

DOCKET NO. 9-56-85  
 Proposed Use: Office  
 The development will be in accordance with the approved site plan. Any expansion of this structure must have approval of the Planning Commission.  
 The development shall not exceed 12,000 square feet of gross floor area.  
 Stormwater retention area shall be provided for the retention of stormwater runoff from the site. The retention area shall be designed to meet the requirements of the Kentucky Stormwater Management Manual.  
 A certificate of occupancy must be obtained from the Jefferson County Engineer's Office prior to the proposed use, and all building elements shall be implemented prior to requesting issuance of the certificate of occupancy.  
 The above binding elements shall be amended as provided for in the zoning ordinance.

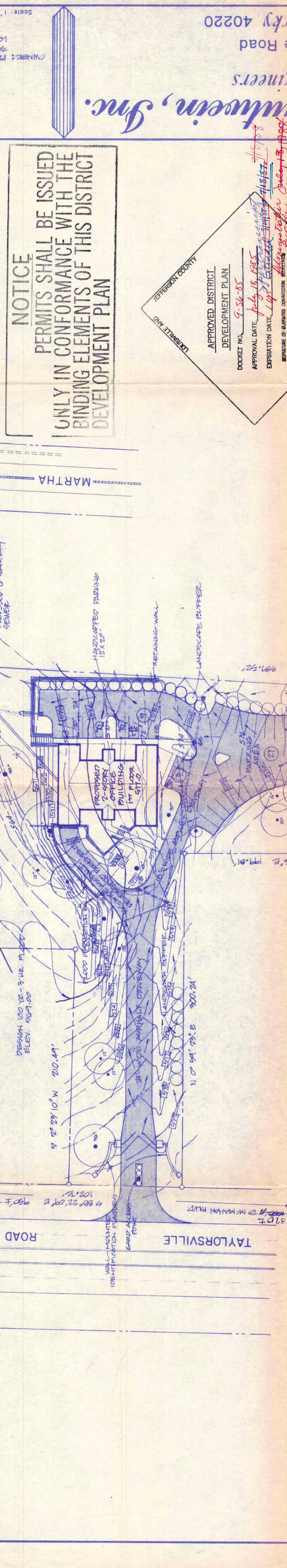
OWNER: PAUL A. MILLER  
 3187 Hillwood Road  
 Louisville, KY 40220  
 DEVELOPER: DAUGHNEY & STRAUSS, INC.  
 3717 Taylorsville Road  
 Louisville, KY 40220

PROPOSED OFFICE BUILDING  
 JEFFERSON COUNTY  
 ZONING DISTRICT R-4  
 SCALE: 1" = 40'

RECEIVED  
 JEFFERSON COUNTY  
 PLANNING COMMISSION  
 APR 16 1985

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

APPROVED DISTRICT  
 DEVELOPMENT PLAN  
 DOCKET NO. 9-56-85  
 APPROVAL DATE: July 15, 1985  
 EXPIRATION DATE: April 15, 1988  
 SIGNATURE OF PLANNING COMMISSION: Kathy M. Kelly  
 DATE: July 18, 1985



**STORM WATER MANAGEMENT NOTES**

- WATERBASIN - THE NATURAL WATERBASIN OF THE SITE IS UNDEVELOPED TO GRADES 22' AS A PRECAUTION TO THE NATURAL RUNOFF. CONSTRUCTION DRAINAGE WILL BE PROVIDED TO PREVENT OVERFLOW DURING CONSTRUCTION ACTIVITIES.
- NATURAL STORM WATER RUNOFF - 22 AC. INCLUDING THE PROPOSED DEVELOPMENT SITE CONTRIBUTES A 2-HR. 100-YE. STORM RUNOFF EQUIVALENT TO 2.49 AC. FT.
- MODIFIED RUNOFF CONDITIONS - THE 2-HR. 100-YE. DEVELOPMENT WILL INCREASE THE 2-HR. 100-YE. RUNOFF ACCUMULATION BY 0.25 AC. FT.
- TOTAL STORM WATER RETENTION - THE PROPOSED DEVELOPMENT WILL INCREASE THE 2-HR. 100-YE. RUNOFF ACCUMULATION BY 0.25 AC. FT.
- EMERGENCY OUTFALL - THE EXISTING CONTIGUOUS STORM FIRE SYSTEM IN MARSHA AVE. WILL BE SUBMITTED INTO THE SITE WITH A 12" RCP @ 1% SLOPE, OR ABOUT 2' BELOW THE DESIGN 100-YE. LEVEL.

**SUMMARY OF PROJECT CHARACTERISTICS**

SITE AREA	3.35 AC.
EXISTING ZONING	R-4
REQUESTED ZONING	R-4
EXISTING LAND USE	VACANT
PROPOSED LAND USE	OFFICE
GOVERNMENTAL JURISDICTION	UNINCORPORATED JEFFERSON CO.
BUILDING SIZE	10,000 - 12,000 SF.
PARKING SUMMARY	
REQUIRED SPACES	29
PROPOSED SPACES	12
BASEMENT	0
SURFACE	12
TOTAL	24
HANDICAPPED	2
FLOOR AREA RATIO	4.0
MAX. ALLOWABLE	4.0
PROPOSED	0.08

**GENERAL NOTES**

- THE ORNAMENTAL FENCE WILL NOT EXCEED 4' IN HEIGHT. THE TOTAL HEIGHT OF THE WALL WILL NOT EXCEED 8'.
- PARKING AREAS ARE TO HAVE AN AVERAGE OF 100 FT. CARSPACES PER LIGHT LEVEL. TEN FOOT MAX. POLE HEIGHTS WILL BE USED TO REDUCE VAGRANT LIGHT FROM ENCROACHING ON ADJACENT PROPERTIES.
- THE TEMPORARY REFUSE STORAGE AREA WILL BE SURROUNDED WITH AN ORNAMENTAL FENCE OR WALL & SURROUNDED BY LANDSCAPE PLANTS.
- SPECIFIC PLANS FOR THE DERIVED LANDSCAPE BUFFER AREAS ARE TO BE PREPARED DURING THE CONSTRUCTION PHASE OF THE PROJECT.
- PROPOSED WALL-MOUNTED EXCHANGE WILL NOT EXCEED THE TOTAL ALLOWABLE 50 OR FT. & WILL COMPLY IN ALL OTHER WAYS WITH APPLICABLE SIGN REGULATIONS.
- ALL DRIVEWAYS ARE TO BE 4' IN WIDTH.