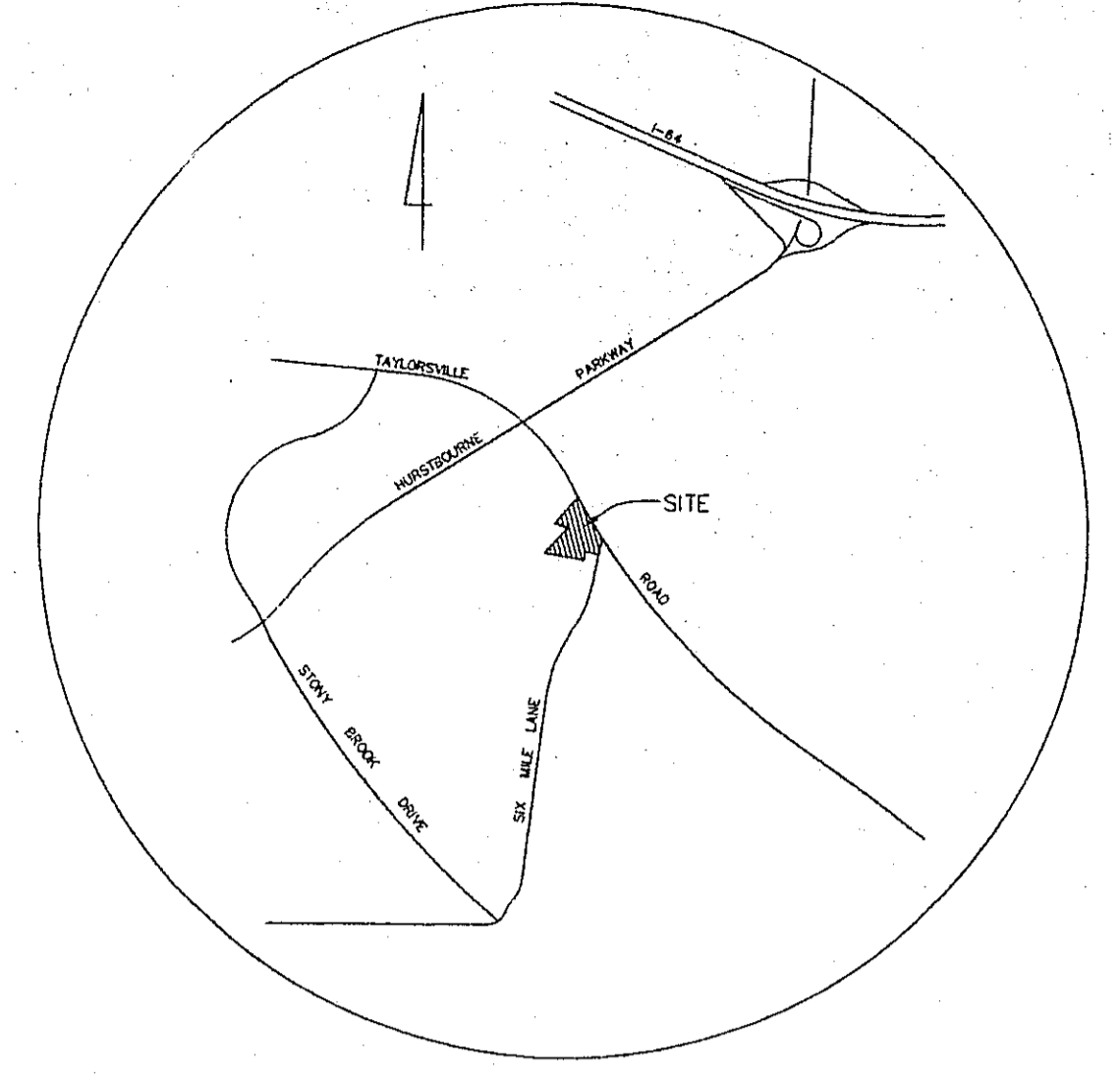


ADJOINING PROPERTY OWNERS

EVELYN M. WEBER 3147 STATE ROAD 21 MIDDLESBURG, KY 40268 BLK. 38 LOT 169	TUCKER OPERATING LTD FKA BRADLEY OPERATING 40 SKOKIE BLVD. PALATINE, IL 60062 BLK. 2289 LOT 1	CAROL O. THOMPSON 9129 HAMPTON RIDGE COURT LOUISVILLE, KY 40220 BLK. 2695 LOT 47
MICHAEL D. PITERA TR 2421 W. KATHLEEN ROAD PHOENIX AZ 85023 BLK. 38 LOT 118	JOYCE A. RAISOR 9213 HAMPTON RIDGE COURT LOUISVILLE, KY 40220 BLK. 2695 LOT 55	RICHARD C. GRINSTEAD 9127 HAMPTON RIDGE COURT LOUISVILLE, KY 40220 BLK. 2695 LOT 45
ROBERT L. & CATH M. DONALDSON 9201 TAYLORSVILLE ROAD JEFFERSONTOWN, KY 40299 BLK. 38 LOT 171	MARK C. & MARY L. DRURY 9211 HAMPTON RIDGE COURT LOUISVILLE, KY 40220 BLK. 2695 LOT 54	MARTINA M. WERNER 9225 HAMPTON RIDGE COURT LOUISVILLE, KY 40220 BLK. 2695 LOT 46
E.B. & K.J. SCHOENBACHLER 4730 LOWE ROAD JEFFERSONTOWN, KY 40299 BLK. 38 LOT 254	MONICA L. LAKHWANI 9209 HAMPTON RIDGE COURT LOUISVILLE, KY 40220 BLK. 2695 LOT 53	VALERIY V. GLUCHOV & ESFIR D. KARPOVICH 9123 HAMPTON RIDGE COURT LOUISVILLE, KY 40220 BLK. 2695 LOT 44
YVONNE M. WOLZ THOMAS G. GEMMER 9207 TAYLORSVILLE ROAD JEFFERSONTOWN, KY 40299 BLK. 38 LOT 197	DORIS L. SANNING & THELMA JACKY 9207 HAMPTON RIDGE COURT LOUISVILLE, KY 40220 BLK. 2695 LOT 52	CONSTANCE O'BRYAN 9207 HAMPTON RIDGE COURT LOUISVILLE, KY 40220 BLK. 2695 LOT 43
