

**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 February 2, 1994.
- 100 Year Flood Elevation = 475.00
- Drainage pattern depicted by arrows (→) 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.
- A Tree Preservation Plan will be submitted to the Planning Commission for approval prior to beginning construction.
- All dumpsters and service structures are to be screened per Chapter 10.
- The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
- 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, and no MSD Regional Facility fee.
- Site lies within the Buechel Fire District.
- C.O.E. and D.O.W. approval required.
- Construction plans, bond & permit are required prior to construction approval by Public Works.
- A Cross-over Access and Shared Parking Agreement with MSD will be recorded prior to Construction Approval.
- Space shall be provided inside the building for employee bike spaces.

**VARIANCES REQUESTED.**

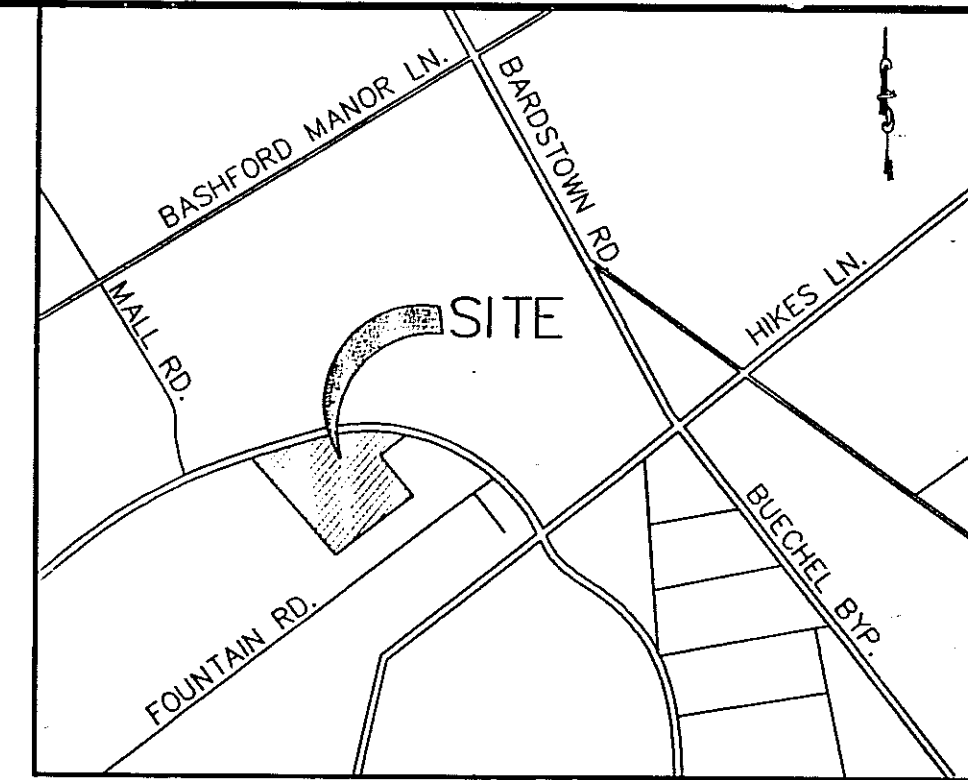
- A Variance is requested from Table 5.3.2 to allow the proposed building to be located more than 80 feet from the front property line.
- A Variance is requested from Chapter 5 Part 3 Table 5.3.2 to allow proposed parking to encroach into the 50 ft. Setback required adjacent to the R-7 zoned property

**VARIANCES GRANTED**

- 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. Stream bank Buffer Area and a proposed drive lane to encroach into the 25' inner zone at the November 7, 2005 BOZA meeting.

**WAIVERS GRANTED**

- A Waiver was granted from Chapter 10 Part 2 Table 10.2.3 to waive the 15 ft. Landscape Buffer Area, required yard adjacent to the property line shared with MSD at the November 10, 2005 LD&T meeting.



