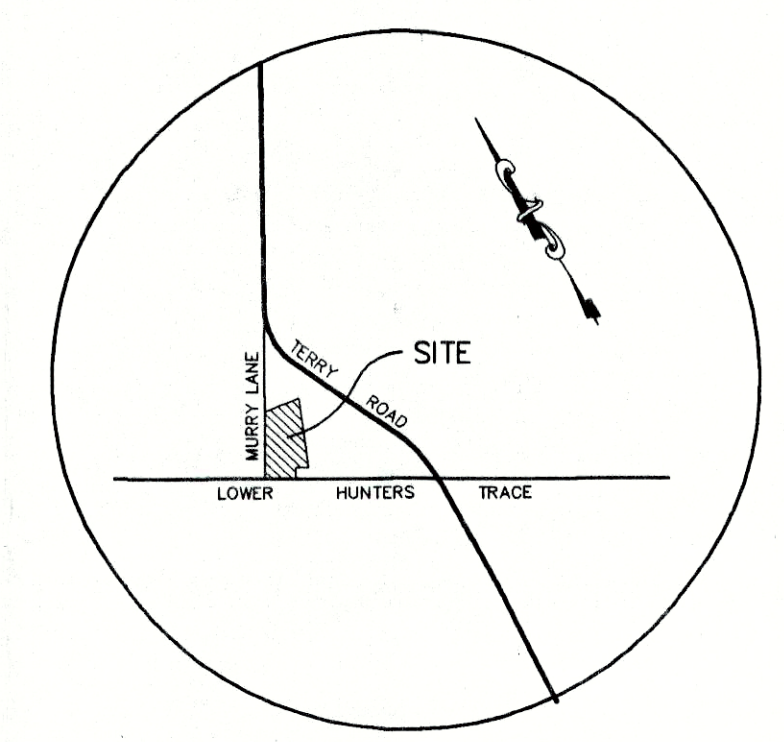
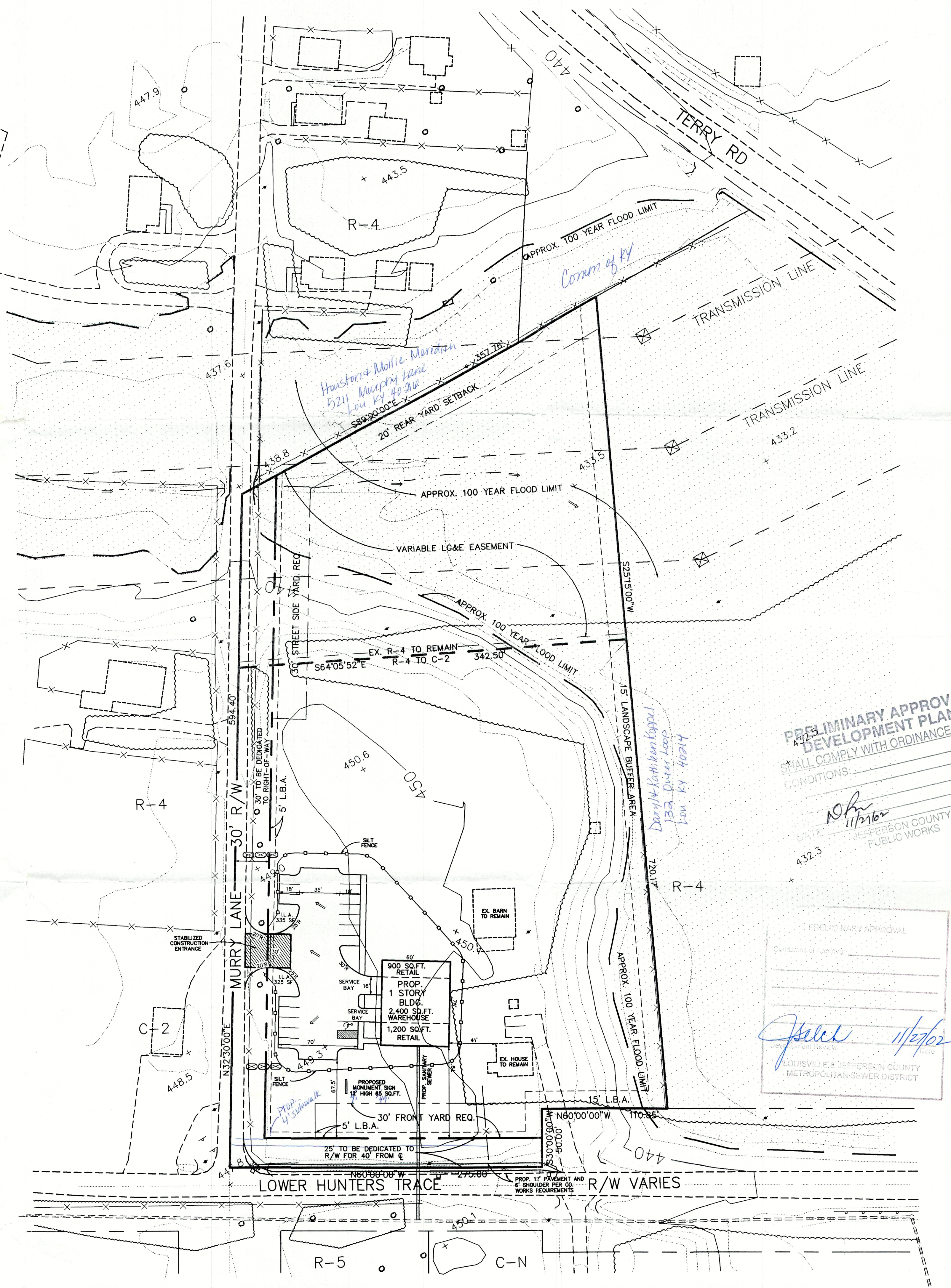
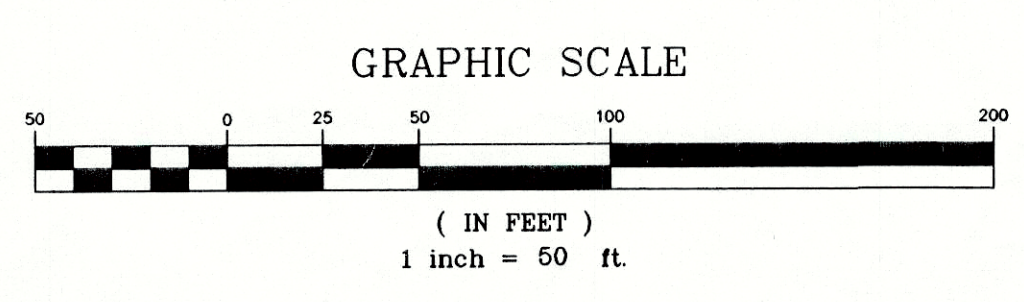
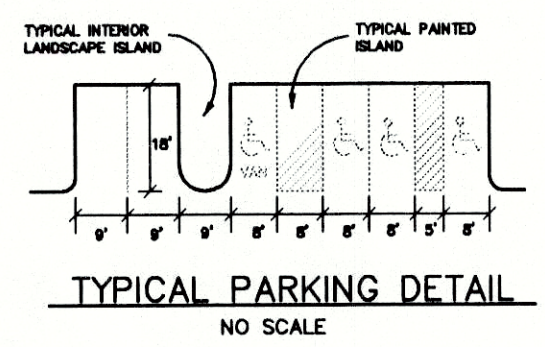