CHRIST EVANGELICAL LUTHERAN CHURCH 9212 TAYLORSVILLE ROAD JEFFERSONTOWN, KY 40299 BLK. 38 LOT 33	JUNE M. & CHARLES HERMAN 9205 HAMPTON RIDGE COURT LOUISVILLE, KY 40220 BLK. 2695 LOT 51	THOMAS JR. & GRACE MCENERNEY 9119 HAMPTON RIDGE COURT LOUISVILLE, KY 40220 BLK. 2695 LOT 42
ROBERT B. & JOYCE CANADA 9104 THELMA LANE LOUISVILLE, KY 40220 BLK. 1931 LOT 86	JOHN BRYANT STIGALL 9203 HAMPTON RIDGE COURT LOUISVILLE, KY 40220 BLK. 2695 LOT 50	ALEKSANDR & MISHCHENKO ZALMANOV 9117 HAMPTON RIDGE COURT LOUISVILLE, KY 40220 BLK. 2695 LOT 41
JAMES L. & LULA N. BOWMAN 9108 THELMA LANE LOUISVILLE, KY 40220 BLK. 1931 LOT 87	JEWELL & MILDRED ROBERTS 9201 HAMPTON RIDGE COURT LOUISVILLE, KY 40220 BLK. 2695 LOT 49	OK YON ROBINSON 2504 HAMPTON RIDGE COURT LOUISVILLE, KY 40220 BLK. 2695 LOT 40
FRANK D. CRAWLEY, JR. 9111 THELMA LANE LOUISVILLE, KY 40220 BLK. 1931 LOT 88	LORETTA LYNN TAPP, TR 9131 HAMPTON RIDGE COURT LOUISVILLE, KY 40220 BLK. 2695 LOT 48	

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

JEFFERSON COUNTY
**APPROVED DISTRICT
DEVELOPMENT PLAN**
DOCKET NO. 9-90-98
APPROVAL DATE: March 4, 1999
EXPIRATION DATE: 1/7/01
SIGNATURE OF PLANNING COMMISSION: [Signature]
COMMISSION



