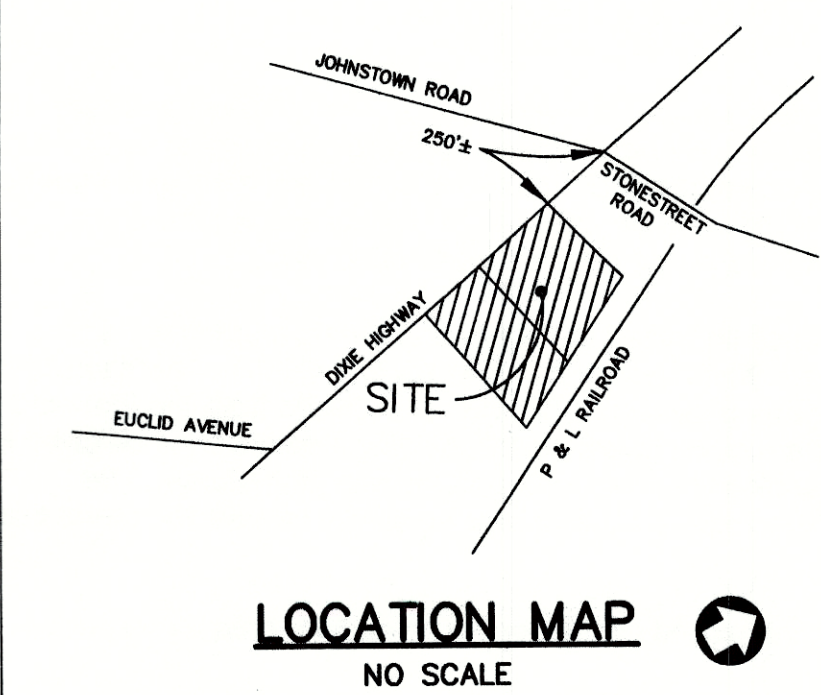
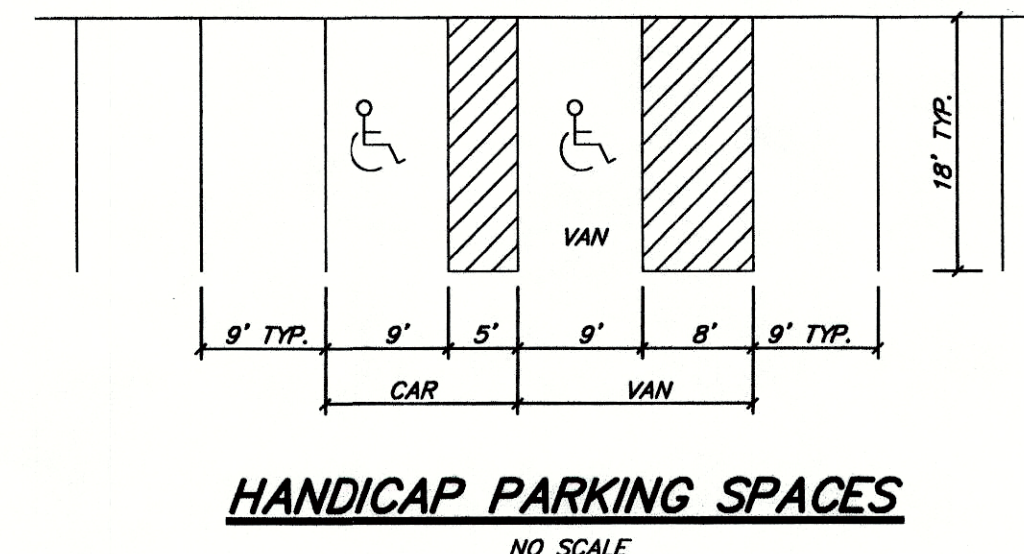
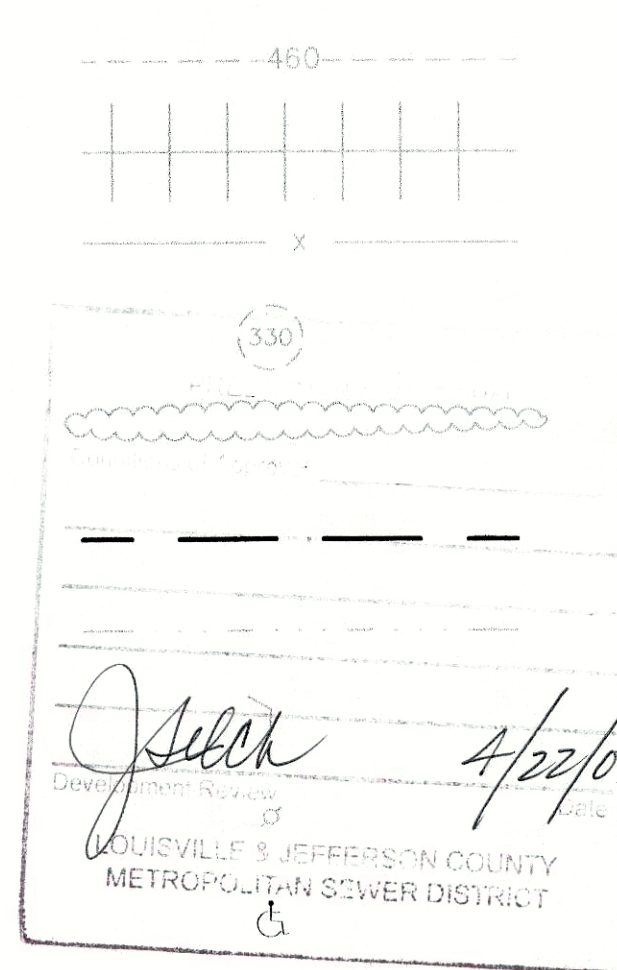


