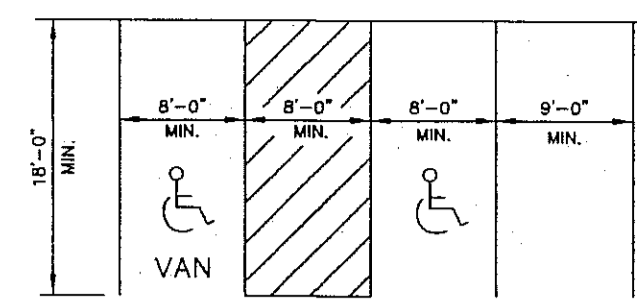
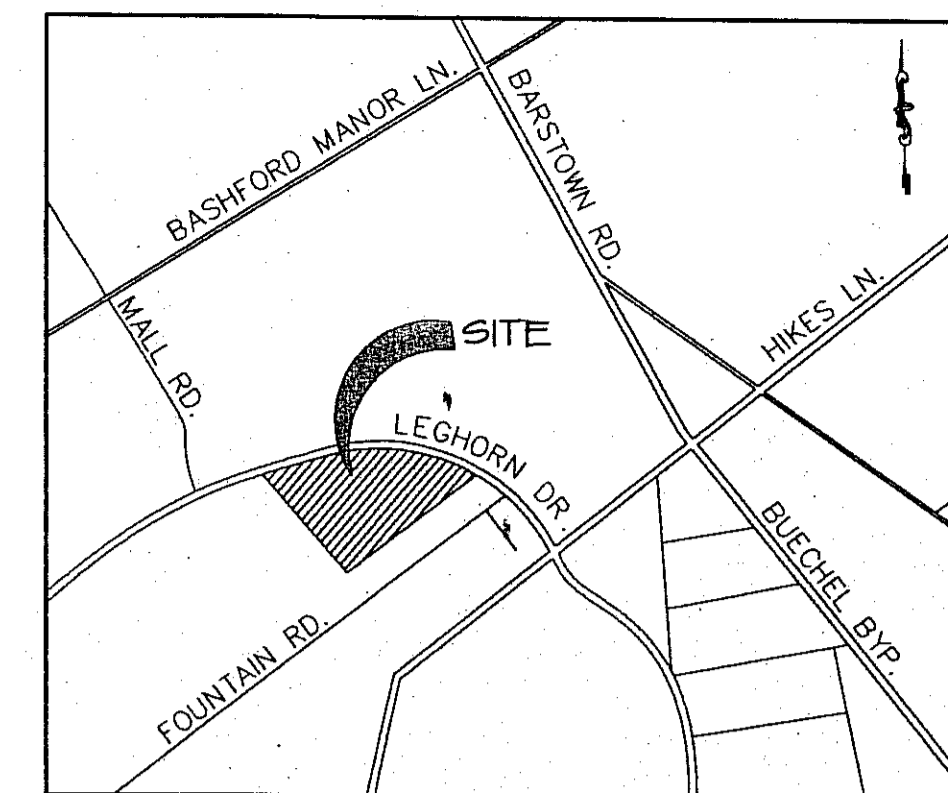


WAIVER REQUESTS

1. A Waiver is requested of the use requirements set forth in Article 15 of the Development Code to allow retail uses in the office and retail building on the plan.
2. A Waiver is requested to allow existing 30' access easement P.B. 7109, PG. 387 to remain 30' in width in proposed commercial district.



