

WAIVER APPROVALS:

ON NOV. 23, 2006, THE FOLLOWING WAIVERS WERE APPROVED IN CONJUNCTION WITH THE APPROVED REVISIONS TO THE DISTRICT DEVELOPMENT PLAN.

1. WAIVER UNDER SECTION 5.9.2.4 TO ALLOW THE APPLICANT NOT TO PROVIDE A CLEARLY DEFINED PEDESTRIAN ACCESS FROM THE ADJOINING SIDEWALK ALONG DIXIE HIGHWAY TO THE PRIMARY ENTRANCE OF THE BUILDING.
2. WAIVER OF THE TRANSITION STANDARDS UNDER SECTION 5.7.1.3 TO ALLOW REAR FACADE OF THE BUILDING WHICH IS LOCATED WITHIN THE FORM DISTRICT TRANSITION ZONE WITH ADJOINING RESIDENTIAL USES NOT TO MEET PRIMARY FACADE BUILDING DESIGN REQUIREMENTS.
3. WAIVER UNDER SECTION 10.2.4 TO ALLOW THE APPLICANT NOT TO PROVIDE A REQUIRED 25' PROPERTY PERIMETER LANDSCAPE BUFFER AREA AT THE NORTH END OF THE SITE ADJOINING R-4 ZONING.
4. WAIVER UNDER SECTION 10.2.9 TO ALLOW THE APPLICANT NOT TO PROVIDE ALL OF THE REQUIRED 15' VEHICLE USE AREA LANDSCAPE BUFFER AREA AT THE SOUTH END OF THE SITE ADJOINING DIXIE HIGHWAY.

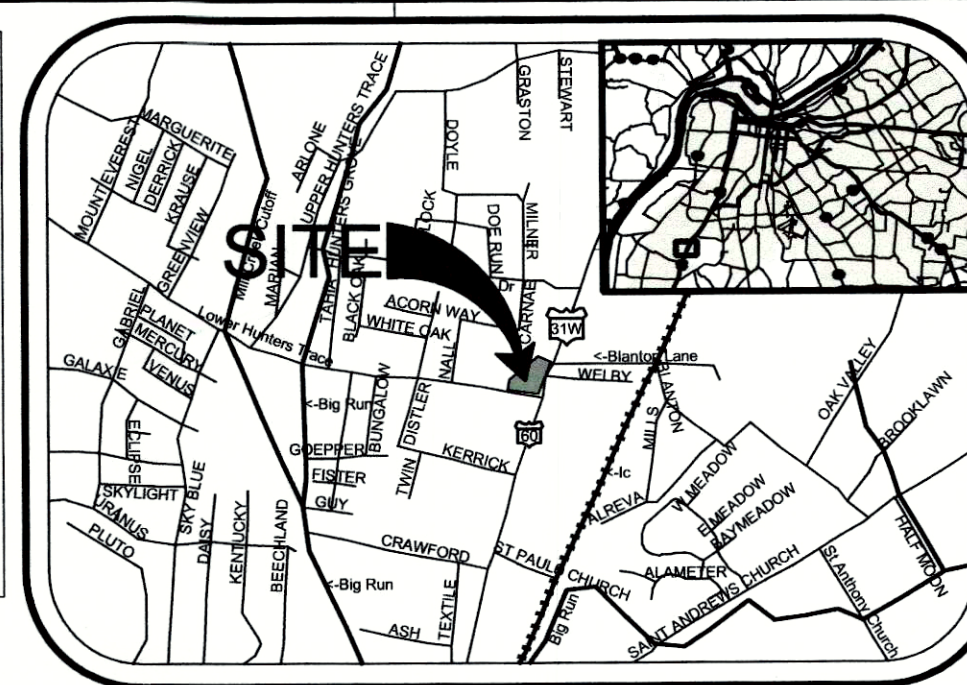
PROPOSED AREA SUMMARY

Form District/Zoned
Existing Use
Proposed Use
Owner's Name
Owner's Address
Total Site Area
Total Development Area
Building
Vehicle Use Area (VUA)
Interior Landscape Area (ILA): 7.5% of VUA
Proposed ILA

Suburban Marketplace C-2
Grocery Store
Grocery Store
Bradley Operating Ltd. Partnership
5360 Dixie Hwy. Louisville, KY
4.49 Acres
10.83 Acres
0.93 Acres ~ 40,612 s.f.
2.66 Acres ~ 115,710 s.f.
0.20 Acres ~ 8,678 s.f.
0.21 Acres ~ 9,276 s.f.

INTERIOR AREAS
(INDICATED BY NUMBERED AREAS)

NUMBER	AREA	NUMBER	AREA
1	140 S.F.	10	319 S.F.
2	520 S.F.	11	860 S.F.
3	965 S.F.	12	411 S.F.
4	170 S.F.	13	411 S.F.
5	1147 S.F.	14	208 S.F.
6	170 S.F.	15	208 S.F.
7	215 S.F.	16	148 S.F.
8	1022 S.F.	17	1059 S.F.
9	155 S.F.	18	627 S.F.
9a	212 S.F.	19	309 S.F.
TOTAL INTERIOR AREA		9,276 S.F.	



VICINITY MAP

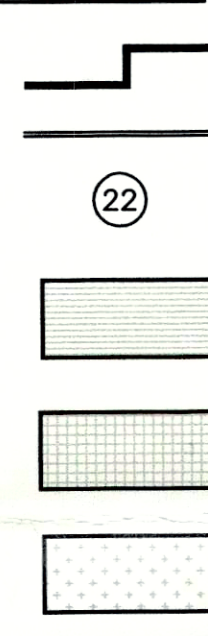
TREE CANOPY CALCULATIONS

GROSS SITE AREA	195,584 S.F.
REQUIRED TREE CANOPY (%)	20%
PROPOSED TREE CANOPY PROVIDED (%)	16%
PRESERVED TREE CANOPY (%)	6%
TOTAL	22%

38,117 SF
30,505 SF
12,000 SF
42,505 SF

* NOTE: Existing trees are being preserved on site and are needed to be calculated into the total canopy to achieve the canopy requirement.

LEGEND:



PARKING SUMMARY:

Site	Use Category	Square Footage	Minimum Required	Maximum Required	Existing	Proposed
Neighborhood Market	Grocery	40,612	162 (1/250 s.f.)	203 (1/200 s.f.)	189	189
Beauty Salon	Beauty Shop	1,360	5 (1/250 s.f.)	7 (1/200 s.f.)	5	5
Subway	Restaurant	1,360	11 (1/125 s.f.)	18 (1/75 s.f.)	11	11
TOTAL			178	228	205	205

MSD NOTES

1. ANY FILL IN THE FLOODPLAIN SHALL BE COMPENSATED AT 1:5:1
2. MSD INDUSTRIAL WASTE DEPT. (IWD) APPROVAL IS REQUIRED.
3. SITE IS SUBJECT TO REGIONAL FACILITY FEES PAID BY OWNER.
4. SEWERS BY EXISTING CONNECTION.
5. DOW APPROVAL IS REQUIRED FOR WORK IN FLOODPLAIN.
6. LOWEST FINISHED FLOOR MUST BE 1' ABOVE THE FULLY DEVELOPED FLOODPLAIN.
7. MSD FLOODPLAIN PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.

GENERAL NOTES

1. THE MINIMUM REQUIREMENTS FOR MATERIALS AND INSTALLATION PROCEDURE FOR ROADS SHALL BE IN COMPLIANCE WITH JEFFERSON COUNTY SPECIFICATIONS UNLESS OTHERWISE SUPERSEDED IN THESE PLANS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION, DIMENSIONS, AND DETAILS OF VESTIBULE, SLOPED PAVING, STAIRS, EXIT PORCHES, RAMPS, DOORS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF PAVEMENT OR PROPERTY LINE UNLESS NOTED OTHERWISE.
5. PRIOR TO THE PLACEMENT OF ASPHALT COURSES, THE CONTRACTOR SHALL PROOF ROLL THE BASE STONE IN THE PRESENCE AND UNDER THE SUPERVISION OF JEFFERSON COUNTY IN ACCORDANCE WITH SECTION 207 OF THE MOST CURRENT EDITION OF THE STATE OF KENTUCKY DEPARTMENT OF HIGHWAYS CONSTRUCTION AND MATERIALS SPECIFICATIONS MANUAL.
6. ALL PARKING LOT STRIPING IS TO BE YELLOW LINED.
7. ALL RADI ARE TO BACK OF CURB OR PAVEMENT OF 5' UNLESS NOTED.
8. ALL LANDSCAPE BUFFER AREA
9. ALL REMAINING LBA SHALL BE SODDED OR SEEDDED.
10. IF WORK IS REQUIRED WITHIN THE EASEMENTS CAUSING REMOVAL OR DAMAGE OF LANDSCAPE MATERIALS, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR REPLACEMENT OF MATERIALS ACCORDING TO THE APPROVED LANDSCAPE PLAN.
11. ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH ARTICLE 12 SECTION D.11.
12. THERE IS A RECORDED CROSS EASEMENT AND RESTRICTIVE COVENANTS AGREEMENT DATED SEPTEMBER 11, 1986 AND RECORDED IN DEED BOOK 5615 PAGE 298. PROPERTIES INCLUDED IN AGREEMENT ARE KUO, MCFARLAND, THOMAS, MONTGOMERY AND BRADLEY OPERATING LTD. PARTNERSHIP.

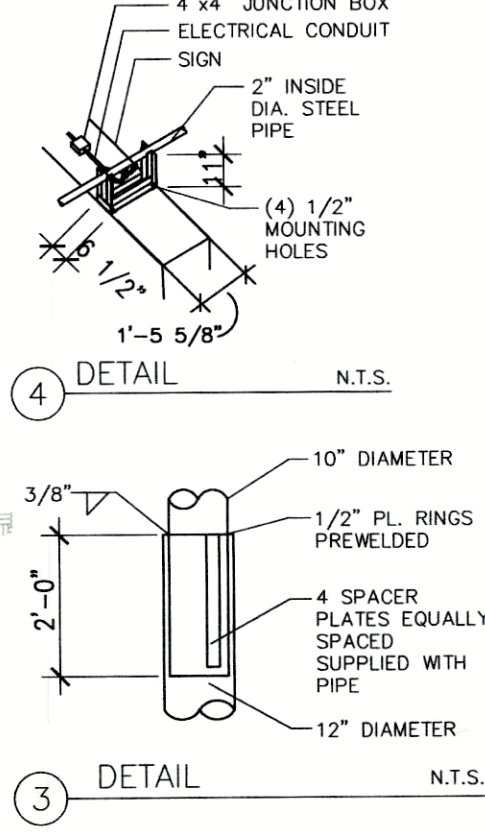
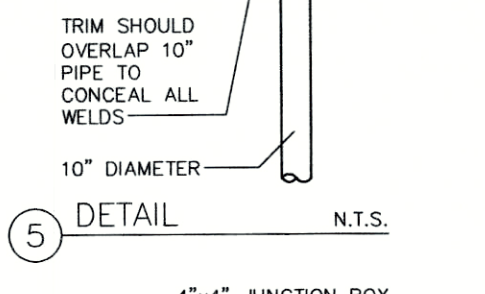
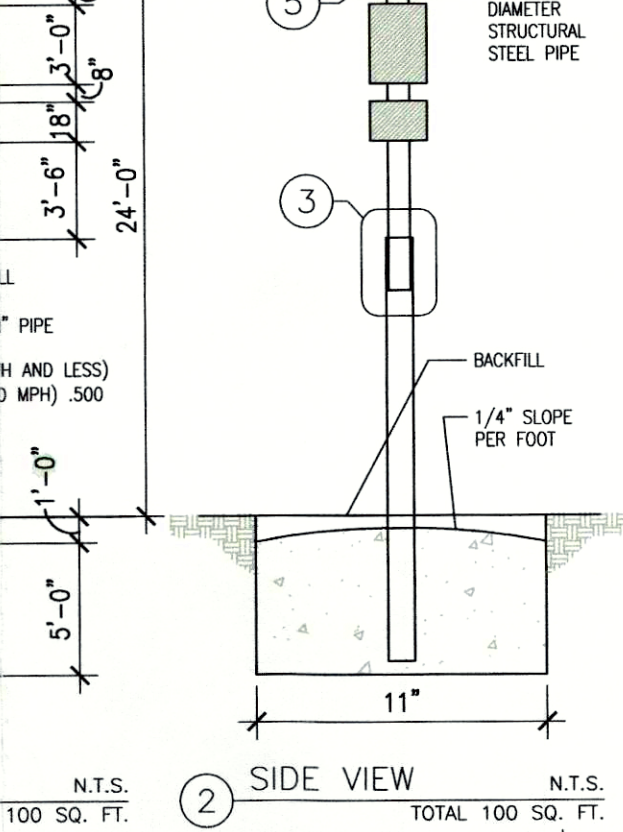
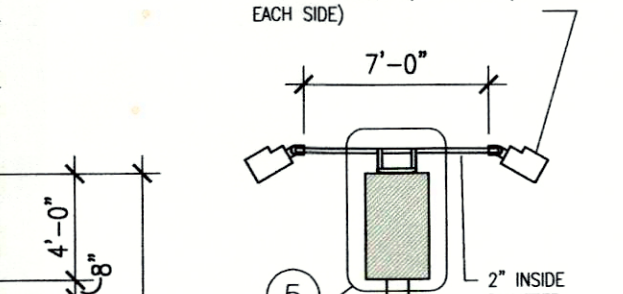
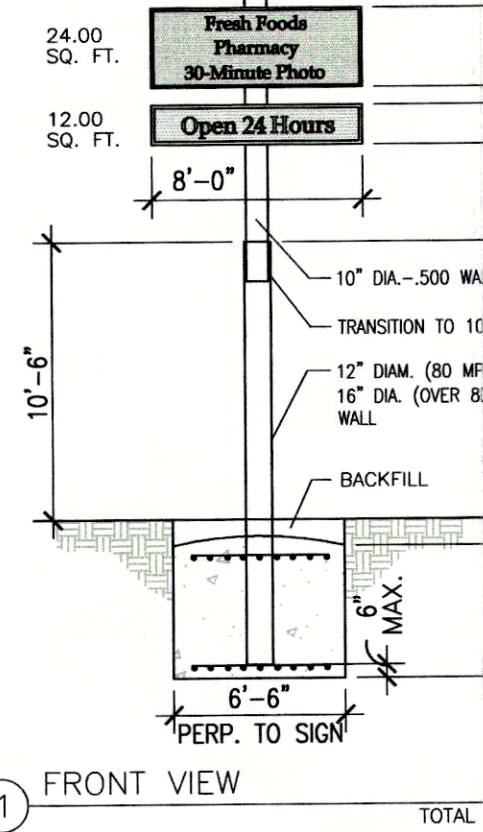
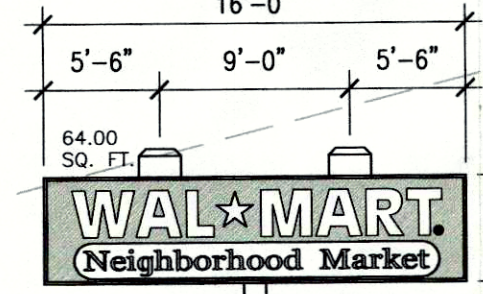
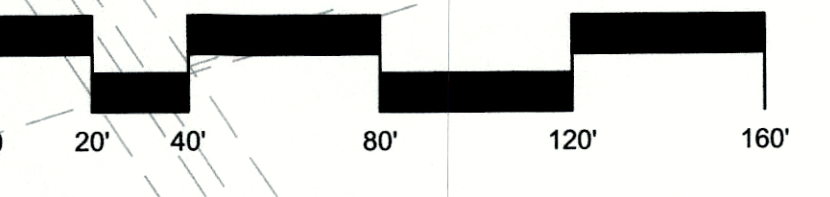
LEGEND OF PROPOSED IMPROVEMENTS