LEGEND:

- EXISTING CONTOUR
- EXISTING RAILROAD TRACKS
- EXISTING CHAIN LINK FENCE
- EXISTING LOT NUMBER
- EXISTING TREE MASS
- EXISTING ZONING LINE
- EXISTING DITCH
- EXISTING HEADWALL
- EXISTING UTILITY POLE
- HANDICAP PARKING SYMBOL



Mindel, Scott & Associates, Inc.
 Planning · Engineering · Surveying · Landscape Architecture
 1000 S. 10th St., Suite 200, Louisville, KY 40203
 Phone: (502) 451-1500 Fax: (502) 451-5006 E-Mail: msa@msaarch.com

OWNERS/DEVELOPERS
GERALD T. & BARBARA DECKER MARSHAL, C. & CATHY SMITH
 11500 FLOWERS LANE
 LOUISVILLE, KY. 40272

LOUISVILLE METRO
 APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 9-14-03CVLW
 APPROVAL DATE: May 15, 2003
 EXPIRATION DATE: 6/23/04
 SIGNATURE OF PLANNING COMMISSION
 PLANNING COMMISSION

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

BY: P. Wahl
 DATE: 4/22/03
 JEFFERSON COUNTY PUBLIC WORKS

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

ADJACENT PROPERTY OWNERS

TAX BLOCK 1151	LOT 33	LOT 34	LOT 36	LOT 48	LOT 52	LOT 57	LOT 63	TAX BLOCK 1048	LOT 312	LOT 330	LOT 665	
	ROBERT & DONNA BOODY 9222 DIXIE HWY LOUISVILLE, KY 40272 D.B. 7124 PG. 272	BROWN FAMILY ENTERPRISES 4101 TAYLOR BLVD. LOUISVILLE, KY 40215 D.B. 7429 PG. 734	BROWN FAMILY ENTERPRISES 4101 TAYLOR BLVD. LOUISVILLE, KY 40215 D.B. 7320 PG. 137	BROWN FAMILY ENTERPRISES 4101 TAYLOR BLVD. LOUISVILLE, KY 40215 D.B. 7429 PG. 734	BROWN FAMILY ENTERPRISES 4101 TAYLOR BLVD. LOUISVILLE, KY 40215 D.B. 7316 PG. 603	STOCK YARDS BANK & TRUST PO BOX 32890 LOUISVILLE, KY 40232 D.B. 7824 PG. 914	EARL & PATRICIA COLLINS 9224 DIXIE HWY LOUISVILLE, KY 40272 D.B. 6617 PG. 342	MCMACKIN ENTERPRISES INC. 8809 LAKERIDGE LOUISVILLE KY 40272-2405 D.B. N/A PG. N/A	JOHN & LINDA POTTS 9207 DIXIE HWY. LOUISVILLE, KY 40272 D.B. 5632 PG. 206	GOSPEL ASSEMBLY CONVENTION CENTER PO BOX 72040 LOUISVILLE, KY 40272 D.B. 5449 PG. 570		

