 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 requirements.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of soil 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.
- A Tree Preservation Plan will be submitted to the Planning Commission for approval prior to beginning construction.
- All dumpsters and service structures are to be screened per Chapter 10.
- 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.
- Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting 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.
- Boundary taken from deed(s) and does not constitute a survey.
- Sanitary sewer service will connect to Morris Forman waste water treatment plant by L.E. and be subject to applicable fees.
- The site requires no detention, no flood plain compensation, and no MSD Regional Facility fee.
- Site lies within the Buechel Fire District.
- C.O.E. and D.O.W. approval required.
- Construction plans, bond & permit are required prior to construction approval by Public Works.
- A Cross-over Access and Shared Parking Agreement with MSD will be recorded prior to Construction Approval.

**VARIANCES AND WAIVERS GRANTED**

- A Variance was granted from Table 5.3.2 to allow the proposed building to be located more than 80 feet from the front property line.
- A Variance was granted from Chapter 5 Part 3 Table 5.3.2 to allow proposed parking to encroach into the 50 ft. Setback required adjacent to the R-7 zoned property.
- A Variance was granted from Chapter 4 Part 8 Table 4.8.1 to allow proposed parking & maneuvering to encroach into the Middle & Outer Zone of the 100 ft. Stream bank Buffer Area and a proposed drive lane to encroach into the 25' inner zone at the November 7, 2005 BOZA meeting.
- A Waiver was granted from Chapter 10 Part 2 Table 10.2.3 to waive the 15 ft. Landscape Buffer Area, required yard adjacent to the property line shared with MSD at the November 10, 2005 LD&T meeting.



**LOCATION MAP**  
NOT TO SCALE

**TRANSPORTATION APPROVAL**  
**PRELIMINARY DEVELOPMENT PLAN**

CATEGORY: 2  3  4

CONDITIONS: *As Shown*

BY: *A. Bell*  
DATE: *3/1/12*

**LOUISVILLE METRO**  
**APPROVED DISTRICT DEVELOPMENT PLAN**

DOCKET NO. *9-101-02vw*  
APPROVAL DATE *4/10/06*  
EXPIRATION DATE *4/10/07*  
SIGNATURE OF PLANNING COMMISSION *[Signature]*

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

**PROJECT DATA**

TOTAL SITE AREA	= 4.4± Ac.
EXISTING FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= C-2
EXISTING USE	= VACANT
PROPOSED USE	
OFFICE	= 7,476 SF
RETAIL	= 7,476 SF
RESTAURANT	= 7,476 SF
BUILDING AREA	= 22,428 SF
BUILDING HEIGHT (1 STORY)	= 40' MAX.
F.A.F.	= 12
PARKING REQUIRED	MIN. MAX.
OFFICE: 7,476/350 SF MIN.	= 21 SP.
7,476/200 SF MAX.	= 37 SP.
RETAIL: 7,476/250 SF MIN.	= 30 SP.
7,476/150 SF MAX.	= 50 SP.
RESTAURANT: 7,476/125 SF MIN.	= 60 SP.
7,476/50 SF MAX.	= 150 SP.
TOTAL PARKING REQUIRED	= 111 SP
TOTAL PARKING PROVIDED	= 142 SP
VEHICULAR USE AREA	= 87,743 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 6,581 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 9,481 SF

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 191,664 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (38,332 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% ( S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 21% (39,600 S.F.)
16 TYPE "A" STREET TREES @ 1 3/4 CAL. (900 SF CREDIT EACH)	= 14,400 S.F.
35 TYPE "A" TREES @ 1 3/4 CAL. (720 SF CREDIT EACH)	= 25,200 S.F.
TOTAL TREE CANOPY PROVIDED	= 21% (39,600 S.F.)

