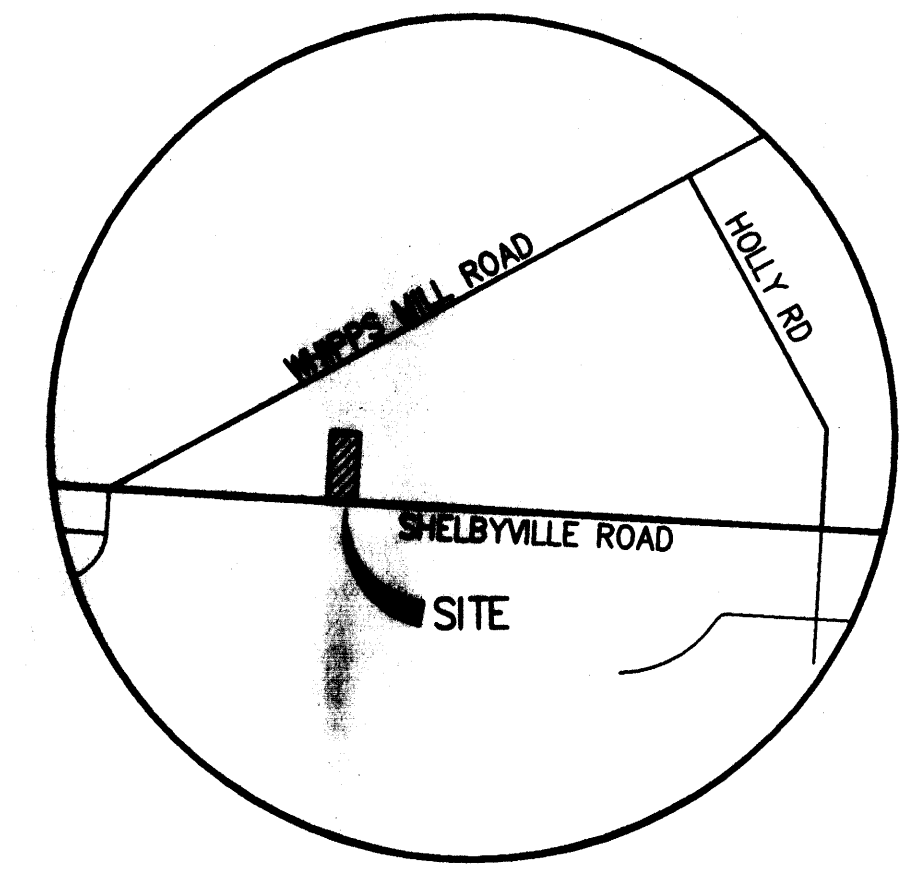
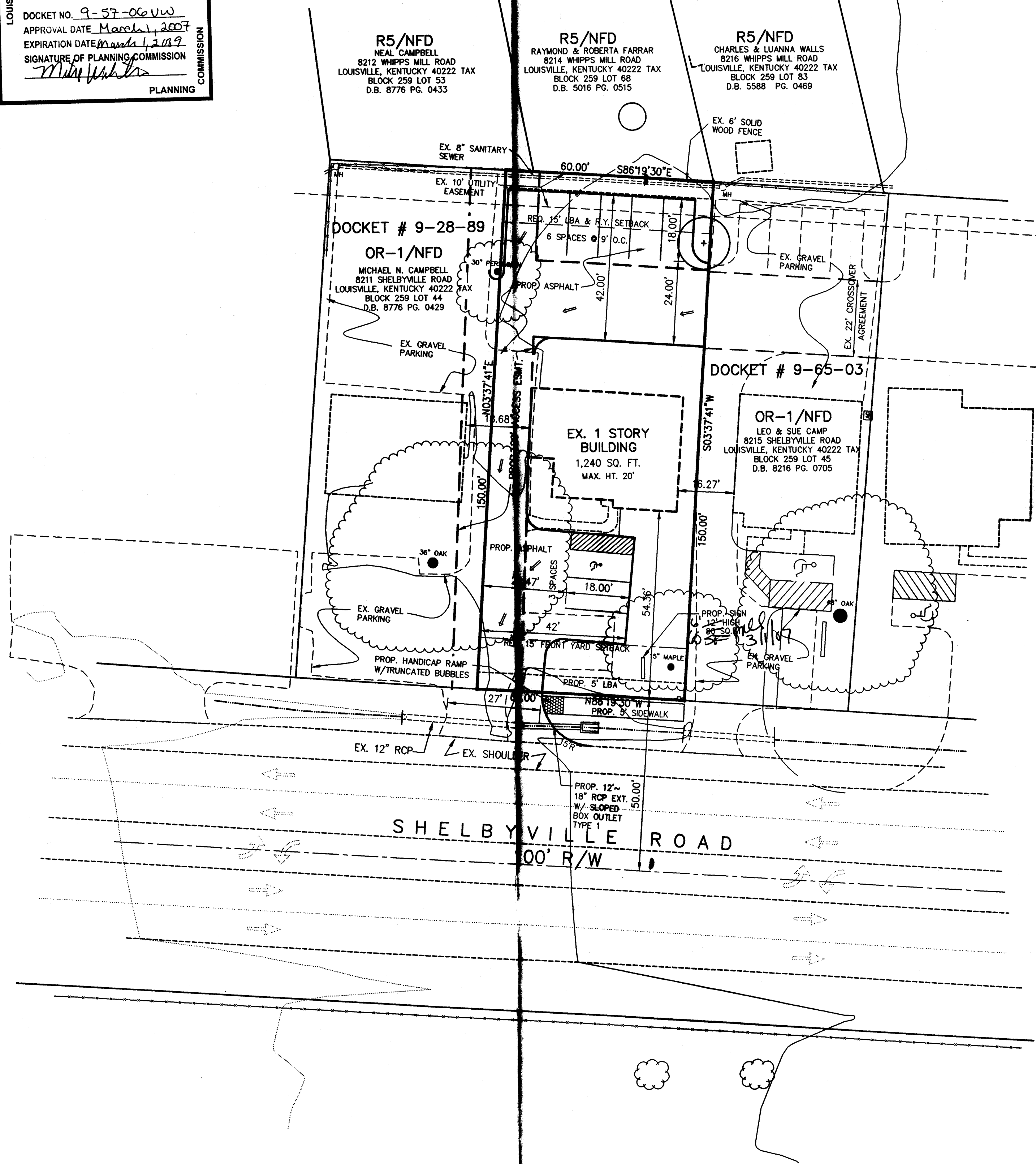