PROJECT DATA:

	LOT 1:	LOT 2:	LOT 3:
EXISTING ZONING	C-1	C-1	C-1 & C-2
PROPOSED ZONING	C-2	C-2	C-2
EXISTING LAND USE	RV DEALERSHIP	HEATING & AC REPAIR	RV DEALERSHIP
PROPOSED LAND USE	RV DEALERSHIP	HEATING & AC REPAIR	RV DEALERSHIP
LAND AREA (TOTAL 2.39 AC.)	0.56± AC.	0.41± AC.	1.42± AC.
AREA TO BE REZONED	1.32± AC.		
PARKING SPACES PROVIDED	(SEE LOT 3)	9 SPACES	40 SPACES
PARKING SPACES REQUIRED	(SEE LOT 3)	6 SPACES	40 SPACES
OFFICE (1/400)	(SEE LOT 3)	6 SPACES	4 SPACES
DISPLAY (1/1500)	(SEE LOT 3)	-	21 SPACES
SERVICE (2/BAY + 1/EMP)	(SEE LOT 3)	-	15 SPACES
BUILDING(S)-GROSS AREA	1118± SF	4,480± SF	7,476± SF
FLOOR AREA RATIO	0.05	0.25	0.12
VEHICLE USE AREA	(SEE LOT 3)	8,625 SF	46,444 SF
REQUIRED ILA'S	(SEE LOT 3)	431 SF	2,322 SF
PROPOSED ILA'S (SEE WAIVER #1)	(SEE LOT 3)	588 SF	1,675 SF

WAIVERS:

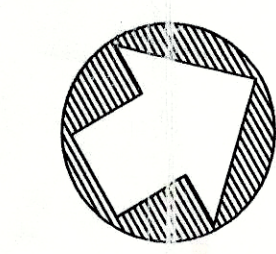
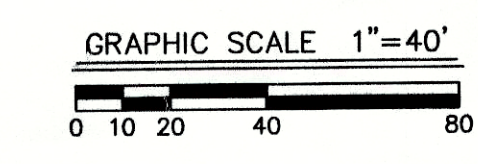
- LOT 1 AND 3 - REQUEST TO OMIT INTERIOR LANDSCAPE AREA 120' RULE SINCE THE SITE IS USED PRIMARILY FOR VEHICLE DISPLAY AND DUE TO THE DIFFICULTY OF MANUEVERING AN RV AROUND THESE ISLANDS. THE EXISTING ILA'S SHALL BE UTILIZED TO MEET THE REQUIREMENT FOR ILA'S.
- REQUEST TO ALLOW THE 5' LBA, PROPOSED ADJACENT TO THE SOUTH AND NORTH SIDE PROPERTY LINES, BE PROVIDED AS AN ALTERNATIVE TO PROVIDING THE TREES REQUIRED WITHIN THE LBA ADJACENT TO DIXIE HIGHWAY. THIS IS NECESSARY DUE TO THE LOCATION OF THE EXISTING OVERHEAD AND UNDERGROUND UTILITIES ALONG THE RIGHT-OF-WAY. ON LOT 2, REQUEST TO ALLOW THE 5' LBA ADJACENT TO DIXIE HIGHWAY OVERLAP WITH THE EXISTING S&D EASEMENT.
- A WAIVER IS REQUESTED TO OMIT THE 6 FT LANDSCAPE BUFFER AREA REQUIRED ADJACENT TO THE RAILROAD EASEMENT.
- A WAIVER IS REQUESTED TO ALLOW THE WIDTH OF THE ACCESS EASEMENT TO BE 30 FEET INSTEAD OF 60 FEET.
- A WAIVER IS REQUESTED TO OMIT THE SIDEWALK REQUIRED ADJACENT TO DIXIE HWY.