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3-31-06	CHANGE USES	PAB

PROJECT DATA

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DATE: 2/16/06  
SCALE: 1"=50'  
CHECKED BY: AER  
DRAWN BY: PAB

PROJECT DATA

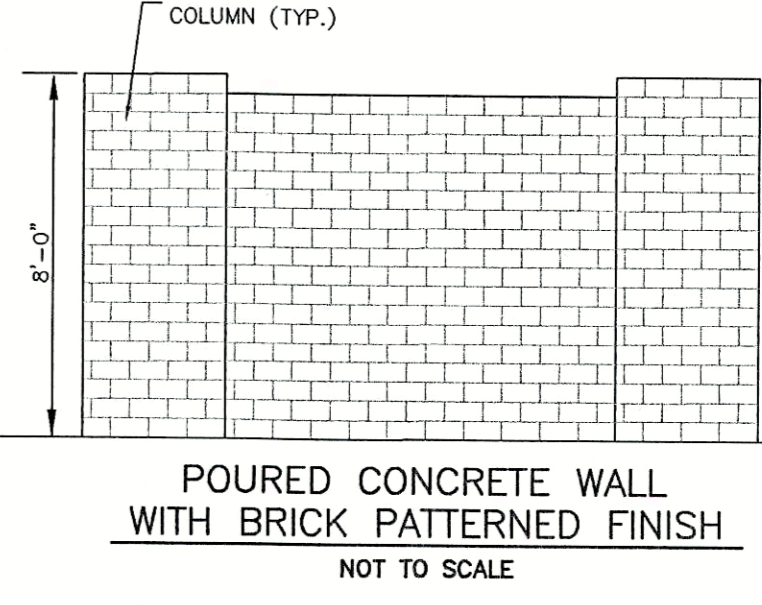
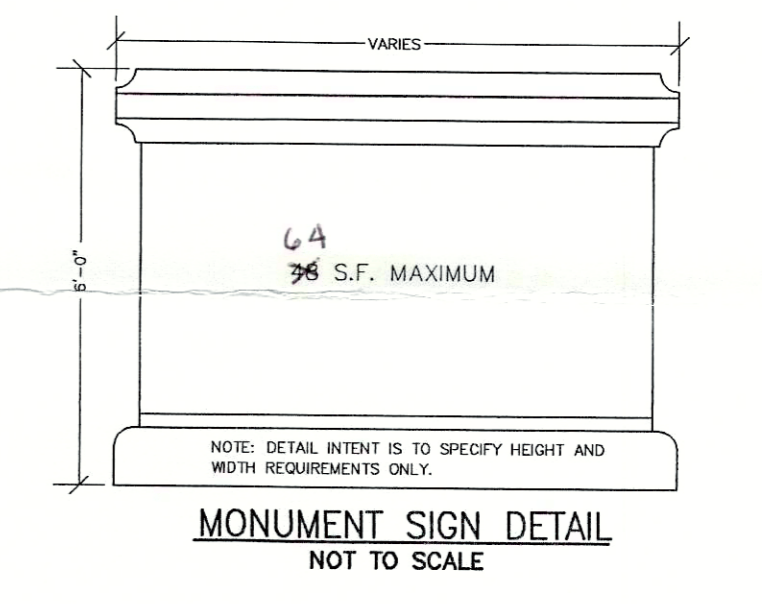