24' MINIMUM WIDTH OF AISLEWAY
TYPICAL PARKING SPACE LAYOUT
NO SCALE



LOCATION MAP
NOT TO SCALE

GENERAL NOTES

1. Parking areas and drive lanes to be a hard and durable surface.
2. A portion of the site lies within the 100 year flood plain per FIRM Map No. 2111 C 006 D dated February 2, 1994.
3. 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.
4. Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
5. 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.
6. A Tree Preservation Plan will be submitted to the Planning Commission for approval prior to beginning construction.
7. All dumpsters and service structures are to be screened per Article 12.
8. 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.
9. Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 30 degree cutoff and height of the light standard shall be set so that no light source is visible off-site.
10. Boundary taken from deed(s) and does not constitute a survey.
11. Sanitary sewer service will connect to Morris Forman waste water treatment plant by LE and be subject to applicable fees.
12. The site requires no detention, no flood plain compensation, and no MSD Regional Facility fee.
13. Site lies within the Duechel Fire District.
14. D.O.U. & Coz. Approval Required.

PROJECT DATA

TOTAL SITE AREA	= 5.9 ± ac.
TO REMAIN C-2	= 3 ± ac.
PROPOSED C-2	= 51 ± ac.
EXISTING ZONING	= R-7 & C-2
PROPOSED ZONING	= R-7 to C-2
EXISTING USE	= VACANT
PROPOSED USE	
Ⓐ STORAGE SPACE	= 56,350 SF
Ⓑ 1ST FLOOR RETAIL	= 10,000 SF
Ⓒ 2ND FLOOR OFFICE	= 10,000 SF

PARKING

1ST FLOOR RETAIL	= 1 space per 100 SF
2ND FLOOR OFFICE	= 1 space per 500 SF
PARKING	= 67 SPACES
HANDICAP PARKING	= 3 SPACES
TOTAL PARKING PROVIDED	= 70 SPACES
PARKING REQUIRED	= 70 SPACES
FLOOR AREA RATIO	= 2.9 FAR.

VUA DATA

TOTAL VUA	= 30,312 SF
LA REQUIRED	= 1,516 SF
LA PROVIDED	= 1,950 SF

OWNER:
BASHFORD MANOR &
LONG CORP
P.O. BOX 5536
LOUISVILLE, KY 40255

SITE ADDRESS: 4710 LEGHORN DR.
LOUISVILLE, KY 40218
TAX BLOCK 610, LOT 131
D.B. 5535, PG. 722

RECEIVED
APR 1 2003
PLANNING &
DEVELOPMENT SERVICES

REVISIONS	
NO.	DESCRIPTION
1	REV. AS PER PLANNING COMM.
2	REV. AS PER COUNTY WORKS COMM.
3	REV. AS PER PLANNING COMM.

PROJECT DATA
FILE NAME: 02092
DATE: 8-29-02
CHECKED BY: RMY
DRAWN BY: SWH
SCALE: 1"=40'

PROJECT DATA
FILE NAME: 02092
DATE: 8-29-02
CHECKED BY: RMY
DRAWN BY: SWH
SCALE: 1"=40'

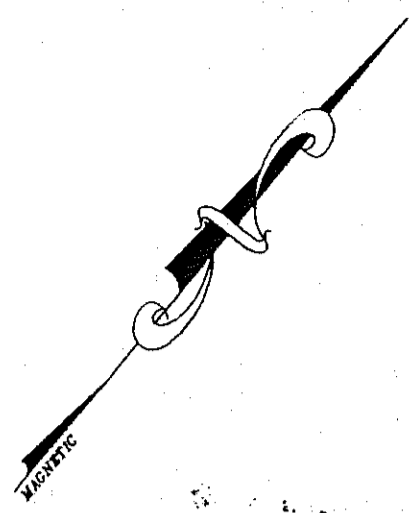
LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING, LAND SURVEYING, LANDSCAPE ARCHITECTURE
804 W. GREEN AVE. SUITE 5
LOUISVILLE, KENTUCKY 40202
PHONE: (502) 444-9514
FAX: (502) 444-9515

