

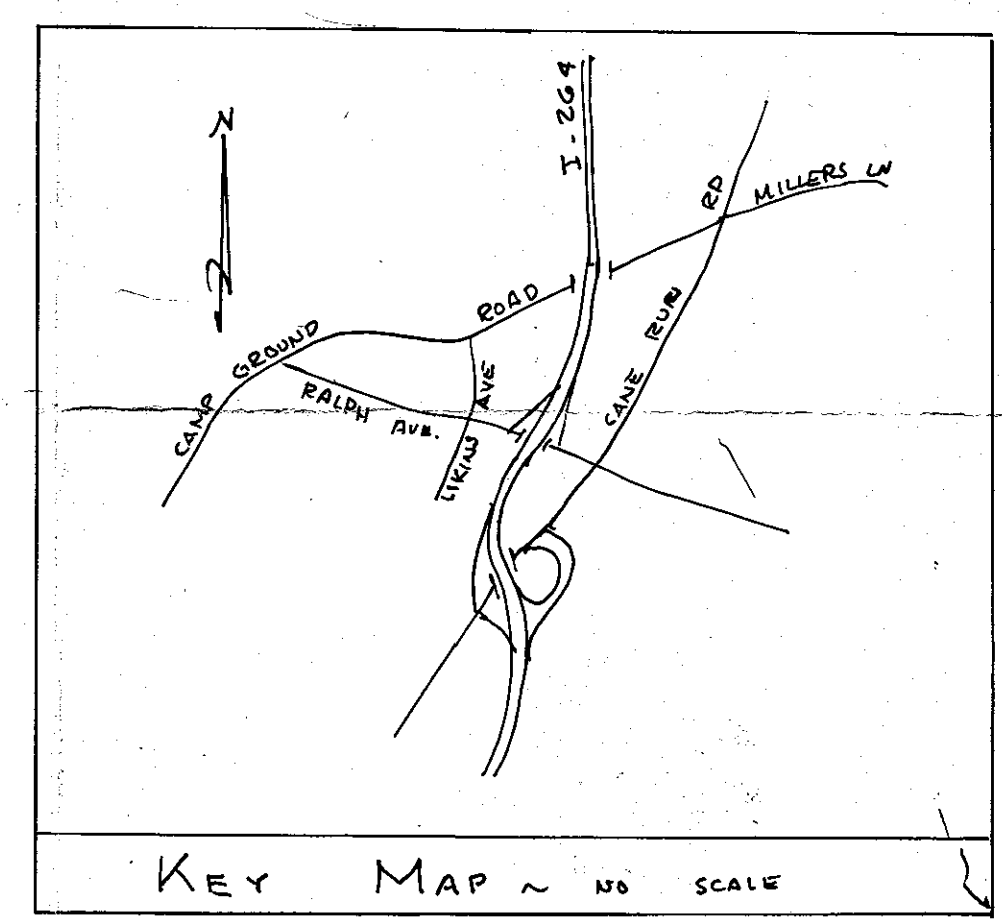
**NOTICE OF REVISION**  
 THIS PLAN HAS BEEN REVISED TO A PLAN DATED  
 RECEIVED April 17, 1981 FILE 9-43-81

**APPROVED DISTRICT DEVELOPMENT PLAN**  
 DOCKET NO. 9-43-81  
 APPROVAL DATE August 6, 1981  
 EXPIRATION DATE 1 Yr. - Sept. 22, 1982  
 SIGNATURE OF PLANNING COMMISSION SECRETARY:  
 Kathy Mulloy  
 See Binding Elements

- ~ NOTES ~
- I. Pavement Design:
    - a. Parking Lot - 6" D.G.A. - (See Binding Elements Below)
    - b. Entrances - 6" Min. depth W.O.A. Base  
 0.4 Gal/S.Y. Cut back asphaltic emulsion Primer "L"  
 2" Comp. Depth Asphaltic Conc. Surface, Class I  
 Type A - One course.
  - II. Area around Bleachers, Concession Stand & Batting Cages to be crushed stone.
  - III. The top 12" of fill material should be good topsoil capable of sustaining grass.