JEFFERSON COUNTY  
 LOUISVILLE  
**APPROVED DISTRICT DEVELOPMENT PLAN**  
 DOCKET NO. 9-54-99  
 APPROVAL DATE Feb. 27, 2003  
 EXPIRATION DATE Feb. 27, 2004  
 SIGNATURE OF PLANNING COMMISSION  
*Michael W. Hays*  
 PLANNING COMMISSION

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

- Erosion Prevention and Sedimentation Control Notes**
1. 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.
  2. 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.
  3. 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.
  4. 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



**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:**

1. 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.
2. APPROXIMATE DETENTION CALCULATION (0.35 - 0.27) x (2.8/12) x 3.67 AC. = 0.07 AC.FT
3. PROPERTY LINES SHOWN PER DEED OF RECORD, D.B. 4614 PG. 236. NO BOUNDARY SURVEY HAS BEEN PERFORMED.
4. SUBJECT TO MSD REGIONAL FACILITIES FEE.
5. THERE SHALL BE NO ADDITIONAL ACCESS ONTO LOWER HUNTERS TRACE.
6. THERE SHALL BE NO FILLING IN THE FLOODPLAIN.

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
 SHALL COMPLY WITH ORDINANCE #28  
 CONDITIONS:

DATE: 11/27/02  
 JEFFERSON COUNTY PUBLIC WORKS  
 PREPARED BY: [Signature]  
 CHECKED BY: [Signature]

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

WM#61142

**REVISIONS**

| NO. | DATE     | DESCRIPTION                      | BY   |
|-----|----------|----------------------------------|------|
| 1   | 5/13/99  | REVISIONS PER CO. WORKS COMMENTS | DHS  |
| 2   | 12/6/99  | REVISIONS PER PLANNING COMMENTS  | DHS  |
| 3   | 11/17/02 | REVISIONS PER MSD REQUIREMENTS   | SAH  |
|     | 12/16/02 | REVISIONS PER P.C.               | Ward |

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

DATE

SIGNATURE

|                         |                 |
|-------------------------|-----------------|
| DRWN BY:<br>DHS         | CHKD BY:<br>PCB |
| DATE:<br>SEPT. 29, 1998 |                 |
| DRAWING:<br>980214DP    |                 |
| SCALE:<br>1" = 50'      |                 |
| SHEET<br>1              | OF<br>1         |

9-54-99