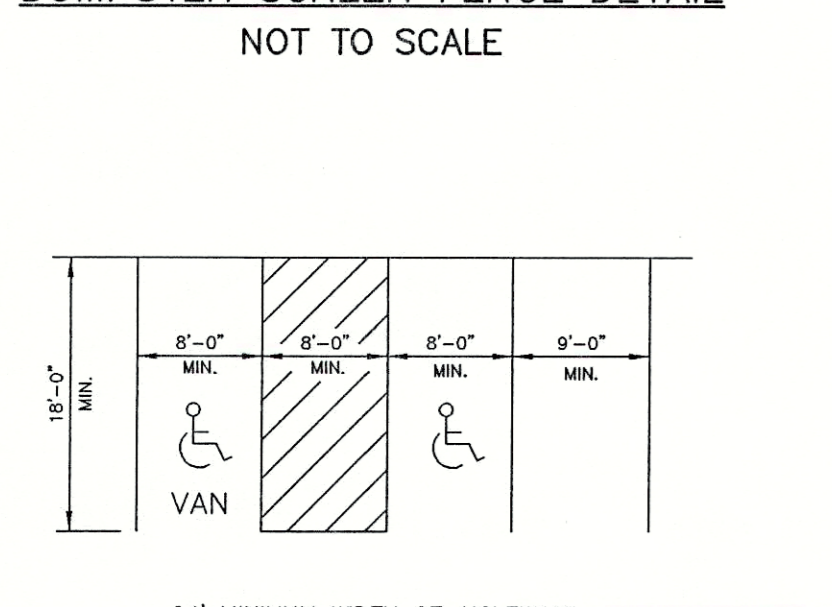
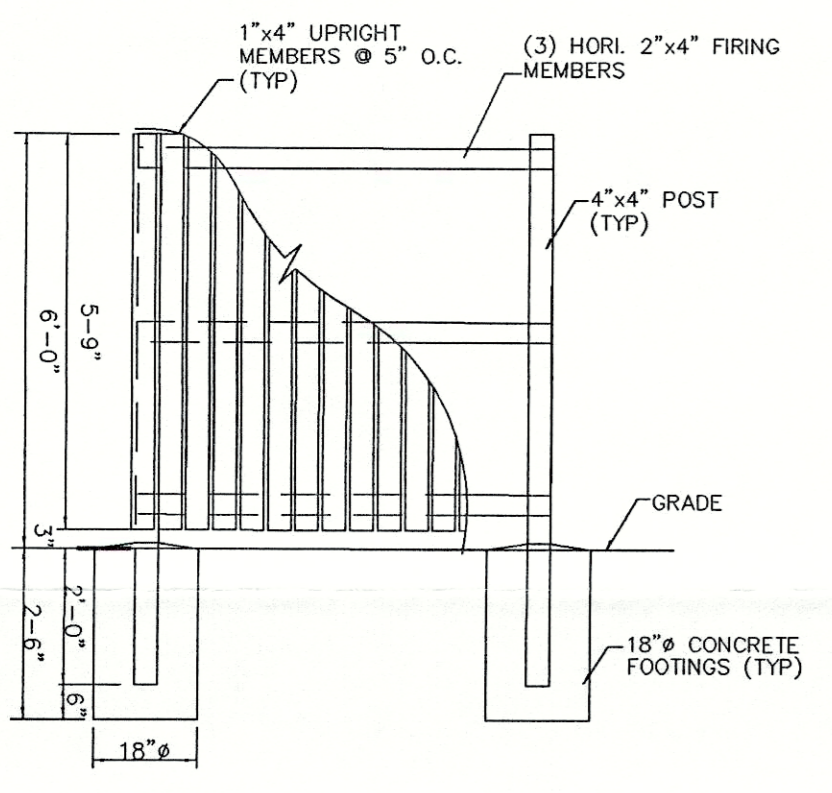
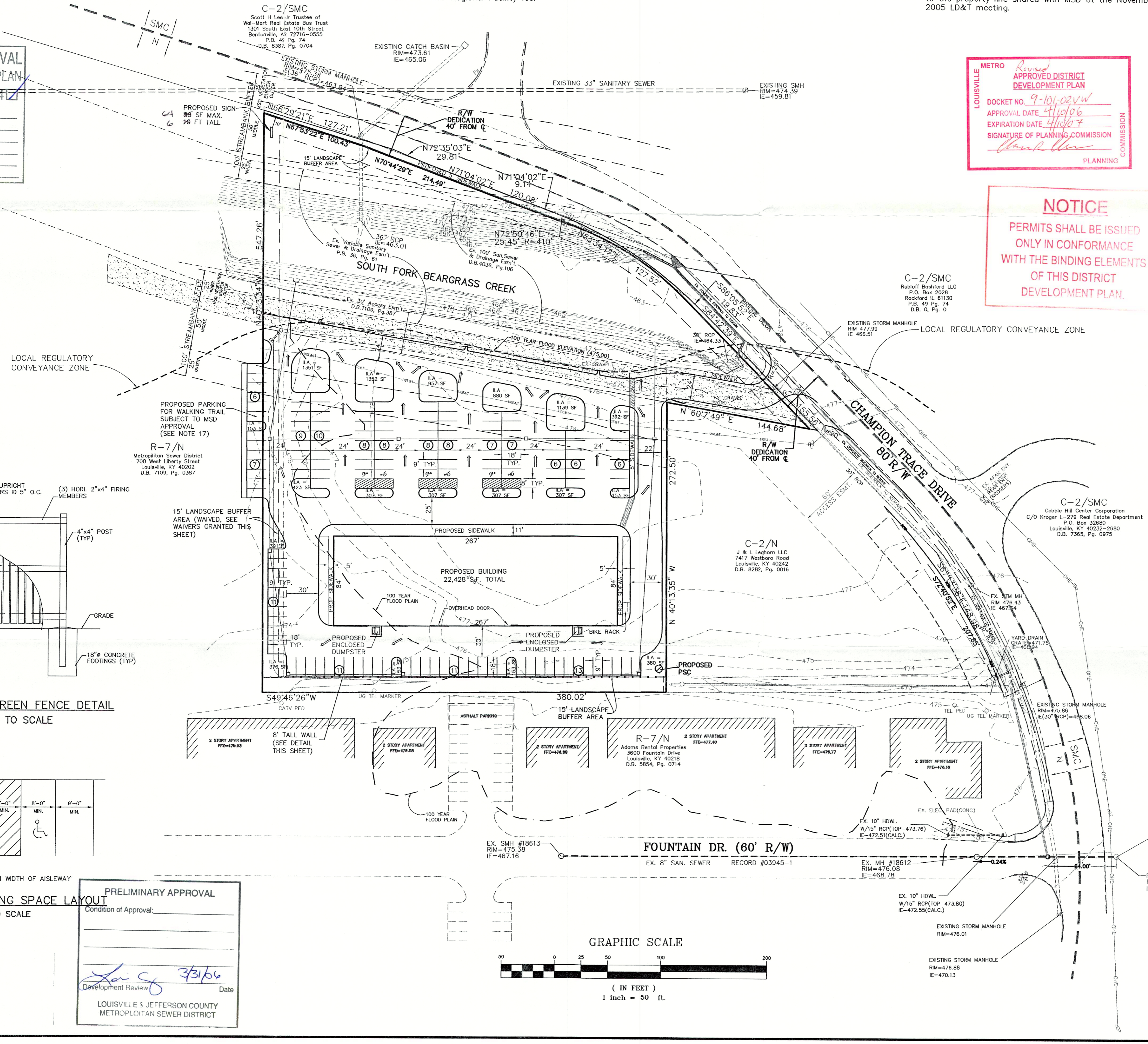
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**LD&D**  
**LAND DESIGN & DEVELOPMENT, INC.**  
ENGINEERING • LANDSCAPE ARCHITECTURE  
LOUISVILLE, KENTUCKY 40218  
PHONE: (502) 442-4974  
FAX: (502) 442-4975

