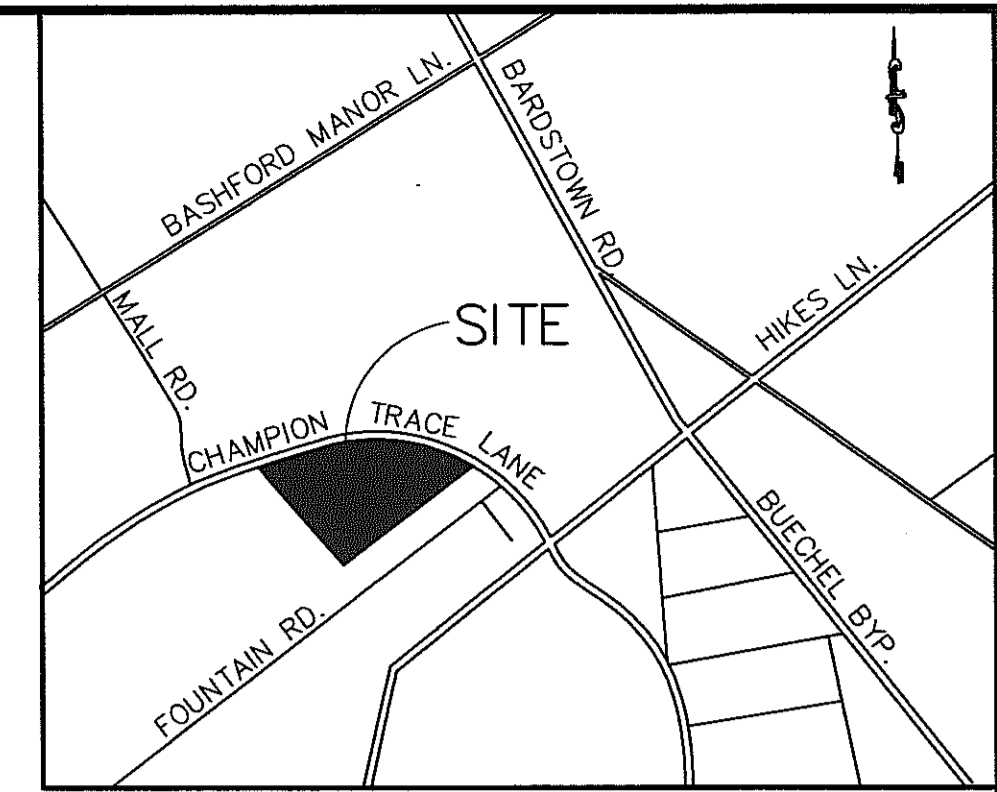


GENERAL NOTES

- Parking areas and drive lanes to be a hard and durable surface.
- A portion of the site lies within the 100 year flood plain per FIRM Map No. 2111 C 0106 D dated December 5, 2006.
- 100 Year Flood Elevation = 475.00
- Drainage pattern depicted by arrows (\Rightarrow) is for conceptual purposes. 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.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- All dumpsters and service structures are to be screened per Chapter 10.
- Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff and height of the light standard shall be set so that no light source is visible off-site.
- Boundary taken from deed(s) and does not constitute a survey.
- Sanitary sewer service will connect to Morris Forman waste water treatment plant by L.E. and be subject to applicable fees.
- The site requires no detention, no flood plain compensation.
- Site lies within the Buechel Fire District.
- C.O.E. and D.O.W. approval required.
- A Plat of Consolidation, Construction plans, bond & permit are required prior to construction approval by Public Works.

VARIANCES AND WAIVERS GRANTED

- A Variance was granted from Table 5.3.2 to allow the proposed building to be located more than 80 feet from the front property line.
- A Variance was granted from Chapter 5 Part 3 Table 5.3.2 to allow proposed parking to encroach into the 50 ft. setback required adjacent to the R-7 zoned property.
- A Variance was granted from Chapter 4 Part 8 Table 4.8.1 to allow proposed parking & maneuvering to encroach into the Middle & Outer Zone of the 100 ft. Streambank Buffer Area and a proposed drive lane to encroach into the 25 ft Inner Zone at the November 7, 2005 BOZA meeting.
- A Waiver was granted from Chapter 10 Part 2 Table 10.2.3 to waive the 15 ft. Landscape Buffer Area, required adjacent to the property line shared with MSD at the November 10, 2005 LD&T meeting.



