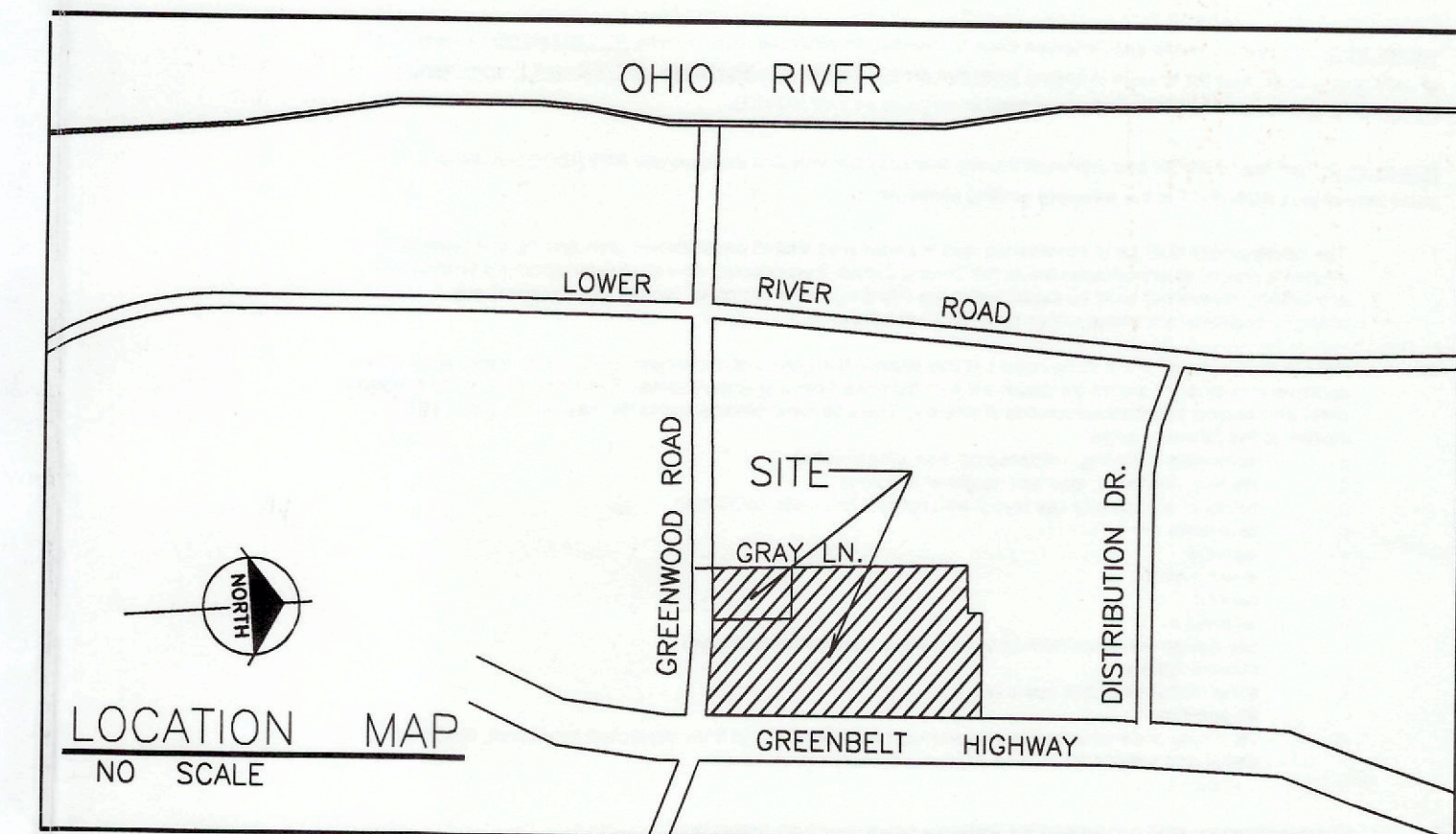
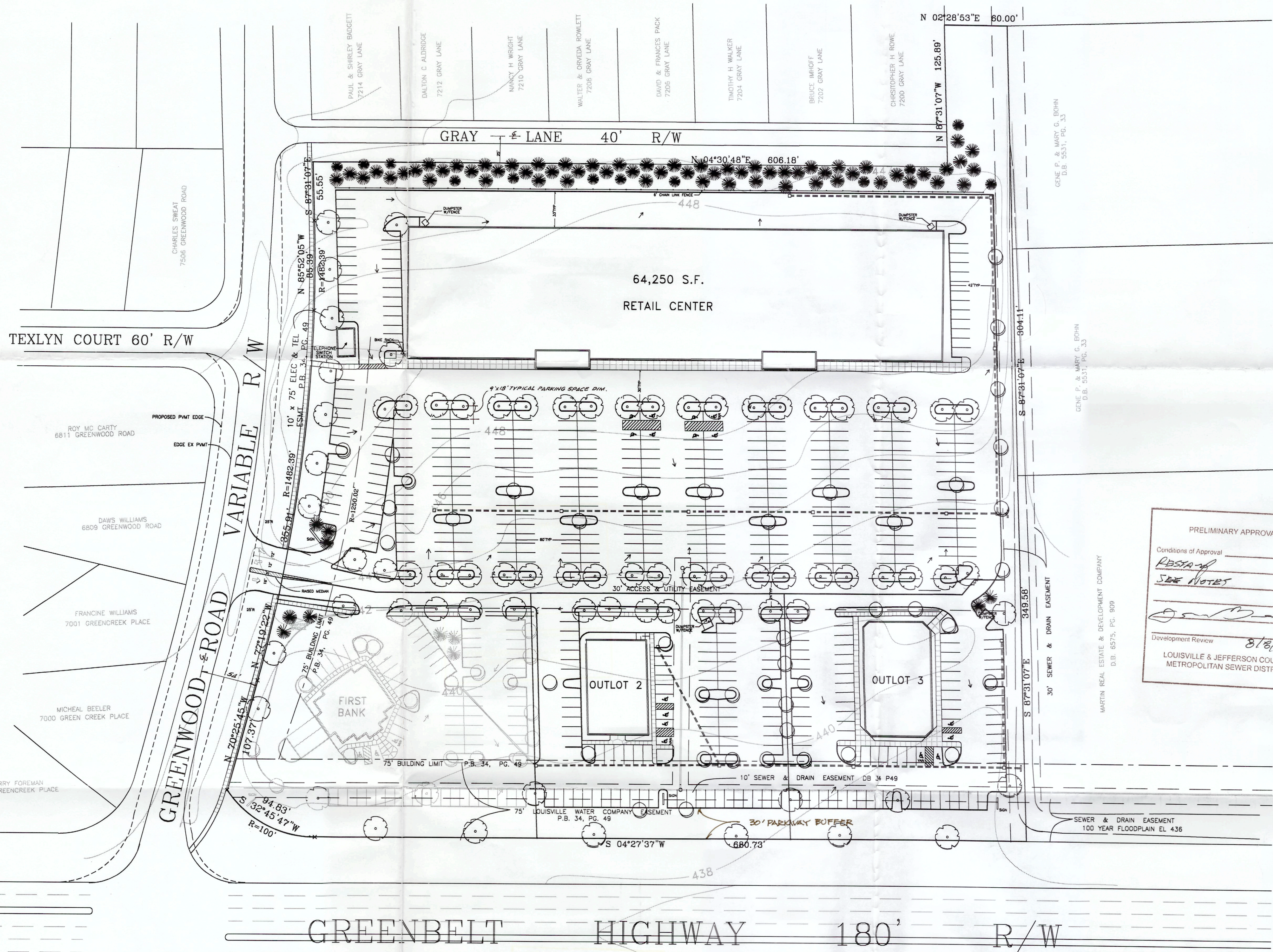




