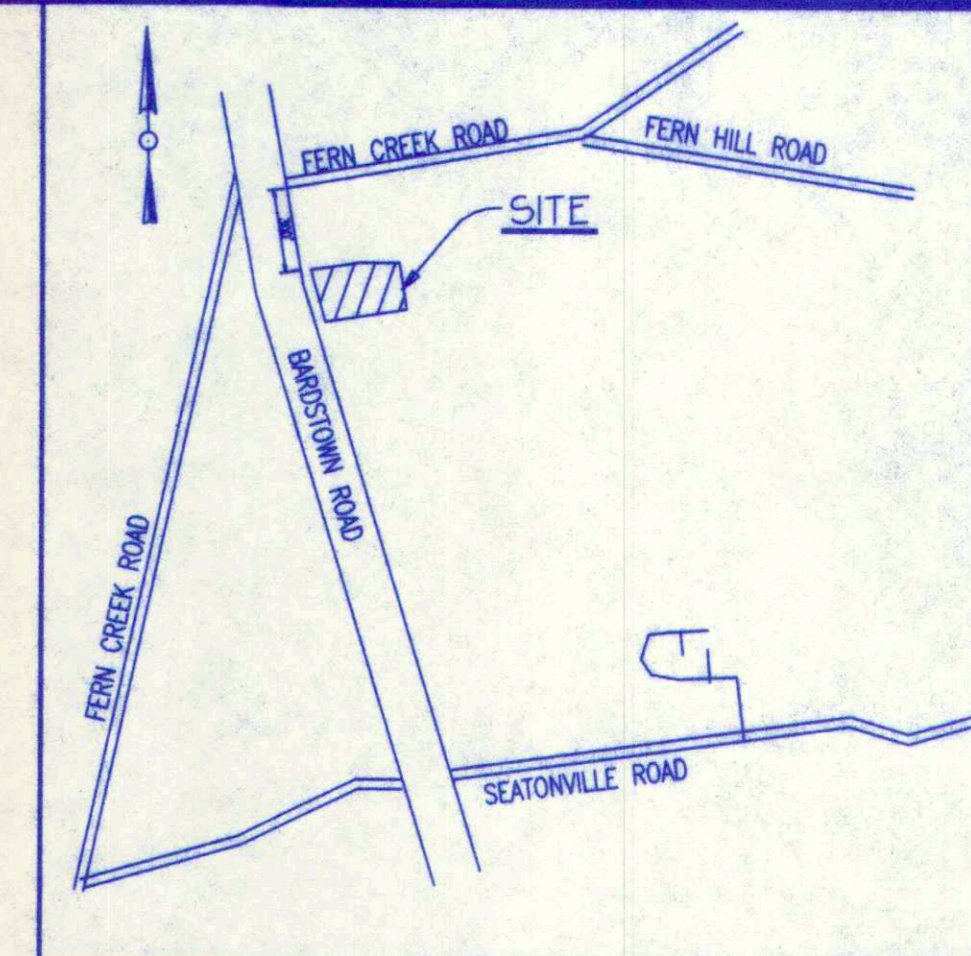


SIGN DETAIL
N.T.S.
C-1
REVCO

WAIVER REQUESTED:
1. To eliminate the required L.B.A. where the property is adjacent to a R-4 zone which currently has a C.U.P. to allow parking for a C-1 use.



LAND DESIGN & DEVELOPMENT
Engineering - Landscape Architecture - Planning
1350 Bellarm Drive Louisville, Kentucky 40213
(502) 458-6898 Fax (502) 458-6447

LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 9-71-95
APPROVAL DATE 7/24/97
EXPIRATION DATE 7/24/99
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION

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

- GENERAL NOTES:
- No lots shown hereon maybe subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the Planning Commission.
 - Construction fencing shall be erected prior to any grading or construction activities - preventing compaction of root systems of trees to be reserved. The dripline of the tree canopy shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - Soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District, and USDA Soil Conservation Service recommendations and a copy of said plan shall be submitted to the Planning Commission.
 - Runoff from this development must be conveyed to an adequate public outlet. Off-site easements and/or on-site detention may be required.
 - Site subject to Regional Facility Fee.
 - All outdoor lighting shall be directed downward and away from all adjacent residences.
 - All paved areas to be a hard and durable surface.
 - Maximum floor area ratio .29.