**LOCATION MAP**  
NOT TO SCALE

**TRANSPORTATION APPROVAL**  
**PRELIMINARY DEVELOPMENT PLAN**  
CATEGORY: 2  3  4   
CONDITIONS: \_\_\_\_\_  
BY: *F. Kelly*  
DATE: 11/15/05

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

**PROJECT DATA**

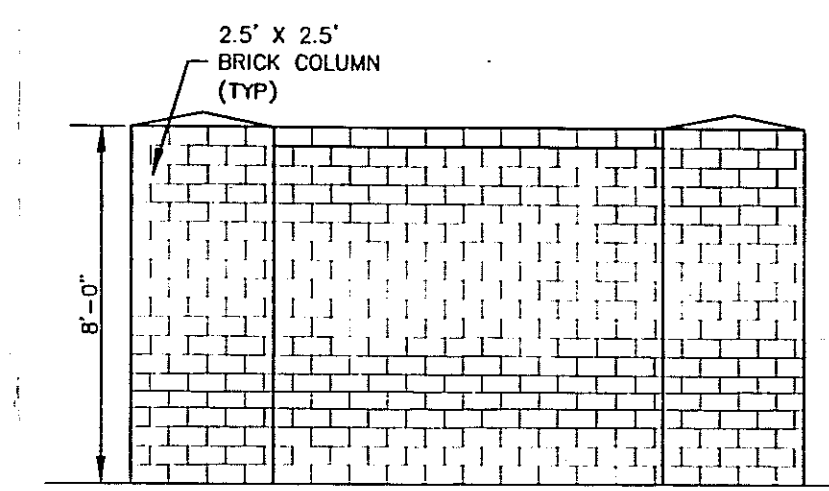
TOTAL SITE AREA	= 4.4± Ac.
EXISTING FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= C-2
EXISTING USE	= VACANT
PROPOSED USE	
Ⓐ RESTAURANT	= 13,500 SF
Ⓑ RETAIL	= 4,500 SF
BUILDING AREA	= 18,000 SF
BUILDING HEIGHT (1 STORY)	= 40' MAX.
F.A.R.	= .09
PARKING REQUIRED	MIN. MAX.
RESTAURANT (1/125 SF MIN., 1/50 SF MAX.)	= 108 SP. 270 SP.
RETAIL (1/250 SF MIN., 1/150 SF MAX.)	= 18 SP. 30 SP.
TOTAL PARKING REQUIRED	= 126 SP = 300 SP
TOTAL PARKING PROVIDED	= 164 SP

**VEHICULAR USE AREA**

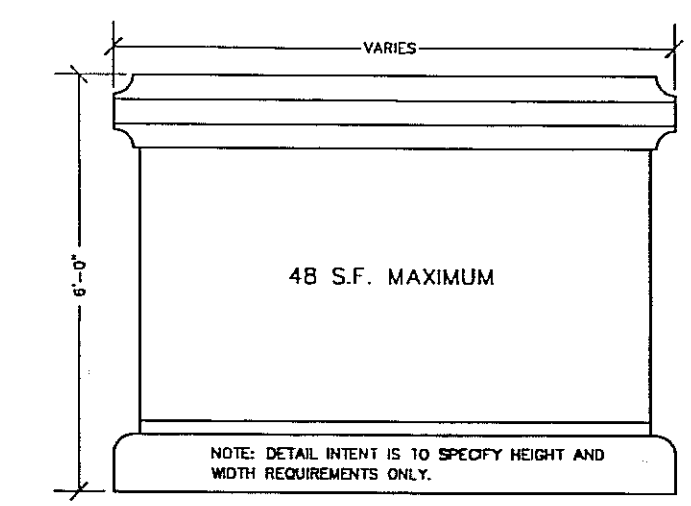
VEHICULAR USE AREA	= 82,688 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 6,201 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 9,481 SF

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 191,664 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (38,332 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% ( S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 21% (39,600 S.F.)
16 TYPE "A" STREET TREES @ 1 3/4 CAL. (900 SF CREDIT EACH)	= 14,400 S.F.
35 TYPE "A" TREES @ 1 3/4 CAL. (720 SF CREDIT EACH)	= 25,200 S.F.
TOTAL TREE CANOPY PROVIDED	= 21% (39,600 S.F.)