LOCATION MAP NOT TO SCALE

PRELIMINARY APPROVAL DEVELOPMENT PLAN

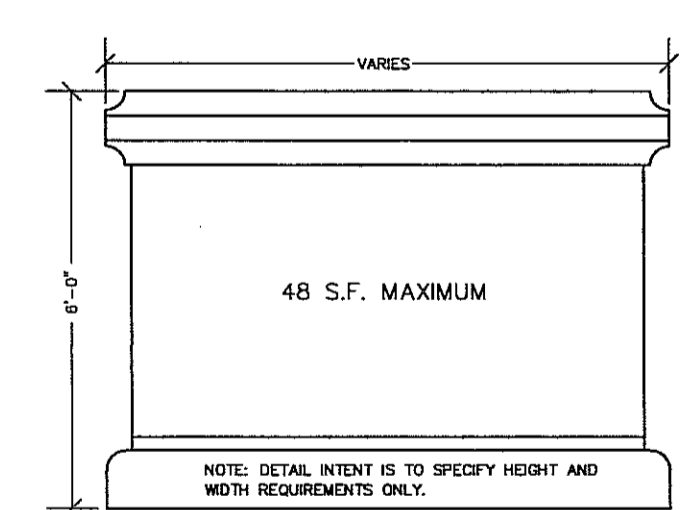
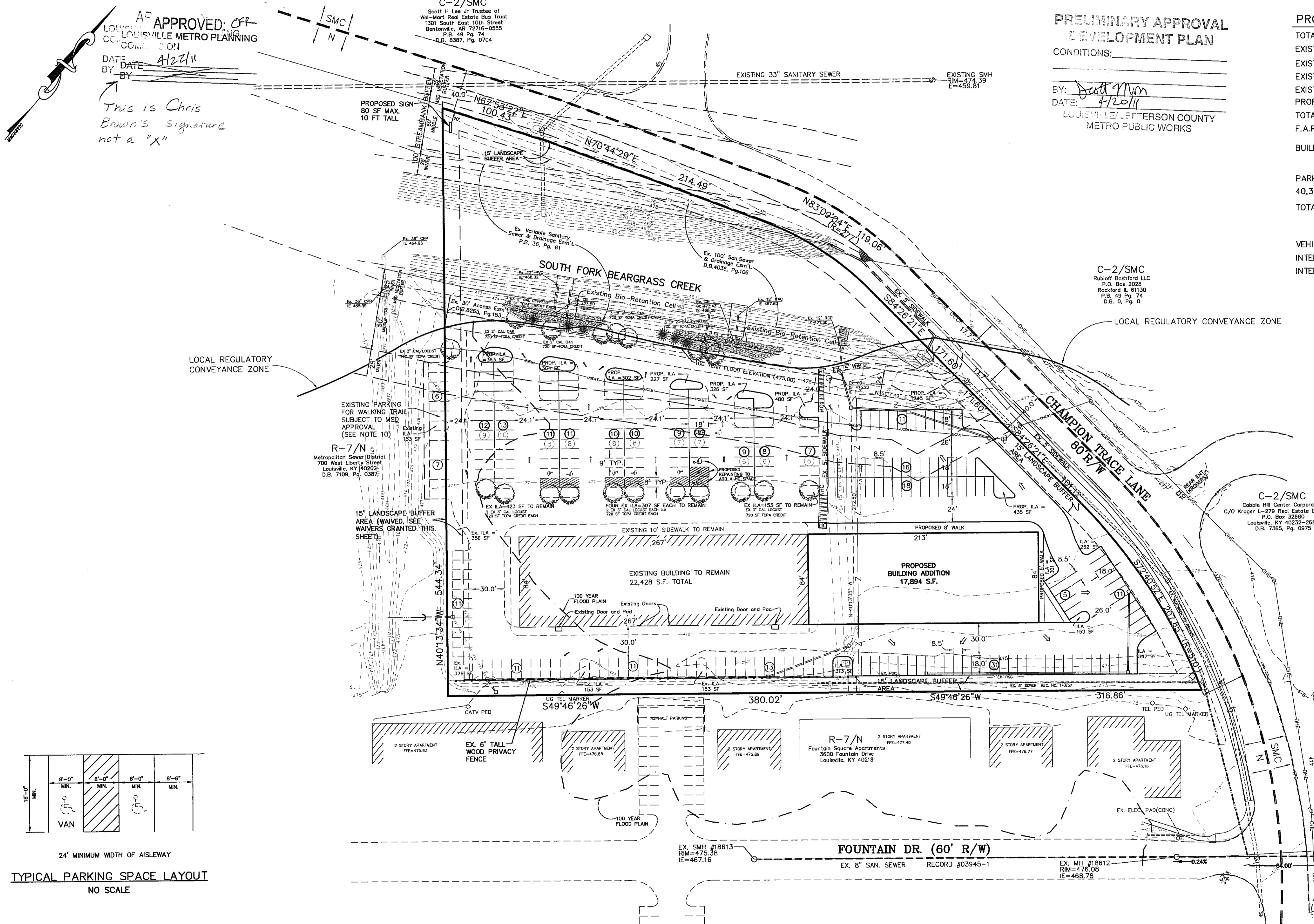
CONDITIONS: _____
 BY: *Scott Munn*
 DATE: *4/20/11*
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PROJECT DATA

