

LOCATION MAP
NO SCALE

EX. 20' ELEC. & TELE. ESMT.
D.B. 4416 PG. 345

PROPOSED SEWER & DRAIN ESMT.

PROPOSED INGRESS & EGRESS ESMT.

MAPLE BROOK REALTY, LTD.
8700 WESTPORT ROAD
LOUISVILLE, KY 40242
D.B. 5941 PG. 762

WALMART STORES, INC.
D.B. 6700 PG. 602

HOMETOWN BUFFET RESTAURANT
10,600 SQ. FT.
1 STORY

GENERAL NOTES

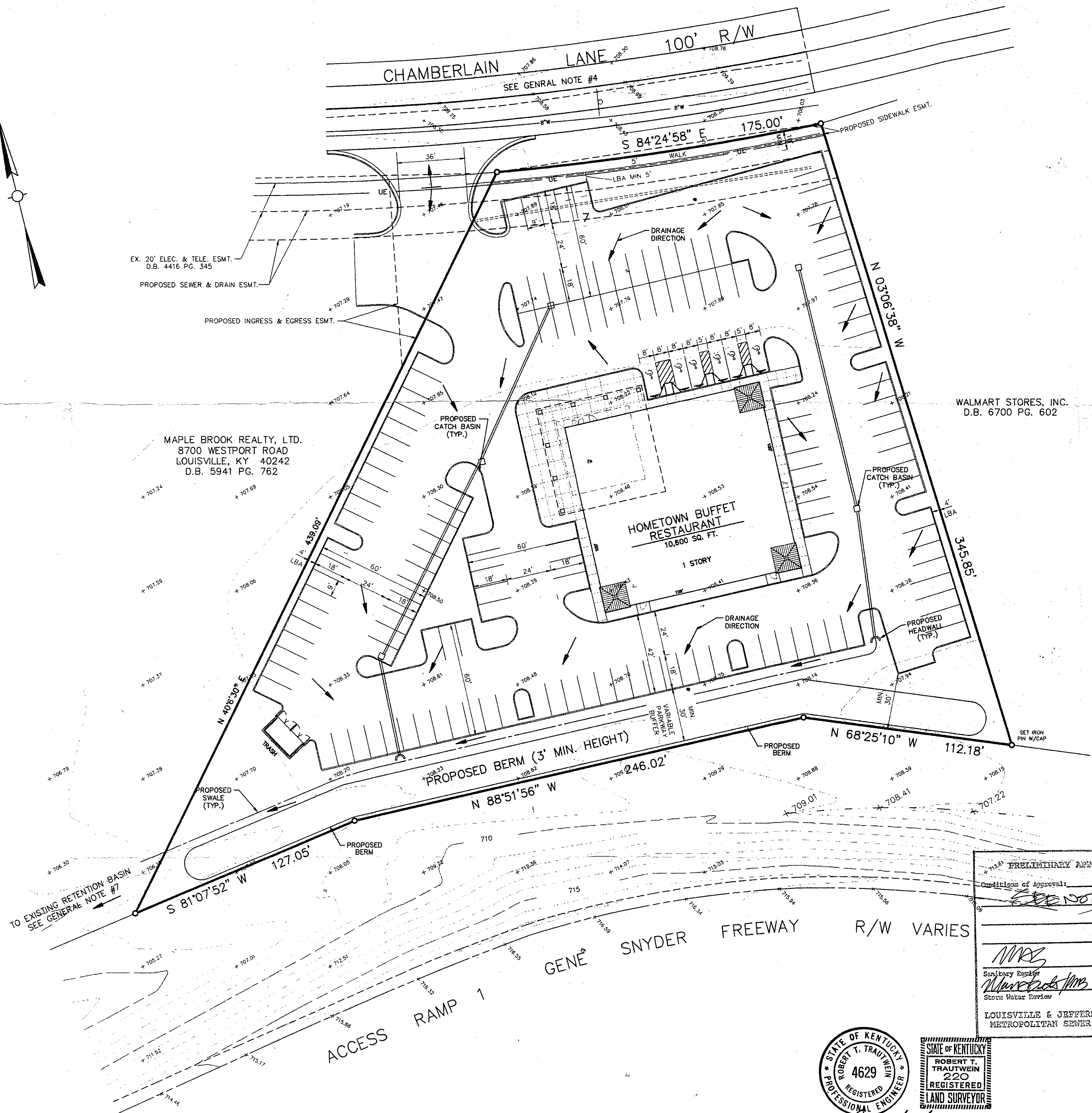
1. OUTDOOR LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM EXISTING RESIDENCES.
2. SUBJECT TO SANITARY SEWER CAPACITY AND CONNECTION FEES.
3. ADDITIONAL EASEMENTS FOR THROUGH DRAINAGE SHALL BE DEDICATED AS DETERMINED AT CONSTRUCTION STAGE.
4. DEVELOPER SHALL CONTINUE ROADWAY WIDENING IMPROVEMENTS ALONG CHAMBERLAIN LANE BY WALMART ACROSS FRONTAGE OF SUBJECT PROPERTY IN KIND, CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT REQUIRED PRIOR TO CONSTRUCTION APPROVAL FROM JCPW&T.
5. SUBJECT TO MSD'S INDUSTRIAL WASTE DIVISION APPROVAL.
6. SUBJECT TO KOH APPROVAL.
7. THE EXISTING OFF-SITE RETENTION BASIN SHALL BE IMPROVED TO COMPLY WITH THE APPROVED PLANS AND SPECIFICATIONS DURING THE DEVELOPMENT OF THE HOMETOWN BUFFET SITE.
8. KENTUCKY TRANSPORTATION CABINET - DEPARTMENT OF HIGHWAYS REVIEW REQUIRED FOR DRAINAGE WITHIN STATE RIGHT OF WAY PRIOR TO CONSTRUCTION APPROVAL.
9. THE PROPOSED SIDEWALK MAY BE RELOCATED INTO THE PUBLIC RIGHT OF WAY DURING FINAL DESIGN PHASE AFTER ANALYSIS OF ROAD CROSS SECTION.
10. PROPOSED SIGN SHALL NOT EXCEED 9 FEET HEIGHT AND 64 SQUARE FEET IN AREA.

NOTICE

PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN (See Book)

PROJECT SUMMARY

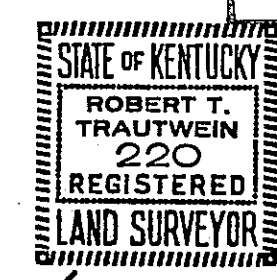
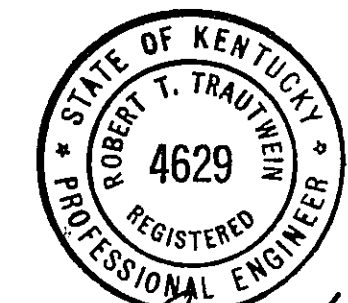
EXISTING ZONING	C-1
EXISTING USE	VACANT
PROPOSED USE	RESTAURANT
SITE ACREAGE	2.34 Ac.
PROPOSED BUILDING SQUARE FOOTAGE	10,600 SQ. FT.
PARKING REQUIRED	108 SPACES
PARKING PROVIDED	150 SPACES
VEHICULAR USE AREA (V.U.A.)	58,098 SQ. FT.
INTERIOR LANDSCAPE AREA REQUIRED	2,905 SQ. FT.
INTERIOR LANDSCAPE AREA PROVIDED	4,256 SQ. FT.



PRELIMINARY APPROVAL
DEVELOPMENT PLAN
SHALL COMPLY WITH ORDINANCE #28
CONDITIONS See Note # 4,
6, 8 & 9
BY: *P. Osborne*
DATE: 7-12-96
JEFFERSON COUNTY
DEPT. OF PUBLIC WORKS

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
SHALL COMPLY WITH ORDINANCE #28
CONDITIONS See Note # 4,
6, 8 & 9
APPROVAL DATE: 7/11/96
EXPIRATION DATE: 7/11/97
SIGNATURE OF PLANNING COMMISSION
S. Smith

JEFFERSON COUNTY
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 9-86-88
APPROVAL DATE: 7/11/96
EXPIRATION DATE: 7/11/97
SIGNATURE OF PLANNING COMMISSION
S. Smith



Robert T. Trautwein

RECEIVED

JUL 12 1996

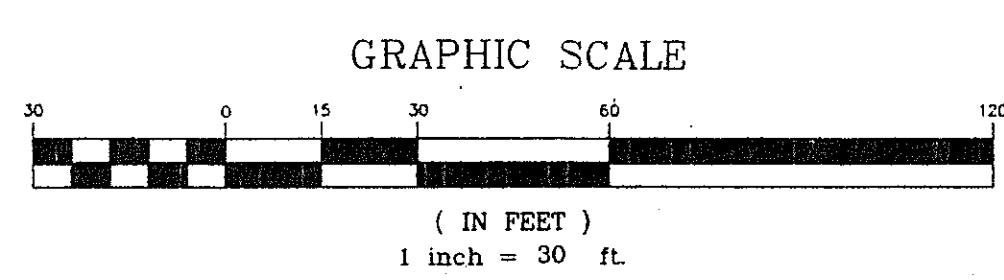
PLANNING & DEVELOPMENT SERVICES

DOCKET 9-86-88
DETAILED DISTRICT DEVELOPMENT PLAN

OWNER: MAPLE BROOK REALTY LTD.
8700 WESTPORT ROAD
LOUISVILLE, KENTUCKY 40242

APPLICANT: HOMETOWN BUFFET
C/O HERC ALCARAZ
DIR. OF DEV. & CONST.
9171 TOWNCENTER DR.
SUITE 575
SAN DIEGO, CA. 92122

BLOCK 14 LOT 389 DEED BOOK 5941 PAGE 762



REVISIONS			
NO.	DATE	DESCRIPTION	BY
2	7/12/96	L.D.&T. COMMENTS	DAW
1	6/10/96	AGENCY NOTES	DAW

BIRCH, TRAUTWEIN & MIMS, INCORPORATED
Consulting Engineers-Landscape Architects-Planners
4124 Taylorsville Road
Louisville, Kentucky 40220
(502)459-8402 FAX (502)459-8427



PROJECT DATA			
NO.	4330MSP1	SCALE	1" = 30'
TYPE	PLANNING	DRAWN BY	BDJ
DATE	MAY, 1996	CHECKED BY	JMM

SHEET
1
OF 1

RESOLVED, That the Land Development and Transportation Committee does hereby **APPROVE** the detailed district development plan for Docket No. 9-86-88 **ON CONDITION** the 30 foot landscape buffer area adjacent to the Snyder Freeway is provided and the sign shall not exceed 9 feet in height and 64 square feet in area, 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, except for land uses permitted in the established zoning district.
2. The development shall not exceed 10,600 square feet of gross floor area.
3. No outdoor advertising signs (billboards), small free-standing (temporary) signs, pennants or banners shall be permitted on the site.
4. There shall be no outdoor storage on the site.
5. The only permitted freestanding sign shall be nine feet in height and 64 square feet in size.
6. 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 W. Liberty Street).
 - 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.
7. 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.

8. 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.
9. There shall be no outdoor music (live, piped, radio or amplified), outdoor entertainment, or outdoor PA system permitted on the site.
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.