PRELIMINARY APPROVAL
Conditions of Approval: DRAINAGE
TO CONFORM TO VILLAGES AT NEWBRIDGE COMPOSITE DRAINAGE PLAN
Sanitary Review: Randy Stambaugh / BCS
Storm Water Review: 7-3-97
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

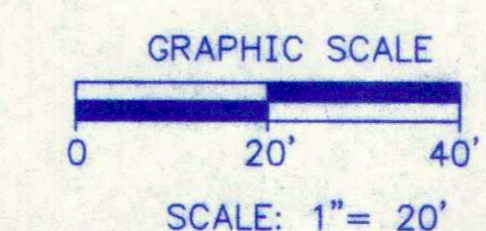
PRELIMINARY APPROVAL DEVELOPMENT PLAN
SHALL COMPLY WITH ORDINANCE #28
CONDITIONS:
BY: RRB
DATE: 7/3/97
JEFFERSON COUNTY DEPT. OF PUBLIC WORKS

SITE DATA

TOTAL SITE AREA	= 1.08 AC.
EXISTING ZONING	= C - 1
PROPOSED USE	= SHOPPING CENTER
PARKING SPACES REQUIRED	= 70
PARKING SPACES PROVIDED	= 70 (3 HANDICAP)
FLOOR AREA RATIO	= .29

LANDSCAPE DATA

TOTAL PAVED AREA	= 18,444 SQ. FT.
INTERIOR LANDSCAPE AREA PROVIDED	= 1240 SQ. FT.
INTERIOR LANDSCAPE AREA REQUIRED	= 922 SQ. FT.



DOCKET # 10-45-95

— DENOTES PROPOSED DRAINAGE PATTERN

RECEIVED
JUL 03 1997
PLANNING & DEVELOPMENT SERVICES

DETAILED DISTRICT DEVELOPMENT PLAN
THE VILLAGES AT NEWBRIDGE
Lot 69

PROJECT DATA

DATE: JUL 1, 1997	SCALE: 1" = 20'
CHECKED BY: K.Y.	DRAWN BY: K.A.Y.

REVISIONS

NO.	DATE	DESCRIPTION	BY

SHEET
OF

9-71-95

LD&T MINUTES

JULY 24, 1997

DOCKET NOS. 9-71-95 & LW-132-97 (Jefferson County)

Article 12 as long as no vehicles overhang into the buffer, wheelstops may be needed.

6. Sidewalks where shown on the general plan along both Bardstown Road and Newbridge Road they are not shown on the proposed plan. They will need to be included and not shown in the LBAs.

PROPOSED BINDING ELEMENTS

All binding elements from the approved General Development Plan are applicable to this site in addition, to the following:

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. No further development shall occur without prior approval from the Planning Commission.
2. The development shall not exceed 14,000 square feet of gross floor area for a retail center.
3. The only permitted freestanding sign shall be located as shown on the approved development plan. No portion of the sign, including the leading edge of the sign frame, shall be closer than 4 feet to front property line. The sign shall not exceed 60 square feet in area per side and 6 feet in height. No sign shall have more than two sides.
4. No outdoor advertising signs (billboards), small free-standing (temporary) signs, pennants balloons, or banners shall be permitted on the site.
5. There shall be no outdoor storage on site.
6. Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff so that no light source is visible off-site. Lighting levels attributable to the fixtures located on the subject site shall not exceed two foot candles at the property line.
7. 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 the Jefferson County Department of Public Works and Transportation (400 Fiscal Court Building) and the Metropolitan Sewer District (700 West Liberty).

LD&T MINUTES

JULY 24, 1997

DOCKET NOS. 9-71-95 & LW-132-97 (Jefferson County)

- b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - c. 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.
 - d. An access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be secured from the adjoining property owner and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Development Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - e. A major subdivision plat creating the lots and roadways as shown on the approved district development plan shall be recorded prior to issuance of any building permits.
8. If a building permit is not issued within one year of the date of approval of the plan, 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.
 9. A certificate of occupancy must be received from the appropriate code enforcement office 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.
 10. The property owner/developer shall provide copies of these binding elements to tenants, contractors and other parties engaged in development of this project, and shall inform them of the content of these binding elements. Further, the property owner/developer shall require contractors to similarly notify all of their sub-contractors whose duties relate to the binding elements. The property owner/developer shall ensure their compliance with the binding elements.

OTHER COMMENTS

1. Revisions to plan.

DISCUSSION:

