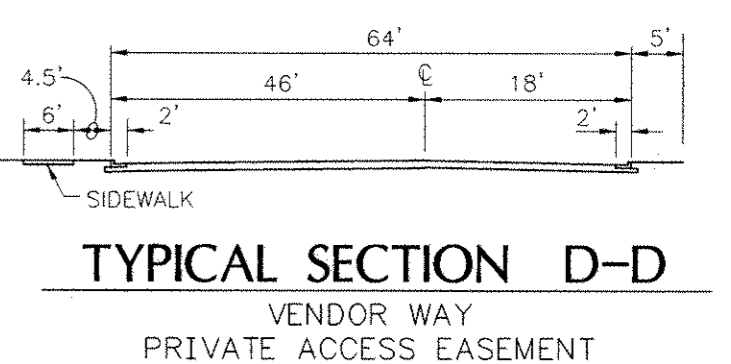
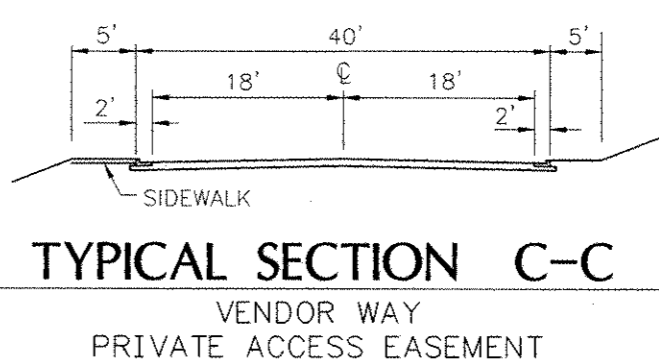
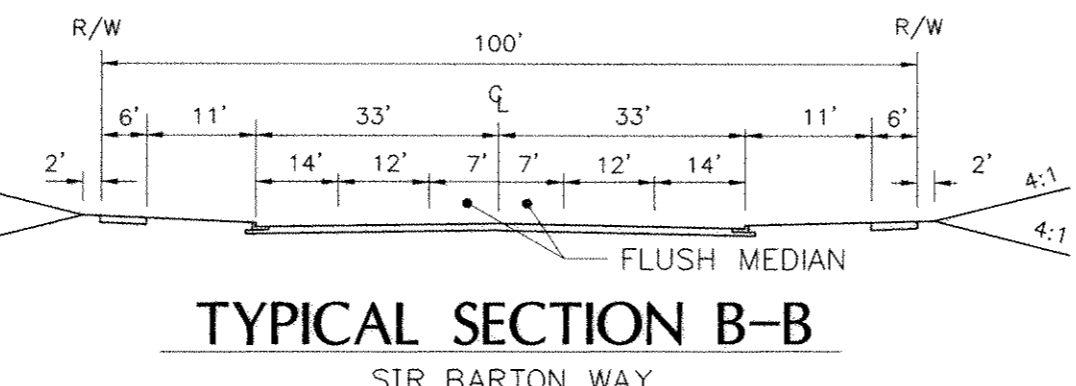
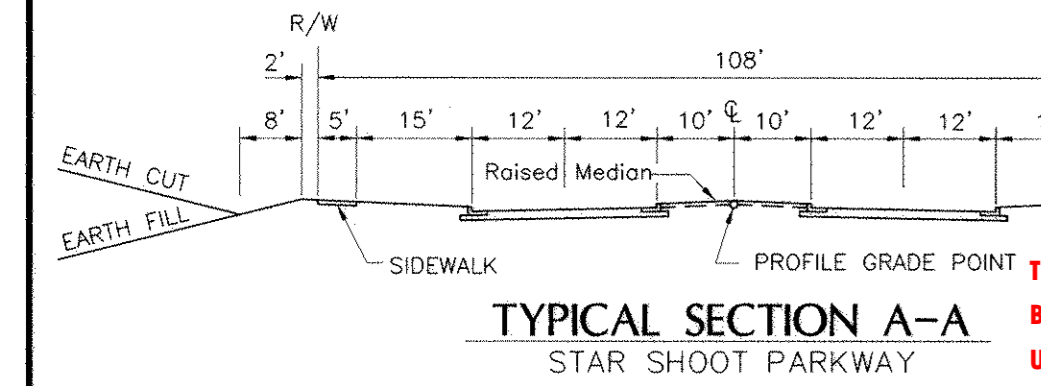
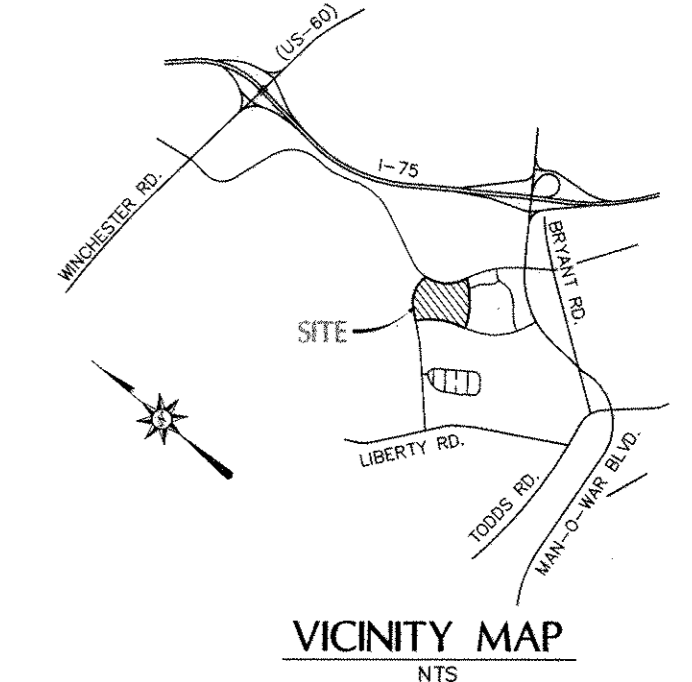


PROPOSED BUILDING ENVELOPE
EXISTING TREE CANOPY



BUILDING	S.F.	1 STORY BLDG'S
A	33,295	S.F.
B	35,000	S.F.
C	19,700	S.F.
D	25,313	S.F.
E	9,900	S.F.
F	51,500	S.F.
G	49,000	S.F.
H	11,100	S.F.
I	5,690	S.F.
J	12,825	S.F.
K	7,030	S.F.
L	5,500	S.F.
M	15,132	S.F.
TOTAL	280,985	S.F.

SITE STATISTICS	
TOTAL AREA - (B-6P) ZONE	29.63 ACRES
GROSS BUILDING AREA (GBA)	280,985 S.F.
PARKING SPACES REQUIRED (1 SP./250 S.F.)*	1,151
PARKING SPACES PROPOSED	1563 SPACES
HANDICAP PARKING REQ./PROP.	26/54
INTERIOR LANDSCAPING REQUIRED	35,517 S.F.
BUILDING COVERAGE ALLOWED	25% MAX.
BUILDING COVERAGE PROPOSED	22%

*BASED ON ZONING AMENDMENT (ZOTA 2003-01)
ART. 12-7(A) - PARKING REQUIREMENTS IN A B-6P ZONE

PLANTING PLAN	
B-6P ZONE SITE AREA	29.63 ACRES
REQUIRED CANOPY COVERAGE	20% - 5.93 ACRES
EXISTING TREE CANOPY	0.51 ACRE
PROTECTED EXISTING TREE CANOPY	0.00 AC.
TOTAL ADDITIONAL CANOPY REQUIRED	5.93 ACRES

EXISTING SOIL AND TREE TYPES INCLUDE:
SOIL TYPES: LORADALE SILT LOAM (LOC2), MAURY SILT LOAM (MIB), MERCER SILT LOAM (MUB). SEE FAYETTE COUNTY SOIL SURVEY MAP 26.
ON SITE TREES: CHERRY, LOCUST.

- PURPOSE OF AMENDMENT
- TO REVISE BUILDING SQUARE FOOTAGE FOR BUILDINGS D, E, AND F.
 - INDICATE PATIO/CANOPY AREA FOR BUILDING I.

CERTIFICATION

OWNER'S CERTIFICATE

I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER(S) OF THE PROPERTY SHOWN HEREON, AND DO FULLY AGREE TO ALL GRAPHIC AND TEXTUAL REPRESENTATIONS SHOWN HEREON, AND DO ADOPT THIS AS MY (OUR) DEVELOPMENT PLAN FOR THE PROPERTY.

OWNED BY: *West Madison* DATE: 4-6-06

PLANNING COMMISSION'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN AMENDMENT COMPLIES WITH THE PROVISIONS OF ARTICLE 21-7 OF THE ZONING ORDINANCE.

SECRETARY: *Wm. J. Sullivan* DATE: 4/9/06

HAMBURG PLACE MALL
UNIT 1, PARCEL 3
SEVENTH MINOR AMENDMENT
FINAL DEVELOPMENT PLAN

PREPARED BY:
QUEST ENGINEERS, INC.
2517 SIR BARTON WAY
LEXINGTON, KENTUCKY

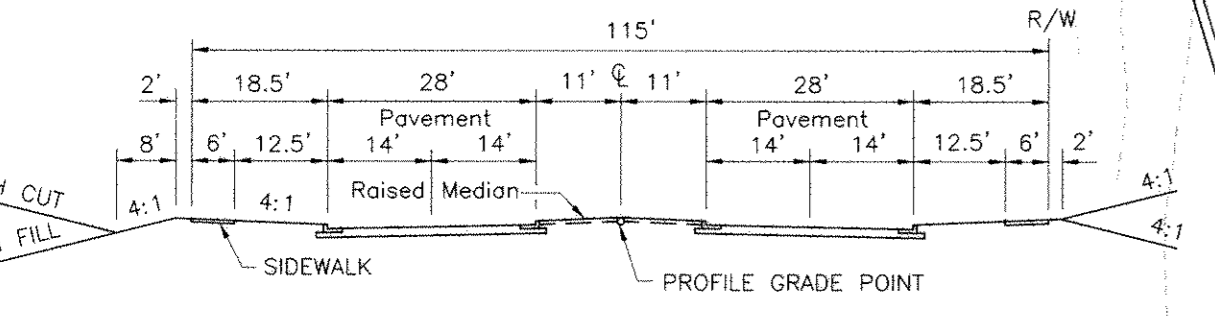
Scale: 1" = 100' APRIL 2006



Scale 1" = 100'

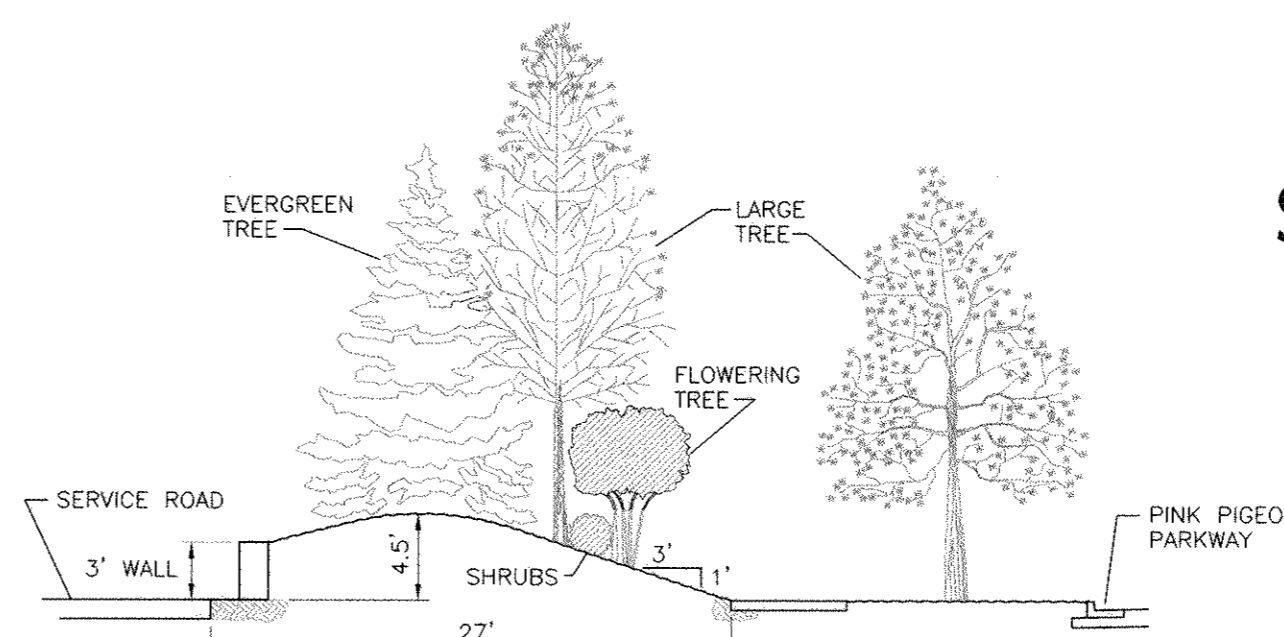
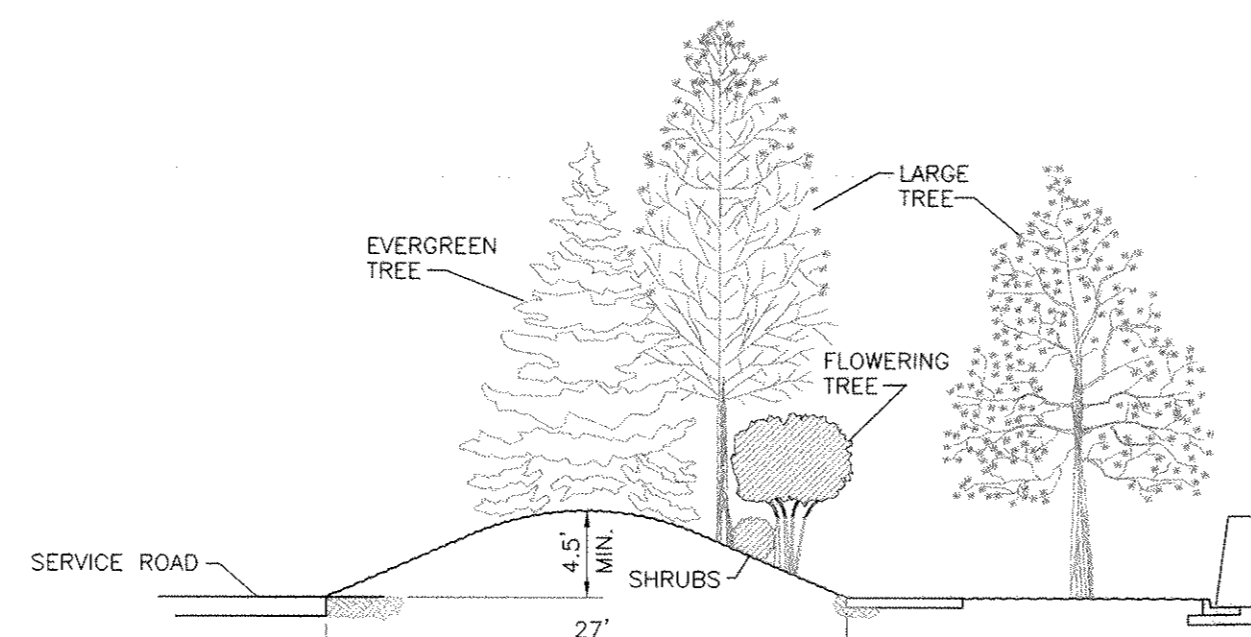
DP 2006 - 51

TYPICAL PARKING
NOT TO SCALE



GENERAL NOTES

- THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAT.
- THIS PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION.
- ACCESS SHALL BE LIMITED TO THE POINTS INDICATED ON THIS PLAN.
- ENTRANCE DETAILS ARE SUBJECT TO THE APPROVAL OF THE URBAN COUNTY TRAFFIC ENGINEER. PARKING AREAS WILL BE PAVED, SPACES DELINEATED, SCREENED/LANDSCAPED ACCORDING TO ARTICLES 16 AND 18 OF THE ZONING ORDINANCE.
- STORM SEWERS AND SANITARY SEWERS SHALL MEET THE SPECIFICATIONS AND APPROVAL OF THE URBAN COUNTY ENGINEER.
- PAVEMENT DESIGN SUBJECT TO THE APPROVAL OF THE URBAN COUNTY ENGINEER AT THE TIME OF IMPROVEMENT PLAN CONSIDERATION.
- NO GRADING, STRIPPING, EXCAVATION, FILLING, OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN. SUCH PLAN MUST BE SUBMITTED IN ACCORDANCE WITH ARTICLE 20 OF THE ZONING ORDINANCE.
- ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 WILL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SODDING IN ORDER TO PREVENT EROSION.
- LANDSCAPING SHALL CONFORM TO ARTICLE 18 OF THE ZONING ORDINANCE RESOLUTION.
- NO OCCUPANCY PERMIT SHALL BE ISSUED FOR LOTS UNTIL SANITARY SEWERS ARE BUILT, TESTED, CERTIFIED AND ACCEPTED BY LFUCC.
- UTILITY TRENCHING SHOULD BE LOCATED TO MINIMIZE DISTURBANCE TO EXISTING TREES IF POSSIBLE. THIS INFORMATION WILL BE PLACED ON ALL APPROPRIATE IMPROVEMENT PLANS.
- STREET TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 6-10 OF THE SUBDIVISION REGULATIONS.
- NO OCCUPANCY PERMITS UNTIL A FINAL SUBDIVISION PLAN IS APPROVED BY THE PLANNING COMMISSION.
- NO BUILDING PERMITS FOR SINGLE USERS LARGER THAN 80,000 SQUARE FEET UNTIL AN AMENDED FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION THAT ADDRESSES 'BIG BOX' DESIGN GUIDELINES-ZONING REGS (12-8).
- DUMPSTER PLACEMENT IS FOR ILLUSTRATION ONLY - LANDSCAPING ALONG PINK PIGEON PARKWAY TAKES PRECEDENCE.
- DETENTION FOR THIS PLAN SHALL BE ADDRESSED PRIOR TO ISSUE OF BUILDING PERMITS AND SHALL COMPLY WITH THE "ULTIMATE CONDITION DRAINAGE STUDY" APPROVED BY THE DIVISION OF ENGINEERING IN 1998.



Quest Engineers, Inc.
Lexington, Kentucky
Louisville, Kentucky
Cincinnati, Ohio

HAMBURG PLACE MALL
UNIT 1, PARCEL 3
SEVENTH MINOR AMENDMENT
FINAL DEVELOPMENT PLAN

SCALE: 1" = 100'
DATE: APRIL 2006
JOB NO.: 02178
DESIGNED BY:
DRAWN BY:
CHECKED BY:
Q/C:
OWNER APPROVAL:
BY:
TITLE:
REVISIONS:
NO.: DATE:
DRAWING:
DP