**TYPICAL BRICK WALL**  
NOT TO SCALE



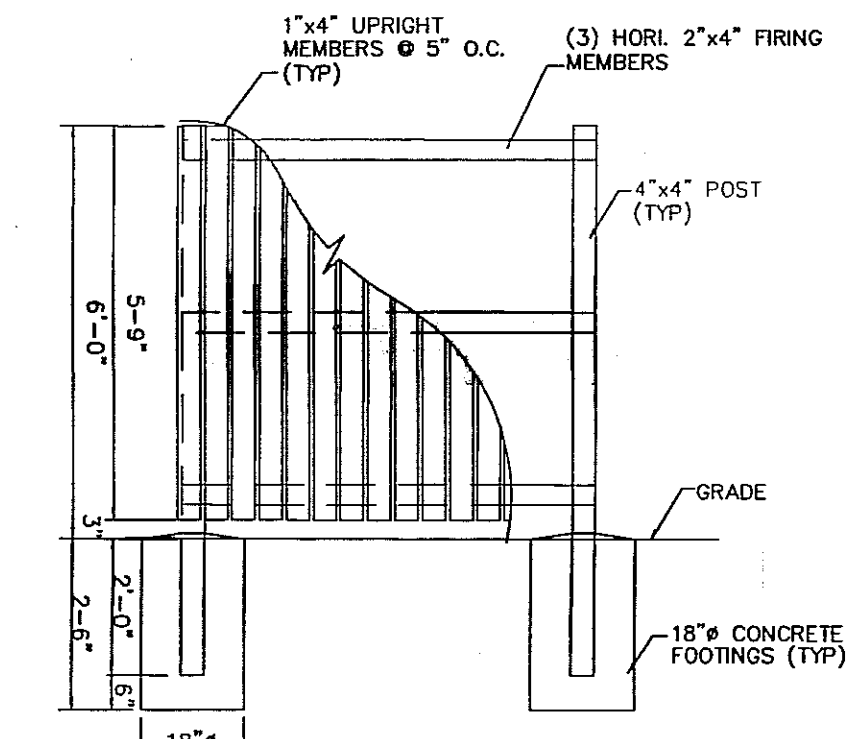
**MONUMENT SIGN DETAIL**  
NOT TO SCALE

**OWNER:**  
BASHFORD MANOR & LONG CORP.  
P.O. BOX 5936  
LOUISVILLE, KY 40255  
**SITE ADDRESS:** 4710 LEGHORN DR.  
LOUISVILLE, KY 40218  
TAX BLOCK 610, LOT 131  
D.B. 7948, PG. 175

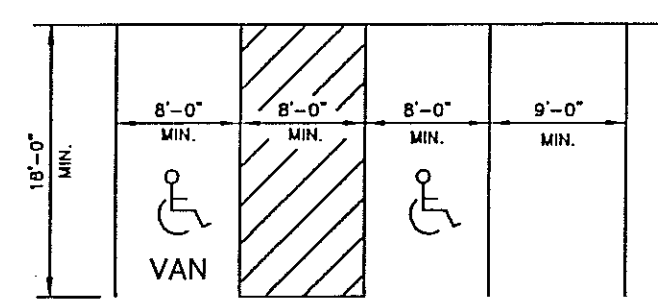
**METRO**  
**APPROVED DISTRICT DEVELOPMENT PLAN**  
DOCKET NO. 9-10-02VW  
APPROVED DATE 11/23/05  
EMPLOYED DATE 11/23/05  
SIGNATURE OF APPLICANT  
PLANNING COMMISSION

W.M. # 8039

**PRELIMINARY APPROVAL**  
Condition of Approval: *Restamp*  
*J. Daugherty* 11-15-05  
Development Review Date  
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