VARIANCE REQUEST:

- TO ALLOW THE EXISTING METAL BUILDINGS ON LOT 2 AND 3 TO ENCOACH INTO THE REQUIRED YARDS.

NOTES

- NO NEW CONSTRUCTION PROPOSED EXCEPT RENOVATION OF THE EXTERIOR FACADE OF ONE OF THE EXISTING BUILDINGS ON LOT 1 AND THE REMOVAL OF THE OTHER BUILDING ON LOT 1.
- WASTEWATER: EXISTING SANITARY SEWER SERVICE FOR LOT 1, PROPOSED SEWER SERVICE FOR LOT 2 WILL CONNECT TO THE WEST COUNTY WASTEWATER TREATMENT PLANT BY PRIVATE SERVICE CONNECTION, SUBJECT TO APPLICABLE CAPACITY CHARGES AND FEES.
- DOMESTIC WATER SUPPLY: SUBJECT SITE IS SERVED BY THE LOUISVILLE WATER COMPANY. ANY FUTURE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- DRAINAGE / STORM WATER DETENTION: NO INCREASE IN SITE IMPERVIOUS SURFACE. NO CHANGE TO EXISTING SURFACE DRAINAGE PROPOSED.
- TREE PRESERVATION: NO PLAN REQUIRED. NO EXISTING TREES ON SITE.
- THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0145 D).
- ALL EXISTING BUILDINGS AND THEIR ASSOCIATED USES TO REMAIN EXCEPT AS NOTED.
- A PRIVATE SANITARY SEWER CONNECTION TO SERVE LOT 2 SHALL BE PROVIDED WITHIN THE PROPOSED 30' PUBLIC UTILITY AND PRIVATE ACCESS EASEMENT.
- THE EXISTING BILLBOARD SHALL BE REMOVED ONCE THE CURRENT LEASE EXPIRES. NO EXTENSION OR RENEWAL OF THE CURRENT LEASE AGREEMENT SHALL BE GRANTED.
- THE EXISTING DUMPSTER SHALL BE SCREENED AS REQUIRED BY ARTICLE 12 OF THE DEVELOPMENT CODE.
- ALL ACCESS SHOULD BE THROUGH THE EXISTING CENTRAL PAVED ENTRANCE. THERE SHALL BE NO ADDITIONAL DIRECT ACCESS TO DIXIE HIGHWAY FROM THE PROPERTY. THE EXISTING ENTRANCE NEAR THE NORTH AND SOUTH PROPERTY LINES SHALL BE REMOVED, GRADED TO DRAIN AND SEEDED.
- THE DEVELOPER SHALL REMOVE THE STONE/PAVEMENT THAT HAS BEEN PLACED NORTH OF THE CENTRAL ENTRANCE, ACROSS THE FRONT OF LOT #3 OF THE PROPERTY. A CURB SHALL BE PROVIDED AND THE ROADSIDE DITCH RE-ESTABLISHED IN THIS AREA.
- NO VEHICLES SHALL BE ALLOWED TO PARK ON THE RIGHT-OF-WAY OR TO DIRECTLY ACCESS THE PARKING LOT ACROSS THE SHOULDER OF US 31W / DIXIE HIGHWAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCOACHMENT PERMIT.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- AN ENCOACHMENT PERMIT FROM KTC SHALL BE REQUIRED FOR ANY WORK IN THE RIGHT-OF-WAY.



RECEIVED
 APR 22 2003
 PLANNING & DESIGN SERVICES

DOCKET# 9-14-03VLW
 MSD WM# 8136

DETAILED / GENERAL DISTRICT DEVELOPMENT PLAN
TINKEE'S TOYS DIXIE RV
 9211 9217 AND 9221 DIXIE HWY
 LOUISVILLE, KY 40272
 T.B. 348 LOTS 257, 268 & 664
 D.B. 563 PG. 179 & D.B. 6850 PG. 851

Revisions	DATE	BY	REASON
4/22/03			AMENDED PER L&T

Vertical Scale: N/A
 Horizontal Scale: 1"=40'
 Date: 2/14/03
 Job Number: 2079
 Sheet
 1
 of 1

9-14-03CVLW