**LOCATION MAP
NO SCALE**

TOTAL AREA	8.46± AC.
EXISTING ZONING	OR-3 AND R-5A
LOT 1	
AREA	5.59 AC.
PROPOSED ZONING	C-1
BUILDING #1 (ONE STORY)	
TOTAL SQ. FT. COMMERCIAL (1ST FL.)	15,480 SQ. FT.
PARKING REQUIRED	78 SPACES
PARKING PROVIDED (INCLUDES 4 H.C.)	83 SPACES
BUILDING #2 (TWO STORY)	
TOTAL SQ. FT. COMMERCIAL (1ST FL.)	15,480 SQ. FT.
TOTAL SQ. FT. OFFICE (2ND FL.)	15,480 SQ. FT.
BUILDING #3 (TWO STORY)	
TOTAL SQ. FT. COMMERCIAL (1ST FL.)	15,480 SQ. FT.
TOTAL SQ. FT. OFFICE (2ND FL.)	15,480 SQ. FT.
BUILDINGS #2 & #3 PARKING REQUIRED	218 SPACES
PARKING PROVIDED	231 SPACES
(INCLUDES 10 H.C. SPACES)	
TOTAL SQ. FT. COMMERCIAL	46,440 SQ. FT.
TOTAL SQ. FT. OFFICE	30,960 SQ. FT.
LOT 2	
AREA	2.87 AC.
PROPOSED ZONING	R-7
TOTAL NUMBER OF UNITS (2-STORY)	28 UNITS
GROSS DENSITY	9.75 DU/AC.
PARKING REQUIRED	42 SPACES
PARKING PROVIDED (INCLUDES 2 H.C. SPACES)	74 SPACES
(35 GARAGE & 39 OPEN SPACES)	
APARTMENT AREA (SQ. FT.)	21,700 SQ. FT.
LOT 1	
V.U.A.	113,407 SQ. FT.
5% REQUIREMENTS	5,670 SQ. FT.
I.L.A. PROVIDED	6,450 SQ. FT.
LOT 2	
V.U.A.	34,932 SQ. FT.
5% REQUIREMENTS	1,747 SQ. FT.
I.L.A. PROVIDED	2,200 SQ. FT.

LEGEND

- EX. STORM SEWER W/ CATCH BASIN
- PROP. STORM SEWER W/ CATCH BASIN
- EX. SANITARY SEWER W/ MANHOLE
- PROP. SANITARY SEWER W/ MANHOLE
- DIRECTION OF FLOW

TREES IN THIS AREA TO BE SAVED,
IF GRADING PERMITS, AND IF TREES
ARE REMOVED THEY WILL BE REPLACED
WITH TREES 50' ON-CENTER.

EXISTING TREES IN THIS AREA
TO BE PRESERVED.
(TREES WILL NOT BE SAVED
ON UTILITY EASEMENT)

- NOTES**
- WM #4530
 - DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. 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.
 - APPROXIMATE DETENTION CALCULATION:
A. ON SITE AREA = 8.46± AC.
DETENTION REQUIRED = 8.46 (0.50-0.23) X 2.9/12 = 1.27 AC. FT.
B. OFF SITE AREA (HAMPTON RIDGE SUBDIVISION) = 0.89 AC.
DETENTION REQUIRED = 0.89 (0.50-0.23) X 2.9/12 = 0.06 AC. FT.
C. TOTAL DETENTION REQUIRED 1.27 + 0.06 = 1.33 AC. FT.
 - RIGHT TURN LANE ON TAYLORSVILLE ROAD TO BE DESIGNED PER KYDOH REQUIREMENTS.
 - SHOULDER AND SIDEWALK ON SIX MILE LANE DESIGN PER JEFFERSON COUNTY PUBLIC WORKS AND TRANSPORTATION REQUIREMENTS.
 - THE C-1 MONUMENT SIGNS SHALL NOT EXCEED 6' IN HEIGHT AND 30 S.F. ON AREA.
 - SANITARY SEWERS AVAILABLE BY CONNECTION.
 - SUBJECT TO PLAN REVIEW.

**GENERAL DISTRICT DEVELOPMENT PLAN
TAYLORSVILLE ROAD COMMERCIAL/OFFICE/APARTMENTS**

TAX BLOCK 38 LOTS 89 AND 90
TAX BLOCK 482 LOTS 1 AND 2

OWNER
E. RODULFO PANTOJA & CHARLOTTE PANTOJA
180 SEARS AVENUE
LOUISVILLE, KENTUCKY 40207

DEVELOPER
RODULFO REALTY & BUILDING COMPANY
180 SEARS AVENUE
LOUISVILLE, KENTUCKY 40207

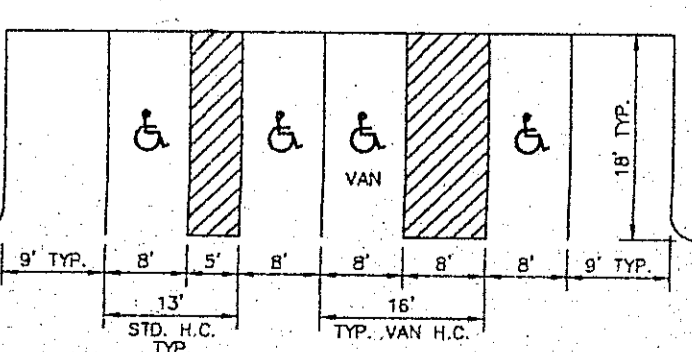
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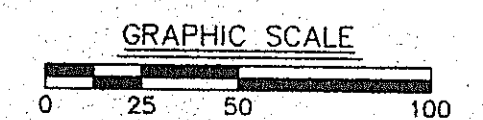
PLANNING & DEVELOPMENT SERVICES