**DUMPSTER SCREEN FENCE DETAIL**  
NOT TO SCALE

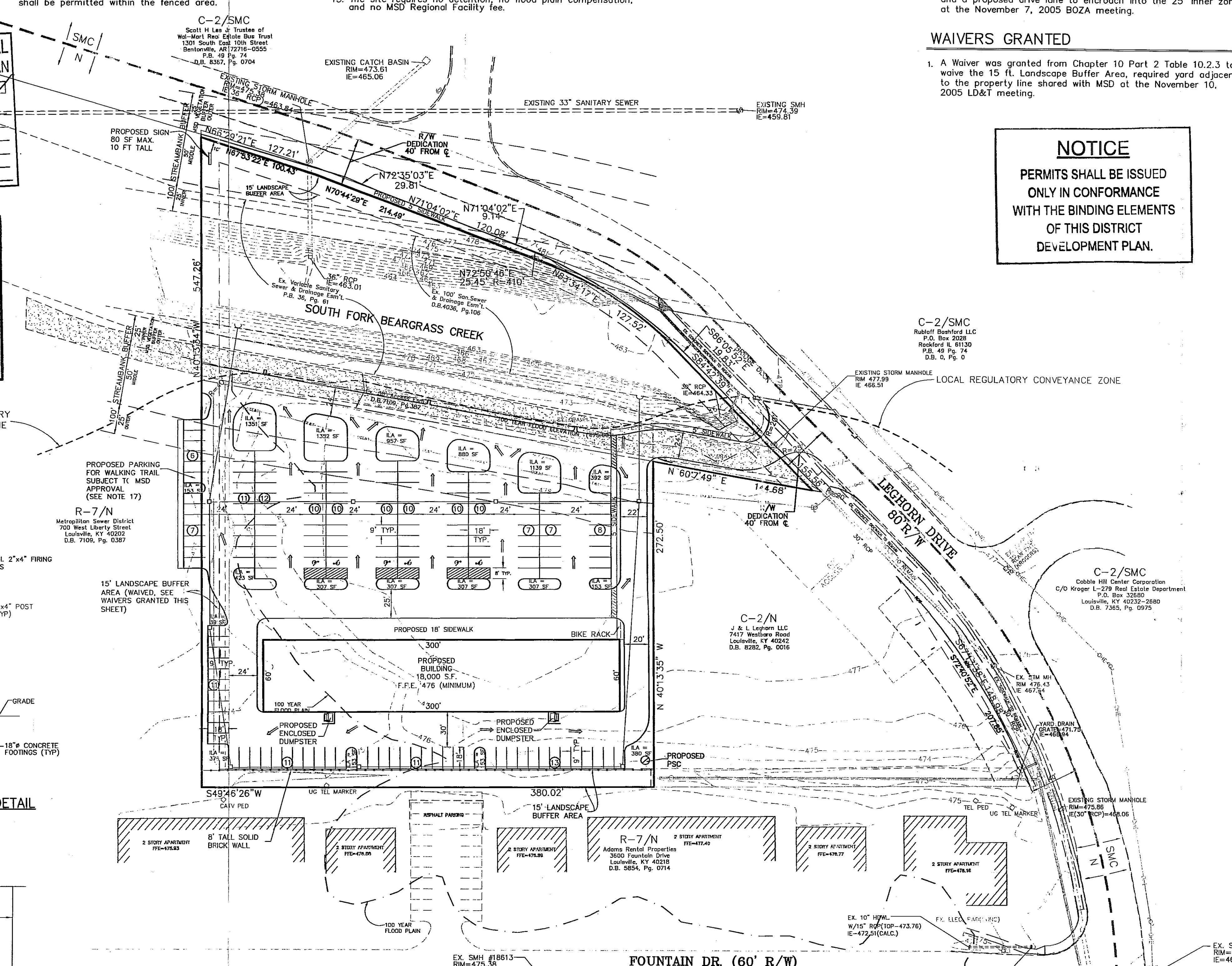
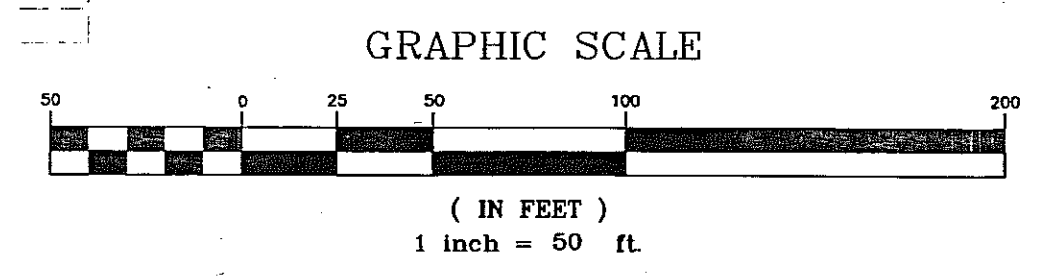


**TYPICAL PARKING SPACE LAYOUT**  
NO SCALE

**LEGEND**

- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE
- PROPOSED STONE BAG CHECK DAM

**PRELIMINARY APPROVAL**  
Condition of Approval: \_\_\_\_\_  
*J. Kelly* 2/24/06  
Developer Review Date  
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING • LANDSCAPE ARCHITECTURE  
LOUISVILLE, KY 40218  
PHONE: (502) 441-2974  
FAX: (502) 441-2975

**4710 LEGHORN DRIVE**  
DEVELOPER  
THIENEMAN MULTIFAMILY PROP. L.L.C.  
4901 FERN VALLEY RD.  
LOUISVILLE, KY 40219  
(502) 964-7355

REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
JOB NO. 02092  
SHEET 1 OF 1  
W.M. # 8039