SITE DATA
TOTAL SITE AREA: 8.56 ACRES (DOES NOT INCLUDE OUTLOT 1)
EXISTING ZONING: PEC (9.06AC) & R-4 (0.98AC)
PROPOSED ZONING: PEC
EXISTING USE : VACANT PROPOSED USE : SHOPPING CENTER

PRIMARY COMMERCIAL TRACT : 6.20 ACRES
PROPOSED USE RETAIL : 64,250 SF
REQUIRED PARKING : 321 PROPOSED PARKING : 371

DETAILED PLAN APPROVED FOR OUTLOT 1

PROPOSED OUTLOT 2 : 1.20 ACRES
PROPOSED USE : RESTAURANT - 5,150 SF
REQUIRED PARKING : 52 PROPOSED PARKING : 91

PROPOSED OUTLOT 3 : 1.20 ACRES
PROPOSED USE : VIDEO RENTAL - 6,700 SF
REQUIRED PARKING : 35 PROPOSED PARKING : 84

[PARKING TOTALS INCLUDE ACCESSIBLE PARKING SPACES IN CONFORMANCE WITH ADA AS SHOWN]

GENERAL NOTES :
A CONSOLIDATION PLAT WILL BE FILED PRIOR TO THE START OF CONSTRUCTION.
FREESTANDING PARKING LOT LIGHTS AS SHOWN ON THE PLAN ARE TO 24' HPS FIXTURES WITH DIFFUSER SHIELDS DIRECTING LIGHT AWAY FROM ADJACENT RESIDENTIAL AREAS.
DUMPSTERS TO BE SCREENED BY A 6' HIGH WOOD FENCE.