File: 1872-DDP

1
Sheets in Set: 1



**TYPICAL PARKING SPACES
NO SCALE**



GRAPHIC SCALE



SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
315 WEST MARKET STREET,
LOUISVILLE, KENTUCKY 40202
(502) 584-6271

Scale: 1"=50'
Date: 5/22/97
REV. 2/09/98
REV. 4/30/98
REV. 10/09/98
REV. 11/11/98

REV. 12/16/98
REV. 2/16/99

K:\LDS\WDP\1872DDP2 Tue Feb 16 15:59:42 1999 PLOTTED BY: M.A.D.

BINDING ELEMENTS

DOCKET NO. 9-90-98

RESOLVED, that the Louisville and Jefferson County Planning Commission hereby **RECOMMEND** to the City of Jeffersontown that the change in zoning does from **R-5A Multi-Family Residential and OR-3 Office Residential to R-7 Multi-Family Residential and C-1 Commercial** on the property described in the attached legal description is hereby **APPROVED**.

RESOLVED, that the Louisville and Jefferson County Planning Commission does hereby **APPROVE** the district development plan **SUBJECT** to the following binding elements:

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 and City of Jeffersontown.
2. Prior to development of each site or phase of this project, a detailed district development plan shall be submitted to the Planning Commission for approval. Each plan shall be in adequate detail and subject to additional binding elements. The additional binding elements may relate, but not be limited, to the following items:
 - a. screening, buffering, landscaping, tree preservation
 - b. density, floor area, size and height of buildings
 - c. points of access and site layout with respect to on-site circulation
 - d. land uses
 - e. signage
 - f. loading berths
 - g. parking
 - h. sidewalks
 - i. site design elements relating to alternative transportation modes
 - j. outdoor lighting
 - k. minor subdivision plat approval
 - l. air
 - m. the timing of construction to coincide with the availability of flood protection measures, municipal sewer and water service, and adequate fire protection
 - n. dumpsters
3. The density of the development shall not exceed ~~14.68~~ ^{9.75} dwelling units per acre (~~22~~ units on 2.87 acres).
2.8

- d. Location of construction fencing for each tree/tree mass designated to be preserved.
10. 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).
 - 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 recorded providing access to the commercial property to the north. 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.
11. 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.
12. 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.
13. 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.

4. The development shall not exceed 46,440 square feet of commercial space, and 30,960 square feet of office space (77,400 square feet of total gross floor area).
5. The only permitted freestanding sign shall be monument style and located as shown on the approved development plan. The signs shall not exceed 30 square feet in area per side and 6 feet in height. No sign shall have more than two sides.
6. No outdoor advertising signs (billboards), small free-standing (temporary) signs, pennants balloons, or banners shall be permitted on the site.
7. 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.
8. Construction fencing shall be erected at the edge of the area of development prior to any grading or construction to protect the existing tree stands and their 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.
9. Existing tree stands along the site's Six Mile Lane frontage shown on the site plan as "existing trees in this area to be preserved" are permanent preservation areas. No clearing, grading, or fill activity or other land disturbing activity shall take place beyond pruning to improve the general health of the trees or to remove dead or declining trees that may pose a public health and safety threat. The applicant shall submit a plan for approval by the Planning Commission staff landscape architect showing the specific boundary of trees/tree masses to be preserved prior to beginning any construction procedure (i.e. clearing, grading, demolition). A modification of the tree preservation plan requested by the applicant may be approved by the Planning Commission staff landscape architect if the changes are in keeping with the intent of the approved tree preservation plan. The plan shall exhibit the following information:
 - a. Proposed site plan (showing buildings, edges of pavement, property/lot lines, easements, existing topography, and other significant site features (LOJIC topographic information is acceptable).
 - b. Preliminary drainage considerations (retention/detention, ditches/large swales, etc.).
 - c. Location of all existing trees/tree masses existing on the site as shown by aerial photo or LOJIC maps.