- OHE — OVERHEAD ELECTRIC
- OHT — OVERHEAD TELEPHONE
- OHET — OVERHEAD ELECTRIC & TELEPHONE
- UGE — UNDERGROUND ELECTRIC
- UGET — UNDERGROUND ELECTRIC & TELEPHONE
- UGT — UNDERGROUND TELEPHONE
- GAS — UNDERGROUND GAS
- 8-W — 8" WATER LINE
- 3-W — 3" WATER LINE
- 8-SS — 8" SANITARY SEWER LINE
- 6-SS — 6" SANITARY SEWER LINE
- — EXISTING CONTOUR
- — PROPOSED CONTOUR

NOTE:

CURRENTLY THE SUBJECT PROPERTY THAT WILL ACCOMMODATE THE PROPOSED WAL-MART NEIGHBORHOOD MARKET, BEAUTY SALON AND SUBWAY RESTAURANT IS COMPOSED OF TWO(2) LOTS. PRIOR TO SECURING A BUILDING PERMIT, THESE TWO LOTS WILL BE COMBINED INTO ONE(1) LOT BY WAY OF A DEED OF CONSOLIDATION RECORDING.

SCALE: 1" = 40'



Revised Detailed District Development Plan - Docket #9-156-85

Wal-mart Neighborhood Market #4524-00
5360 Dixie Highway
Louisville, KY

Issue Date: Jan. 2007
Drawn By: ha
Checked By: bch
Revisions:

Project Number
05161.01
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