CONDITIONAL USE PERMIT/DETAILED DISTRICT DEVELOPMENT PLAN

BASHFORD MANOR STORAGE AND OFFICE
DEVELOPER

THIENEMAN MULTIFAMILY PROP. L.L.C.
1835 FERN VALLEY RD.
LOUISVILLE, KY 40219
(502) 964-7355

JOB NO. 02092
SHEET 1 OF 1



C-2
Revised Plat Rubloff Bashford LLC
P.B. 47, Pg. 100

C-2
Rubloff Bashford LLC
P.B. 47, Pg. 100

R-7/C-2
Louisville and Jefferson County
Metropolitan Sewer District
D.B. 7109, Pg. 387

C-2
Cobble Hill Center Corp.
D.B. 7355, Pg. 975

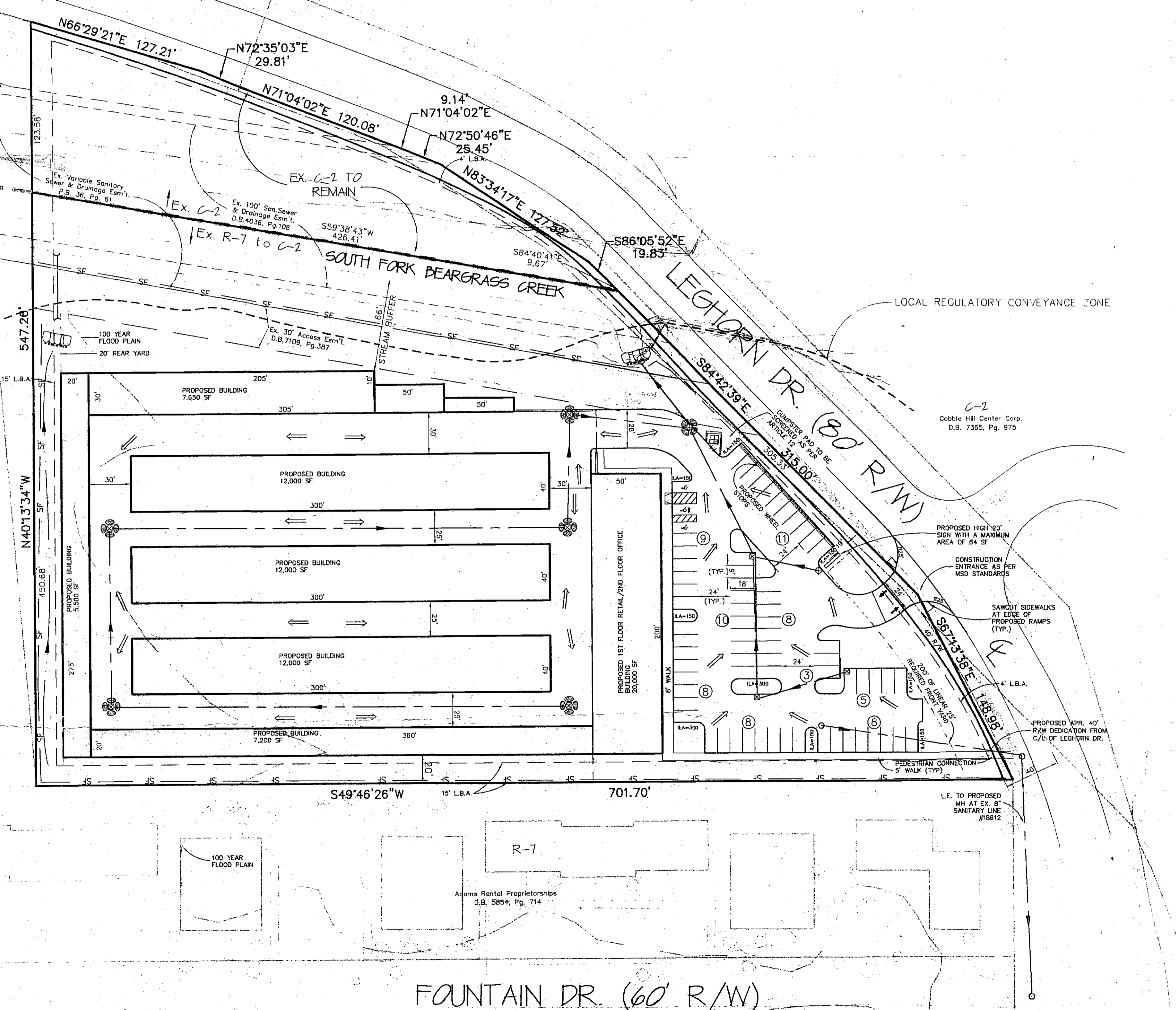
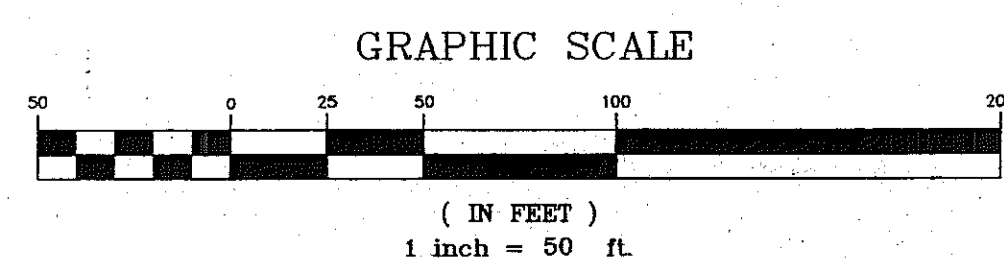
Adams Rental Properties
D.B. 5854; Pg. 714