Dec. 28, 2005 approval

**BINDING ELEMENTS**  
DOCKET 9-101-02VW

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. There shall be no medical office or other uses requiring a parking ratio greater than one space per 400 square feet of floor area unless the applicant, property owner, or developer provides documentation for the DPDS file that parking can meet the requirement of the proposed use.
3. Use of the subject site shall be limited to restaurant and retail uses and other uses permitted in the C-2 zoning district. There shall be no other use of the property unless prior approval is obtained from the Planning Commission. Notice of a request to amend this binding element shall be given in accordance with the Planning Commission's policies and procedures. The Planning Commission may require a public hearing on the request to amend this binding element.
4. The development shall not exceed 13,500 square feet of gross floor area of retail and 4,500 square feet retail space.
5. The only permitted freestanding sign shall be located as shown on the approved development plan/sign plan. No portion of the sign, including the leading edge of the sign frame, shall be closer than 10 feet to front property line. The sign shall not exceed 64 square feet in area per side and 6 feet in height. No sign shall have more than two sides.
6. The dumpster shall not be emptied between the hours of 10 p.m. and 7 a.m.
7. The BMAA shall be consulted concerning the design of the proposed building.
8. The retail/office building and the perimeter walls of the mini-warehouses shall be constructed of decorative block of brick like the new Target store on the Mall Road and at a sufficient height to shield the apartment dwellers from interior storage area traffic.
9. Applicant agrees to maintain buffers for woodland and stream protection consistent with the Comprehensive Plan and MSD guidelines for

greenways and Best Management Practices will be utilized to preserve the Beargrass stream bank corridor.

10. No changes requiring Planning Commission or staff approval, including requests for changes to conditions to the approval of the detailed development plan, the conditional use permit or landscape waiver, shall be made unless, two weeks prior to the filing of any request for modifications, revisions or extensions of the approved plan or any other Commission approvals or permits, a copy of the filing is first served on the President of the Bashford Manor Area Association and on the Kentucky Resources Council, Inc.
11. A rendering depicting an exterior elevation of the mini warehouses shall be submitted to Planning Commission staff for review and approval prior to transmittal of the plans. Staff shall review said elevation to determine that its design is consistent with the retail/office building and containing the following elements:
  - a. Using the same split face block face materials in alternating tan color tones as used in the retail/restaurant building;
  - b. The roofline to match the color of the roof and awnings or retail/restaurant building.
12. 13. Prior to the issuance of a building permit, a landscape plan shall be approved illustrating compliance with the conditions of approval set forth by BOZA under docket B-191-05.

13. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
14. Outdoor lighting (for parking lot illumination and security) 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. Light levels due to lighting on the subject site shall not exceed 0.5 foot candles measured at the property line. The applicant shall obtain certification by a qualified expert in measurement of lighting levels prior to requesting a certificate of occupancy. Such certification shall be maintained on site at all times thereafter.
15. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
16. A Tree Preservation Plan (TPP) shall be approved by Planning Commission staff prior to transmittal to the office responsible for permit issuance. No clearing and/or grading activities may take place until a Tree Preservation Plan has been approved. The Tree Preservation Plan shall identify and submit for approval by designated DPDS staff, a plan showing the location of Tree Preservation Areas on site (exclusive of areas dedicated as public right-of-way) prior to beginning any construction procedure (i.e., clearing, grading, demolition). All construction shall be conducted in accordance with the approved Tree Preservation Plan. A partial plan may be submitted to delineate clearing necessary for preliminary site investigation. All Tree Preservation Plans must be prepared in accordance with the standards set forth by DPDS.
17. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:
  - a. The development plan must receive full construction approval from
    - i. the Louisville Metro Department of Public Works (400 Fiscal Court Building) and the Metropolitan Sewer District (700 West Liberty).
  - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12, prior to requesting a building permit. Such plan shall be

implemented prior to occupancy of the site and shall be maintained thereafter.

18. If a building permit is not issued within one year of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.
19. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
20. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
21. 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.
22. The materials and design of the proposed structures shall be substantially the same as depicted in the rendering as presented at the April 3, 2003 Planning Commission meeting.
23. An original stamped copy of the approved Tree Preservation Plan shall be present on site during all clearing, grading, and construction activity and shall be made available to any DPDS inspector or enforcement officer upon request.
24. No adult entertainment uses will be allowed on the premises. Any amendments to this binding element shall require a public hearing before the Metro Planning Commission and approval by the Metro Council.
25. The Applicant will not seek any change to the currently applicable Neighborhood Form District.