

- BINDING ELEMENTS**
- Twenty feet of additional right-of-way will be dedicated to Sears Avenue and 5 feet of additional right-of-way will be dedicated to Thierman Lane. Dedication will be by minor subdivision plat.
  - The development will be constructed as shown on the approved district development plan as revised.
  - Access will be only at the locations shown on the approved district development plan.
  - The proposed building is limited to one story in height and 22,800 square feet in area. The proposed restaurant will not exceed 3,200 square feet in size.
  - There will be no drive-in service facilities of any type.
  - No further development will occur on the balance of this site until a detailed district development plan is approved by the Planning Commission.
  - The plan must be reapproved by the Water Management Section of the Jefferson County Works Department, the Traffic Engineering Department and the Fire Protection Program before building permits are issued.
  - Unless use in accordance with the approved plan and binding elements has been substantially established within two years 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.

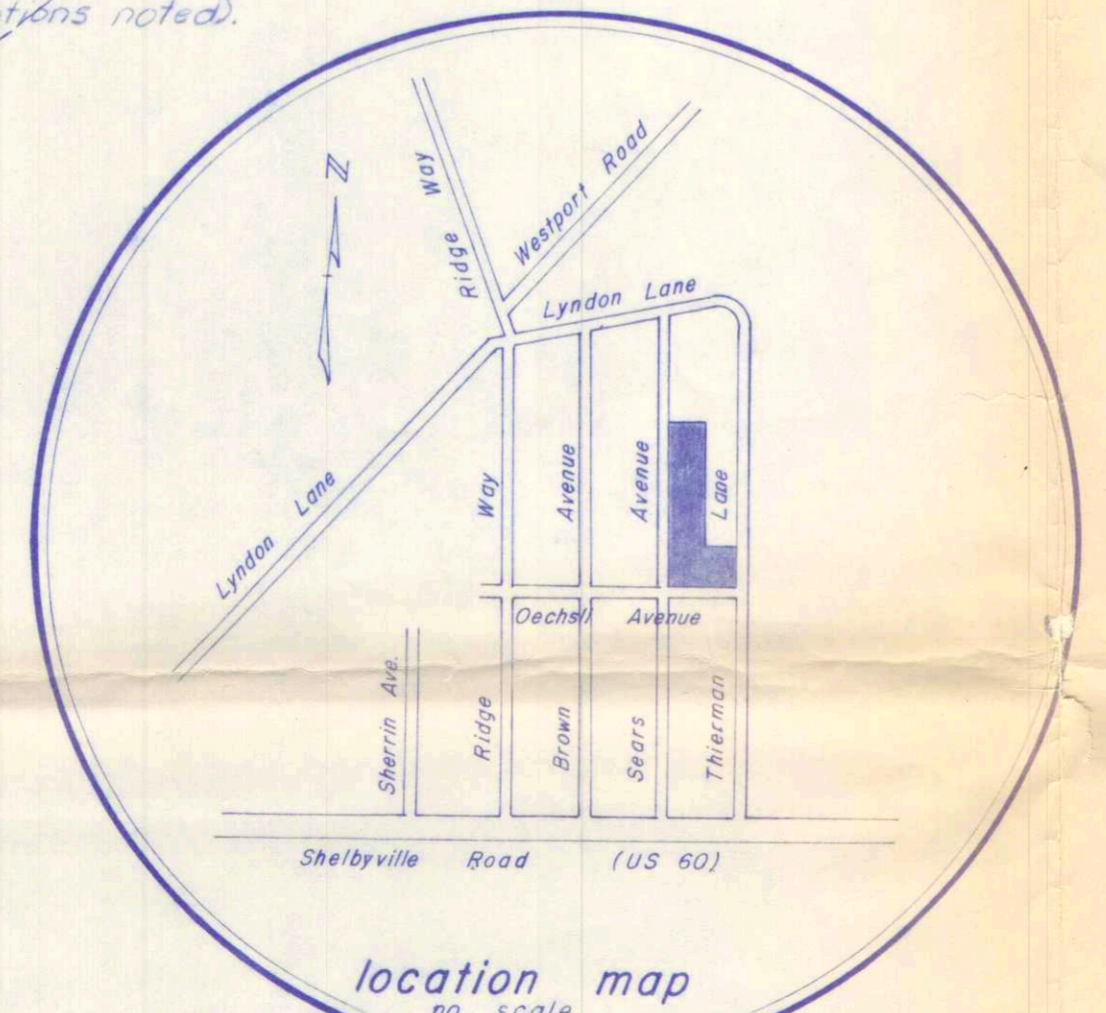
#732 Revised  
**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

LOUISVILLE-JEFFERSON COUNTY DEPARTMENT OF TRAFFIC ENGINEERING  
 3-1-79 *Janis Moore*  
 DATE ASSISTANT ENGINEER

**recapitulation**

residential (proposed R-9)	
total area	57,750 sq.ft. (1.3 ac.)
existing C-1	14,000 sq.ft.
existing C-N	43,750 sq.ft.
building area (5 floors)	95,665 sq.ft.
floor area ratio	1.66
maximum floor area ratio	4.0
open space provided	13,600 sq.ft.
required open space	8,700 sq.ft.
proposed density	44.1 units/acre
maximum density permitted	46.2 units/acre
parking required	58 spaces
parking provided	58 spaces

commercial	
total area	80,595 sq.ft. (1.8 ac.)
existing zoning	C-1
total building area	22,800 sq.ft.
area of restaurant	3,200 sq.ft.
area of retail sales	19,600 sq.ft.
parking required	130 spaces
parking provided	130 spaces



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

LOUISVILLE AND JEFFERSON COUNTY  
**REVISION**  
 APPROVED DISTRICT DEVELOPMENT PLAN  
 APPROVAL DATE: **9-28-78**  
 EXPIRATION DATE: **March 15, 1979**  
 SIGNATURE OF PLANNING COMMISSION SECRETARY: *Paul K. Zapp*  
**SEE BINDING ELEMENTS**

**PRELIMINARY APPROVAL SURFACE WATER CONTROL**  
 Conditions of Approval: *sewerage and retention subject to Construction Approval*  
 DATE: **9-28-78**  
*Arundel MacLennan*  
 WATER MANAGEMENT ENGINEER  
 JEFFERSON COUNTY

**retention requirements**

retention basin "A"  
 existing ground, vacant (i.e., C=0.35)  
 proposed impervious area (i.e., C=0.95)  
 commercial tract = 72,788 sq.ft.  
 residential tract = 7,554 sq.ft.  
 total 80,342 sq.ft.  
 required retention = new impervious area x  $\frac{2.85}{12} \times \Delta C$   
 = 80,342 x  $\frac{2.85}{12} \times 0.60 = 11,850$  cu.ft.

retention basin "B" (future)  
 existing ground, vacant (i.e., C=0.35)  
 proposed impervious area (i.e., C=0.95)  
 residential area = 33,614 sq.ft.  
 required retention = 33,614 x  $\frac{2.85}{12} \times 0.60 = 4,958$  cu.ft.

plan for  
**RODULFO REALTY AND BUILDING COMPANY**  
 Scale 1" = 20'  
 January 1979

**RECEIVED**  
 MAR 02 1979  
 LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION

prepared by  
**SPRINGFIELD & ASSOCIATES, INC.**  
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