PRELIMINARY APPROVAL
 Conditions of Approval:
 NOV 0 9 2006
 RECEIVED
 PLANNING & DESIGN SERVICES
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

LOUISVILLE METRO APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 9-57-06-VW
 APPROVAL DATE March 1, 2007
 EXPIRATION DATE March 1, 2009
 SIGNATURE OF PLANNING COMMISSION
 PLANNING COMMISSION

GENERAL NOTES:

- TOPOGRAPHIC INFORMATION PROVIDED BY MSD LOIC.
- DRAINAGE PATTERN DEPICTED BY ARROWS (⇒) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- BOUNDARY INFORMATION TAKEN FROM DEEDS AND DOES NOT CONSTITUTE A SURVEY.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPCS) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPCS PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPCS BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- 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.
- 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.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- KENTUCKY DEPARTMENT OF TRANSPORTATION APPROVAL REQUIRED.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- CONSTRUCTION PLANS, KTC BOND AND PERMIT ARE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- THE DEVELOPER WILL UTILIZE EXISTING SANITARY SEWER CONNECTION.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- CITY OF LYNDON APPROVAL REQUIRED.
- DUMPSTER NOT REQUIRED. GARBAGE COLLECTION AT STREET.



LOCATION MAP
NO SCALE

DATA

TOTAL SITE AREA	0.21 ACRES
EXISTING ZONING	R-5
EXISTING FORM DISTRICT	NEIGHBORHOOD RESIDENTIAL
EXISTING BUILDING AREA	1,240 SQ.FT.
PROPOSED ZONING	OR-1
PROPOSED USE	OFFICE
F.A.R.	0.14

PARKING CALCULATIONS

MIN. PARKING REQUIRED	8 SPACES
SP/100 SQ.FT.	
MIN. PARKING ALLOWED	17 SPACES
SP/100 SQ.FT.	
EXISTING PARKING PROVIDED	2 SPACES
PROPOSED PARKING	9 SPACES

SEE TREE CANOPY REQUIREMENTS

SEE CANOPY CATEGORY CLASS C

TOTAL SITE AREA	9,148 S.F.
EX. TREE CANOPY TO BE PRESERVED	13% (1,200 S.F.)
TREE CANOPY REQUIRED	16% (1,484 S.F.)
ADDITIONAL TREE CANOPY REQUIRED	3% (284 S.F.)
NEW TREE CANOPY PROVIDED	17% (24,000 S.F.)
1 TREE "A" CATEGORY TREES (720 S.F. EACH)	720 S.F.
TOTAL TREE CANOPY PROVIDED	21% (1,820 S.F.)

