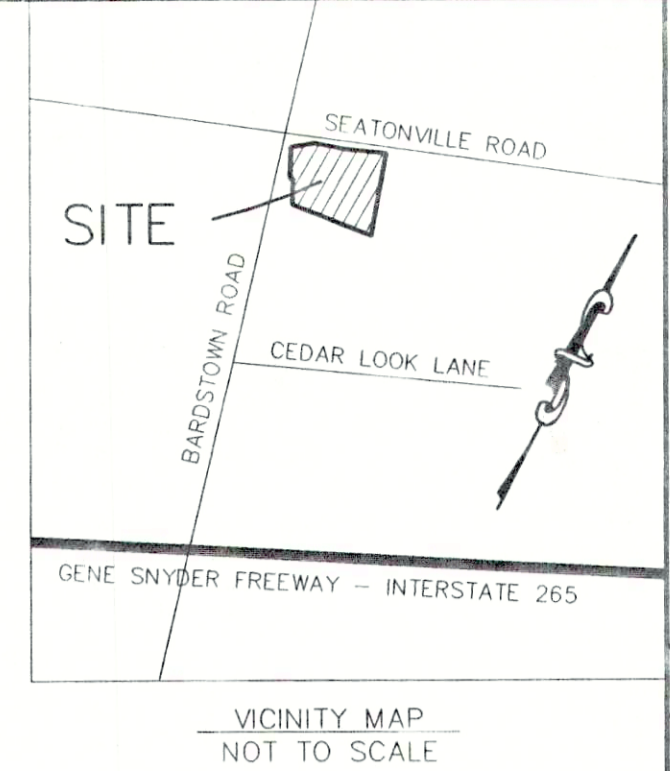


REVISIONS:
 11/06/97
 11/12/97
 1/23/98 25' BUMP UP TO P. BANK



DRWN BY: MSE/HEC
 CHKD BY: MSE
 DRAWING NAME: 9509ZDDP.DWG
 FIELD BOOK: 259

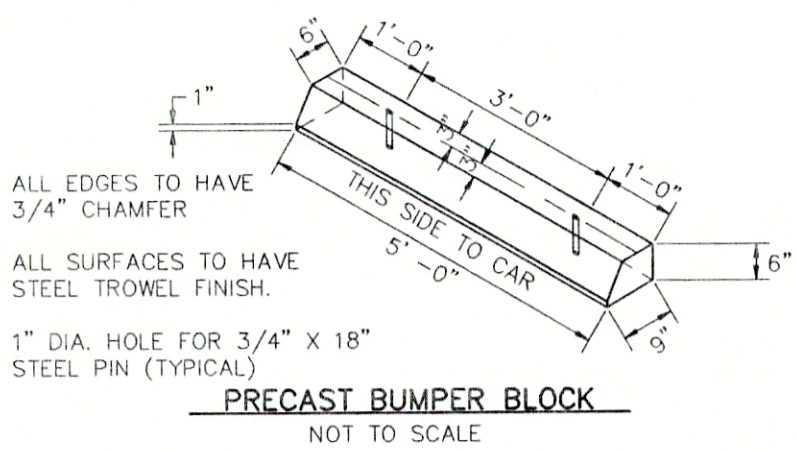
EVANS/GRIFFIN, INC.
 Engineers & Land Surveyors
 1417 Story Avenue
 Louisville, Kentucky 40206
 (502) 589-3586

PRELIMINARY GRADING + FLOODPLAIN MANAGEMENT PLAN
 WALGREENS
 BARDSTOWN ROAD / SEATONVILLE ROAD
 DETAILED DISTRICT DEVELOPMENT PLAN

DATE: 01/10/96
 PROJECT NO.: 95092
 Sheet 1 of 1

DEVELOPER
 JAMES E. VOGT
 516 NOTTINGHAM PARKWAY
 LOUISVILLE, KENTUCKY 40222
 D.B. 5523, PG. 531.
 DEVELOPER
 BAUMGARDNER - HOGAN REAL ESTATE LLC
 P.O. BOX 7606
 LOUISVILLE, KENTUCKY 40257
 TAX BLOCK 51, LOT 77.