- BINDING ELEMENTS**
1. There shall be no permanent, bleachers, concession stand, or other structures built, without special soundings & water management approval for Building Permit.
  2. There shall be no restrooms in concession stand.
  3. Final design of pmt for parking lots & drives shall determined through soil investigation at time of construction. Water Management recommends that in troubled areas it may be necessary to remove 24" to 30" of soil & replace with 24" to 30" D.G.A in these areas
  4. Off site drainage improvement may be required along the roadway on Ralph Ave. from site to drainage ditch east of Intersection of Ralph Ave & Camp Ground Road.

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



- BINDING ELEMENTS**
1. The development will be constructed in accordance with the approved district development plan. No further development will be allowed until a revised district development plan has been reviewed and approved by the Planning Commission.
  2. The size and location of any proposed business identification signs will be submitted to the Planning Commission for review and approval prior to issuance of any sign permits.
  3. The plan must be reapproved by the Traffic Engineering, Water Management and Fire Safety Sections of the Jefferson County Department of Public Works and Transportation before building permits are issued.
  4. Unless use in accordance with the approved plan and binding elements has been substantially established within one year from the date of approval of the plan or rezoning whichever is later, the property may not be used in any manner until such time as a district development plan has been approved by the Planning Commission.
  5. A certificate of occupancy must be received

I hereby certify that this plat & survey was made under my supervision & is true & correct to the best of my knowledge & belief.  
 A. STANLEY WILLETTS II

**PARKING REQUIRED**

2- Ball Fields	=	100 SPA
Gym	5400 ÷ 35 =	154 "
Pro Shop	1575 ÷ 200 =	8 "
Weight Room	1200 ÷ 35 =	34 "
Office Area	1725 ÷ 400 =	4 "
<b>TOTAL NEEDED</b>		<b>300 SP</b>
H.C. SPACES 200X 2%		60 SP

AREA OF TRACT = 7.72276 AC  
 PROPOSED PARKING = \* 302 SPACES  
 AREA PROPOSED BLDG.  
 MAIN BLDG. - GYM & STORE = 9,900 S.F.  
 CONCESSION STAND = 700 S.F.  
 EXISTING ZONING - M-1  
 PROPOSED ZONING - C-2 @  
 & CONDITIONAL PERMIT  
 \*NOTE PARKING SHOWN HAS 294 REG SPACES  
 & 14 H.C. SPACES

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
 CONDITIONS:  
 BY: Steve Tucker  
 DATE: 5-14-81  
 JEFFERSON COUNTY  
 DEPT. OF PUBLIC WORKS

**PRELIMINARY APPROVAL SURFACE WATER CONTROL**  
 Conditions of Approval: FIVE ZONING ONLY  
 DATE: 5/13/81  
 Michael [Signature]  
 WATER MANAGEMENT ENGINEER  
 JEFFERSON COUNTY

**R. STANLEY WILLETTS II**  
 CONSULTING ENGINEER  
 2321 ECTON LN. - LOUISVILLE, KY. 40216 - 448-6322  
 FOR: GLEN DISNEY  
 4603 ESTATE DR.  
 LOUISVILLE, KY. 40216  
 SCALE: 1" = 50'  
 PLAT REVISED 4-3-81  
 REVISED 5-1-81

**RECEIVED**  
 MAY 27 1981

LOUISVILLE AND JEFFERSON COUNTY  
 PLANNING COMMISSION

- The Development will be constructed in accordance with the approved district development plan. No further development will be allowed until a revised district development plan has been reviewed and approved by the Planning Commission.
- The size and location of any proposed business identification signs will be submitted to the Planning Commission for review and approval prior to issuance of any sign permits.
- The plan must be reapproved by the Traffic Engineering, Water Management and Fire Safety sections of the Jefferson County Department of Public Works and Transportation before building permits are issued.
- Unless used in accordance with the approved plan and binding elements has been substantially established within one year from the date of approval of the plan or resubmitted to the Planning Commission for review and approval in any manner until such time as a district development plan has been approved by the Planning Commission.
- A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of a structure or land for the proposed use. All binding elements must be implemented prior to issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.

**Revised APPROVED DISTRICT DEVELOPMENT PLAN**  
 DOCKET NO. 9-43-81  
 APPROVAL DATE April 8, 1982  
 EXPIRATION DATE April 8, 1983  
 SIGNATURE OF PLANNING COMMISSION Secretary  
 Kathy Mulvey  
 See Binding Elements

**PARKING REQUIREMENTS**

2 BALL FIELDS	=	100 SPA.
GYM	=	154 SPA
PRO SHOP 1575 + 200	=	8 SPA
WEIGHT RM. 1200 + 35	=	34 SPA
OFFICE AREA 1725 + 400	=	4 SPA
TOTAL NEEDED	=	300 SPA
H.C. SPACES 300 x 2% =	=	6 SPA
PROP. PARKING SHOWN	=	294 REG SPA
PLUS 14 H.C. SPA =	=	308 SPA

**NOTES**

I. Pavement Design:  
 a. Parking Lot - 6" D.G.A. - (See Binding Elements Below)

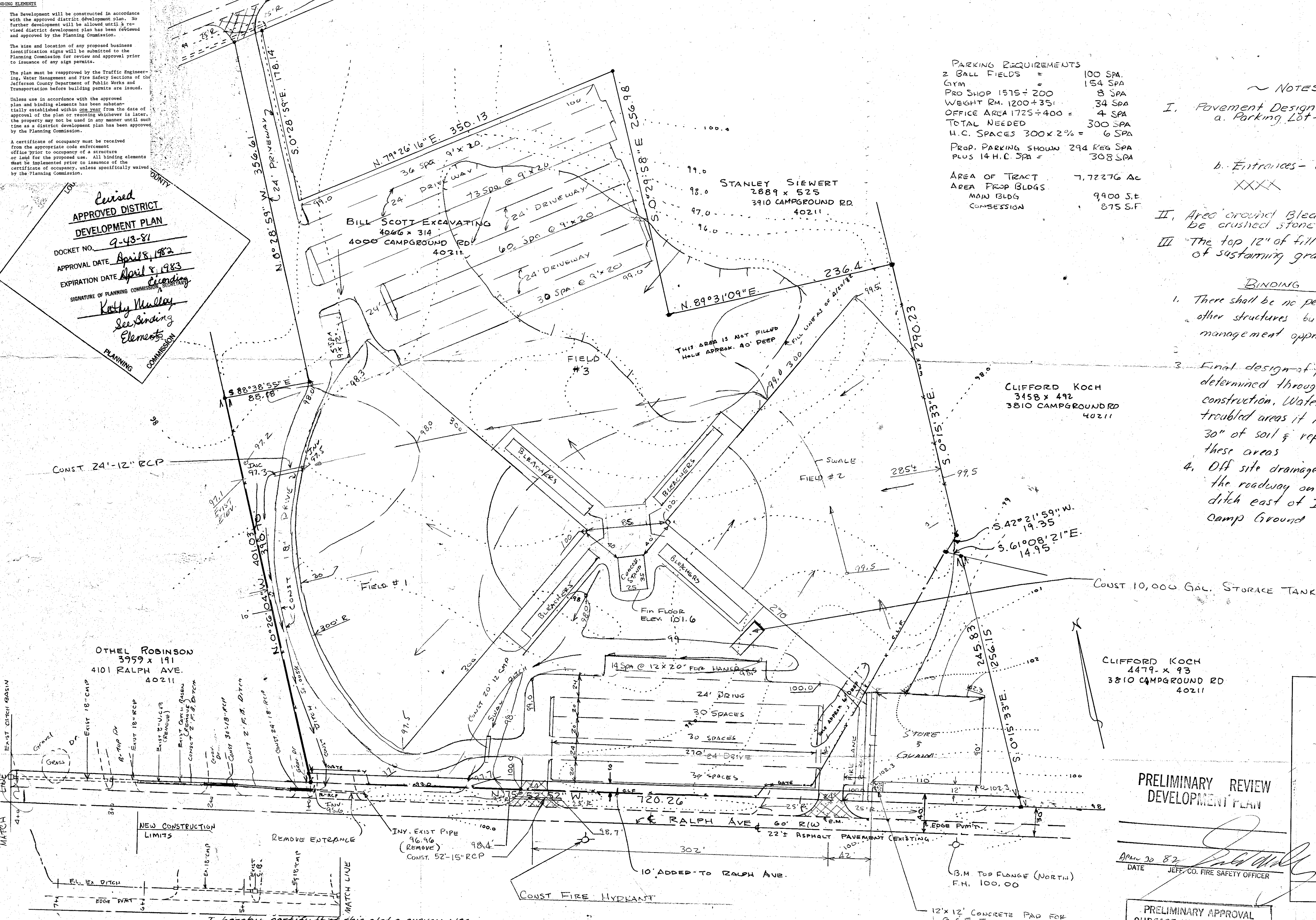
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 2" Comp. Depth Asphaltic Conc. Surface, Class I  
 Type A - One course.