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

**4710 CHAMPION TRACE DRIVE**  
FORMERLY 4710 LEGHORN DRIVE  
DEVELOPER  
**THIENEMAN MULTIFAMILY PROP. LLC**  
4901 FERN VALLEY ROAD  
LOUISVILLE, KY 40219  
(502) 964-7355

JOB NO. **02092**  
SHEET **1** OF **1**

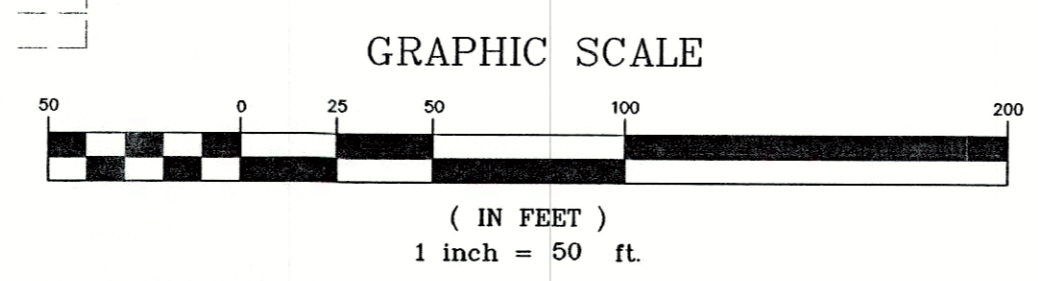


**PRELIMINARY APPROVAL**

Condition of Approval:

*[Signature]* *3/31/06*  
Date

LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT



OWNER:  
BASHFORD MANOR &  
LONG CORP  
P.O. BOX 5536  
LOUISVILLE, KY 40255

SITE ADDRESS:  
4710 CHAMPION TRACE DR.  
FORMERLY 4710 LEGHORN DR.  
LOUISVILLE, KY 40218  
TAX BLOCK 610, LOT 131  
D.B. 7948, PG. 175

W.M. # 3039