9-75-97V



CONSTRUCT 50 L.F.
 DUAL 24" RCP
 @ 0.002 FT/FT
 I.E. UP = 641.65
 I.E. DN = 641.55

CONSTRUCT 42 L.F.
 DUAL 6' x 12' RCBC
 @ 0.006 FT/FT
 I.E. UP = 637.65
 I.E. DN = 637.40

RECAPITULATION

1. EXISTING ZONING	R - 4
2. PROPOSED ZONING	C - 1
3. LAND AREA	2.89 ACRES
4. BUILDING AREA	13,905 SQ. FT.
5. F.A.R.	.11
6. REQUIRED PARKING (1 SPACE PER 200 SQ. FT.)	70 SPACES
7. PROVIDED PARKING	66 SPACES 4 HANDICAP SPACES 70 TOTAL SPACES
8. VEHICULAR USE AREA	42,274 SQ. FT.
9. INTERIOR LANDSCAPE AREA	2120 SQ. FT.
A. REQUIRED	
B. PROPOSED	2165 SQ. FT.

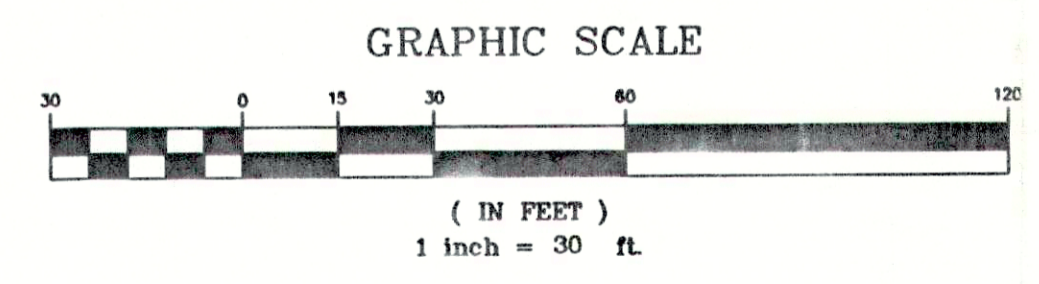
- NOTES
- SANITARY SEWER AVAILABLE BY CONNECTION.
 - REGIONAL FACILITIES FEES REQUIRED.
 - PROVIDE LANDSCAPE IRRIGATION SYSTEM TO ALL LANDSCAPE AREAS.
 - ALL EXISTING POWER POLES AND ELECTRICAL UTILITIES ARE TO BE RELOCATED WHEREVER APPROPRIATE.
 - REFER TO ECOLOGICAL ASSESSMENT AND SUGGESTED MITIGATION FOR THE PROPOSED RELOCATION OF CEDAR CREEK BY ECO-TECH, INC. AND ECO-SOUTH, INC. FOR SUGGESTED MITIGATION METHODS FOR PROPOSED RELOCATION OF CEDAR CREEK.
 - A HYDROLOGIC/HYDRAULIC ANALYSIS SHALL BE PERFORMED ON CEDAR CREEK PRIOR TO CONSTRUCTION APPROVAL. THE RESULTS OF THE ANALYSIS SHALL BE INCORPORATED INTO THE DESIGN TO MITIGATE ANY ADVERSE EFFECTS ON ADJACENT PROPERTY OWNERS.
 - VERBAL PERMISSION FROM THE DOWNSTREAM PROPERTY OWNERS HAS BEEN OBTAINED FOR CONSTRUCTION OF THE NEW CHANNEL. THIS PERMISSION WILL BE FORMALIZED AS A WRITTEN AGREEMENT OR EASEMENT PRIOR TO CONSTRUCTION OF IMPROVEMENTS.
 - WATER QUALITY CERTIFICATION WILL BE OBTAINED FROM THE DIVISION OF WATER PRIOR TO CONSTRUCTION.

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

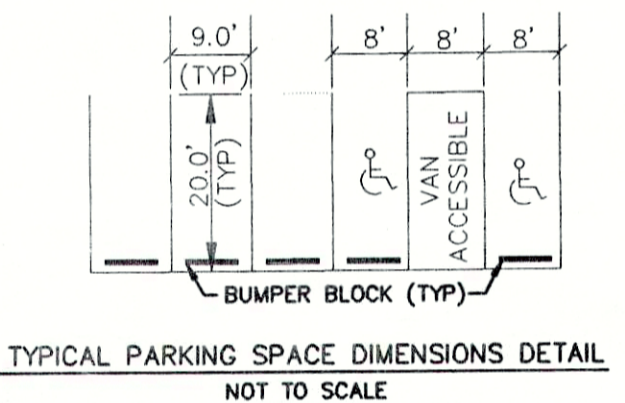
JEFFERSON COUNTY
**APPROVED DISTRICT
 DEVELOPMENT PLAN**
 LOCKET NO. 9-75-97V
 APPROVAL DATE: Jan. 15, 1998
 EXPIRATION DATE:
 SIGNATURE OF PLANNING COMMISSION
 Shevon Smith
 COMMISSION

RECEIVED
 NOV 21 1997
 PLANNING & DEVELOPMENT SERVICE
 DEVELOPER
 JAMES E. VOGT
 MILE 6.994

NOTE: APPROXIMATE LOCATION OF 100 YEAR FLOODPLAIN SHOWN ON THIS PLAN IS PER THE CEDAR CREEK WATERSHED STUDY AS PROVIDED BY MSD.