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

JEFFERSON COUNTY
LOUISVILLE
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 9-101-024
APPROVAL DATE April 3, 2003
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION
Bide G. P. C.
PLANNING COMMISSION

LEGEND

- = PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION (TYP) AND CREEKSTONE HEADWALL
- = PROPOSED SEWER AND MANHOLE
- SF— = PROPOSED SILT FENCE
- — — = PROPOSED DRAINAGE SWALE
- — — = PROPOSED STONE BAG CHECK DAM
- — — = ZONING LINE



BINDING ELEMENTS
DOCKET NO. 9-101-02C

April 3, 2003

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 mini warehouses and other uses permitted in the C-1 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 56,350 square feet of gross floor area of storage, 10,000 square feet retail and 10,000 square feet office 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. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
7. There shall be no outdoor storage, display or sales permitted on the site.
8. No outdoor storage, or storage of toxic or hazardous materials, shall be allowed on the property.
9. 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.
10. 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.
11. 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.
12. 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 Louisville Metro Department of Public Works (400 Fiscal Court Building) and the Metropolitan Sewer District (700 West Liberty).
 - 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.

13. 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.
14. 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.
15. 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. Their 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.
16. 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.
17. The dumpster shall not be emptied between the hours of 10 p.m. and 7 a.m.
18. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the _____ Planning Commission meeting.
19. No idling of trucks shall take place within 200 feet of single-family residences. No overnight idling of trucks shall be permitted on-site.
20. 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.
21. No adult entertainment uses will be allowed on the premises.
22. The Applicant will not seek any change to the currently applicable Neighborhood Form District.
23. The BMAA shall be consulted concerning the design of the proposed building.
24. 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.
25. Applicant agrees to maintaining 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.
26. 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.
27. All mini-warehouse leases shall prohibit the storage of hazardous or toxic materials and the developer shall reserve the right to conduct routine inspections of all leased warehouse spaces to determine compliance with this requirement. Monthly perimeter inspections shall be conducted to determine whether there is any possible contamination or violation of this restriction and log of such inspections shall be maintained for review as may be requested by the Planning Commission staff.
28. A rendering depicting an exterior elevation of the mini-warehouses shall be submitted to Planning Commission staff for review and approval prior to obtaining a building permit. Staff shall review said elevation to determine that its design is consistent with the retail/office building and containing the following elements:
 1. Using the same split face block materials in alternating tan color tones as used in the retail/office building.
 2. The roof line to match the color of the roof and awnings or retail/office building.