MSD NOTES :
PROPERTY IS PRESENTLY SERVED BY MSD SEWERS AND THE WEST COUNTY TREATMENT PLANT.
ALL STORM DRAINAGE CONSTRUCTION SHALL CONFORM TO MSD STANDARD SPECIFICATIONS.
SITE IS SUBJECT TO MSD SERVICE FEES.
ALL STORM DRAINAGE CONSTRUCTION SHALL CONFORM TO MSD STANDARD SPECIFICATIONS.

LANDSCAPE CALCULATIONS :
PRIMARY TRACT : TOTAL VEHICLE USE AREA : 121,800 SF
REQUIRED ILA @ 5% : 6,040 SF PROPOSED ILA : 7,800 SF
OUTLOT 1 : TOTAL VEHICLE USE AREA : 32,800 SF
REQUIRED ILA @ 5% : 1,640 SF PROPOSED ILA : 2,280 SF
OUTLOT 2 : TOTAL VEHICLE USE AREA : 37,100 SF
REQUIRED ILA @ 5% : 1,855 SF PROPOSED ILA : 1,930 SF
OUTLOT 3 : TOTAL VEHICLE USE AREA : 29,880 SF
REQUIRED ILA @ 5% : 1,494 SF PROPOSED ILA : 1,495 SF

PRELIMINARY APPROVAL
Conditions of Approval
RESTATE
SEE NOTES
Development Review *8/8/01* Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
SHALL COMPLY WITH ORDINANCE #28
CONDITIONS:
BY: *W. Gibson*
DATE: *8-9-01*
JEFFERSON COUNTY
DEPT. OF PUBLIC WORKS

STATE OF KENTUCKY
WILLIAM GIBSON
7877
LICENSED PROFESSIONAL ENGINEER

DB 7209 P 0137 DB 7192 P0185
TAX BLOCK 2307 LOT 50-B
GENERAL DISTRICT DEVELOPMENT PLAN

RIVERPORT PLAZA

OWNER / DEVELOPER
RMM INC
416 W MUHAMMED ALI BOULEVARD
LOUISVILLE, KY. 40202

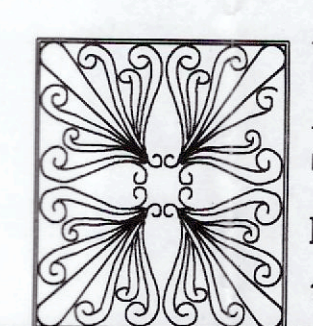
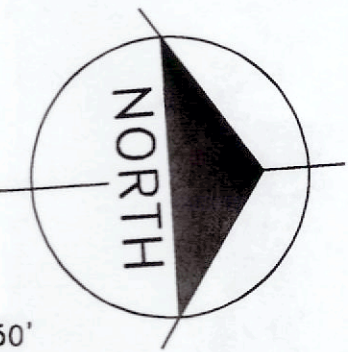
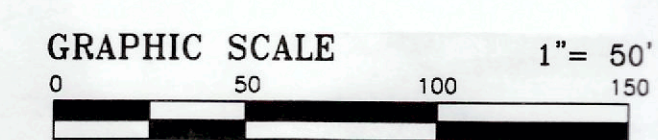
JEFFERSON COUNTY
APPROVED DISTRICT
DEVELOPMENT PLAN
DOCKET NO. 9-17-00LW
APPROVAL DATE 9/11/01
EXPIRATION DATE 9/11/02
SIGNATURE OF PLANNING COMMISSION
Olga N. Jorjic

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

RECEIVED
AUG 09 2001
PLANNING & DEVELOPMENT SERVICES

TBM : NORTHEAST CORNER OF THE INTERSECTION OF GREENWOOD ROAD AND GREENBELT HIGHWAY 3" MAGNETIC ALUMINUM "BREAKAWAY" MONUMENT IN CONCRETE WITH STAMPING "METROPOLITAN SEWER DISTRICT" ELEVATION 442.04

FLOODPLAIN: THIS AREA PROTECTED FROM THE 100 YEAR FLOOD THE OHIO RIVER BY LEVEE OR OTHER STRUCTURE SUBJECT TO POSSIBLE FAILURE OR OVERTOPPING DURING LARGER FLOODS. PER FIRM MAP NUMBER: 21111C0140, FEB. 4, 1994.



MILLER • WIHRY
INCORPORATED
Landscape Architects • Engineers • Surveyors • Planners
1387 South Fourth St. Louisville, Ky. 40208 Tele. (502)636-5501 Fax (502)638-9538

REVISIONS	SCALE
7-26-01	1" = 50'
8-3-01	DR. M.L.G.
	CK. M.L.G.
	DATE
	JAN. 3, 2000

FILE NO.
1
SHEET IN SET