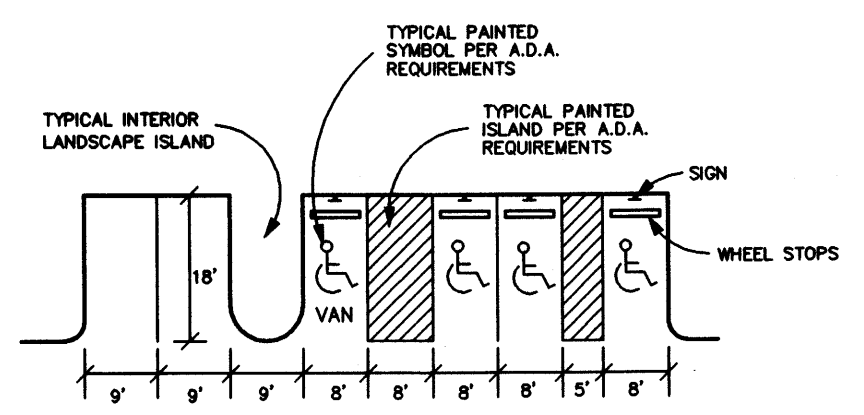
LANDSCAPE REQUIREMENT

V.U.A.	4,059 SQ.FT.
7.5% REQUIREMENT	304 SQ.FT.
I.L.A. PROVIDED	1,643 SQ.FT.

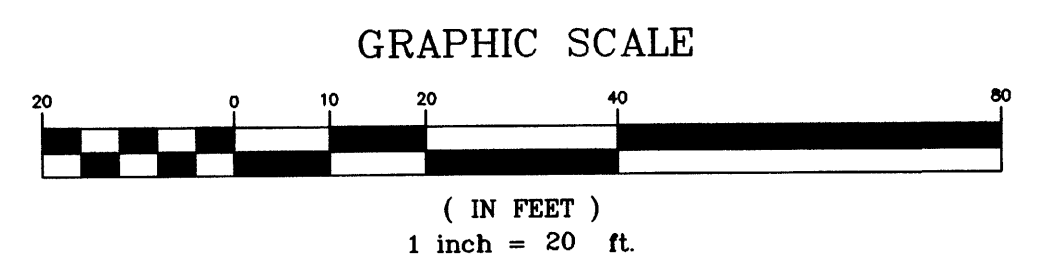
WAIVERS AND VARIANCES

- REQUEST A WAIVER TO REDUCE REQUIRED REAR L.B.A. FROM REQUIRED 15' TO 5'.
- REQUEST VARIANCE TO ALLOW PARKING TO ENCROACH 10' INTO THE REQUIRED 15' REAR YARD SETBACK.

TRANSPORTATION APPROVAL PRELIMINARY DEVELOPMENT PLAN
 CATEGORY: 2 3 4
 CONDITIONS:
 BY: [Signature]
 DATE: 11/30/06



TYPICAL PARKING DETAIL
NO SCALE



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

REVISIONS

NO.	DATE	DESCRIPTION
1	11/07/2006	REVISIONS PER AGENCY COMMENTS

BTM ENGINEERING, INC.
 Consulting Engineers Landscape Architects Planners
 3001 Taylor Springs Drive
 Louisville, Kentucky 40220
 Phone: (502)-459-8402
 Fax: (502)-459-8427

DATE
SIGNATURE

DATE
SIGNATURE

DETAILED DISTRICT DEVELOPMENT PLAN
8213 SHELBYVILLE ROAD
 TAX BLOCK 259 LOT 88 D.B. 8201 PG. 0433
 WILLIAM G. HUNT
 10807 DARTFORD PL.
 LOUISVILLE, KENTUCKY 40243

DRWN BY: DSR
 CHKD BY: MAB
 DATE: JUNE 2006
 DRAWING: 060197-DDP
 SCALE: 1" = 20'
 SHEET 1 OF 1