TOTAL SITE AREA	= 5.7± Ac.
EXISTING FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= C-2
EXISTING & PROPOSED USE	= OFFICE
EXISTING BUILDING AREA	= 22,428 SF
PROPOSED BUILDING AREA	= 17,894 SF
TOTAL BUILDING AREA	= 40,322 SF
F.A.R.	= 0.16 (5.0 MAX)
BUILDING HEIGHT (1 STORY)	= 30' MAX.
PARKING REQUIRED OFFICE	MIN. MAX.
40,322/350 SF MIN.; 40,322/200 SF MAX	= 115 SP. 202 SP.
TOTAL PARKING PROVIDED	= 260 SP (INCLUDES 7 HC SPACES)
VEHICULAR USE AREA	= 115,495 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 8,540 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 7,540 SF

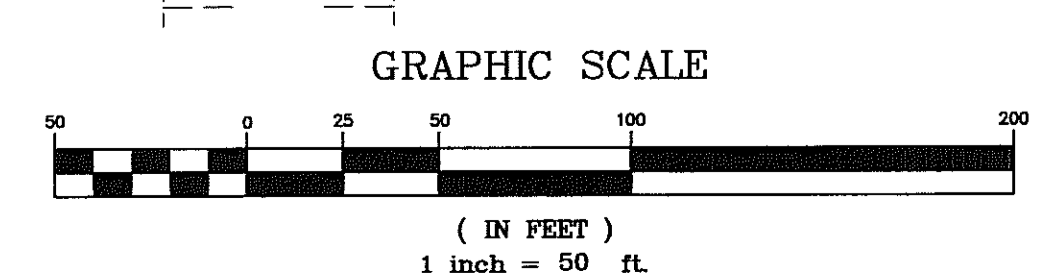
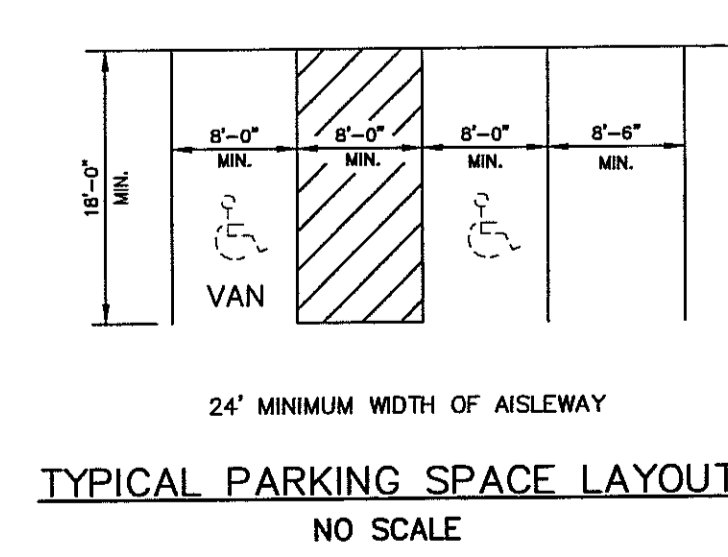
TREE CANOPY CALCULATIONS (not required for a CFR)

TOTAL SITE AREA	= 249,402 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 17% (42,210 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 9% (21,600 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 8% (19,864 S.F.)
29 TYPE "A" TREES @ 1 3/4 CAL. (720 SF CREDIT EACH)	= 20,880 S.F.
TOTAL TREE CANOPY PROVIDED	= 17% (41,464 S.F.)



PRELIMINARY APPROVAL
 Condition of Approval: _____
 Development Review: *[Signature]* Date: *4/20/11*
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT
RECEIVED
 APR 08 2011
 DESIGN SERVICES

COUNCIL DISTRICT - 10
 FIRE PROTECTION DISTRICT - BUECHEL
 OWNER: CHAMPION TRACE LLC
 4901 FERN VALLEY ROAD
 LOUISVILLE, KY 40219-2070
 OWNER: J & L LEGHORN LLC
 7417 WEBBBOBO ROAD
 LOUISVILLE, KY 40242-4035



LEGEND
 - - - - - PROPOSED SEWER AND MANHOLE
 - - - - - PROPOSED DRAINAGE SWALE

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA
 FILE NAME: 02092-CFR3.DWG
 DATE: 4-8-11
 SCALE: AS SHOWN
 DRAWN BY: JH
 CHECKED BY: AER

PROJECT DATA
 FILE NAME: 02092-CFR3.DWG
 DATE: 4-8-11
 SCALE: AS SHOWN
 DRAWN BY: JH
 CHECKED BY: AER

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING ARCHITECTURE
 602 MARSHALL AVENUE SUITE 101
 LOUISVILLE, KENTUCKY 40202
 PHONE: (502) 261-9914
 FAX: (502) 261-9915

COMMUNITY FACILITY REVIEW
470 + 4730 CHAMPION TRACE LANE
 DEVELOPER
 THIENEMAN MULTIFAMILY PROP. LLC
 4901 FERN VALLEY ROAD
 LOUISVILLE, KY 40219
 (502) 964-7355

JOB NO. 02092
 SHEET 1 OF 1
 W.M. # 8039