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 III. The top 12" of fill material should be good topsoil capable of sustaining grass.

**BINDING ELEMENTS**

- There shall be no permanent bleachers, concession stand, or other structures built without special soundings & water management approval for Building Permit.
- Final design of print for parking lots & drives shall be determined through soil investigation at time of construction. Water Management recommends that in troubled areas it may be necessary to remove 24" to 30" of soil & replace with 24" to 30" D.G.A. in these areas.
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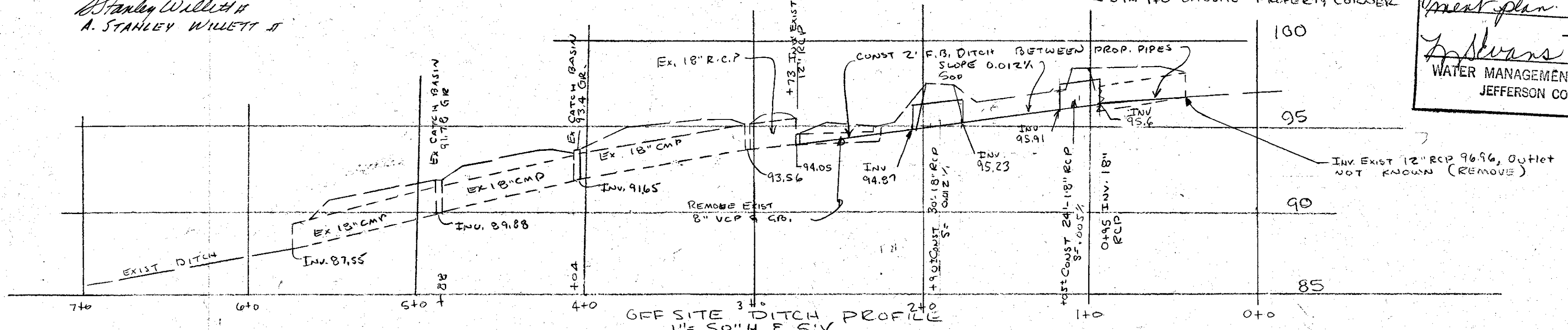
**NOTICE**  
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN



**OFF SITE CONSTRUCTION NOTES**

- DRIVEWAYS TO BE REPLACED WITH 14" R.C.P.
- PIPES TO BE RCP
- DITCH DESIGN

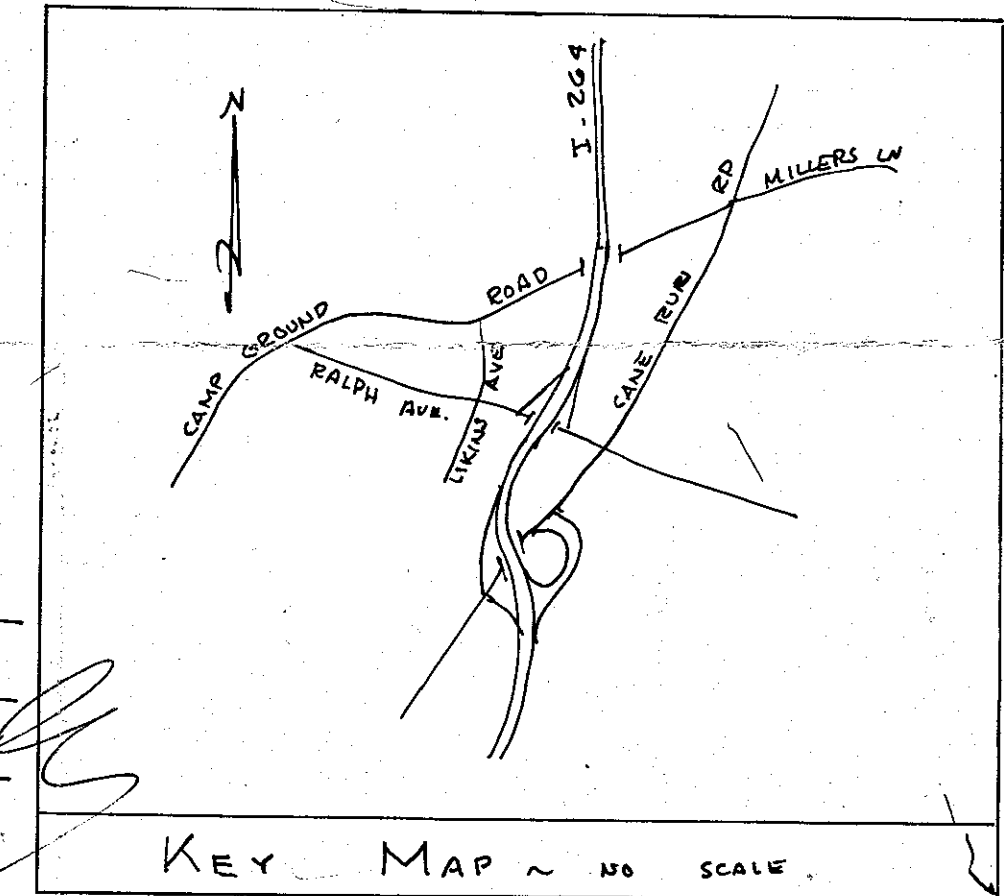
I hereby certify that this plat & survey was made under my supervision & is true & correct to the best of my knowledge & belief.  
 Stanley Willett II  
 A. STANLEY WILLETT II



PRELIMINARY REVIEW DEVELOPMENT PLAN

APR 20 82  
 DATE  
 JEFF. CO. FIRE SAFETY OFFICER

PRELIMINARY APPROVAL SURFACE WATER CONTROL  
 Conditions of Approval: For General District Development Plan  
 4/20/82  
 WATER MANAGEMENT ENGINEER JEFFERSON COUNTY



PRELIMINARY APPROVAL DEVELOPMENT PLAN  
 CONDITIONS:  
 BY: [Signature]  
 DATE: 4/20/82  
 JEFFERSON COUNTY DEPT. OF PUBLIC WORKS

RECEIVED  
 APR 27 1982

LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION

**A. STANLEY WILLETT II**  
 CONSULTING ENGINEER  
 2321 ECTON LN. - LOUISVILLE, KY. 40216 - 448-6322

FOR: GLEN DISNEY  
 4603 ESTATE DR.  
 LOUISVILLE, KY. 40216

SCALE: 1" = 50'

PLAT REVISED 4-3-81  
 REVISED 5-4-81  
 REVISED 4-2-82