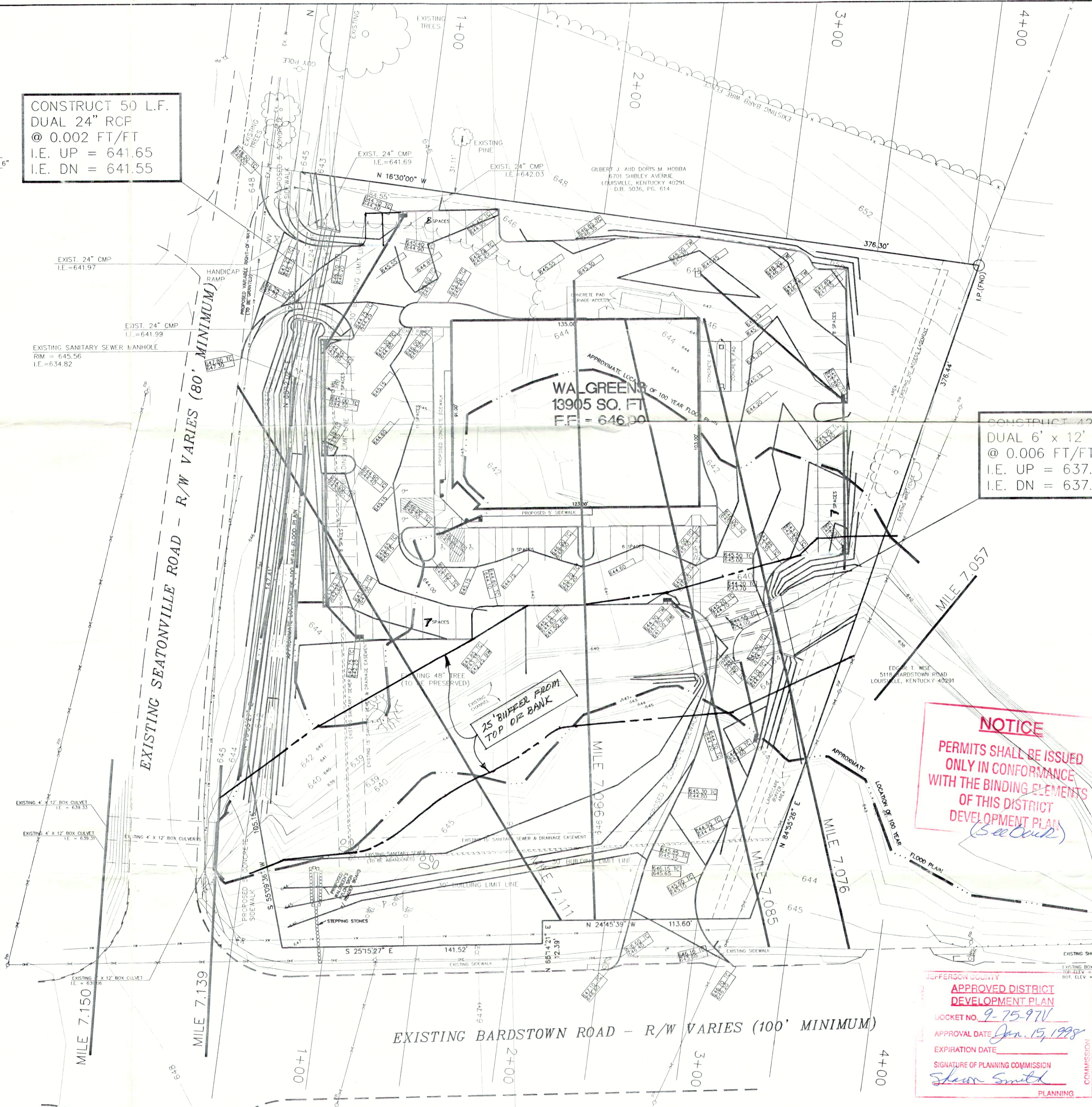
PRELIMINARY FLOOD PLAIN DISPLACEMENT CALCULATIONS
 APPROXIMATE FILL IN FLOOD PLAIN = 3729 C.Y.
 STORAGE FOR INCREASED IMPERVIOUSNESS:
 (0.95-0.30)(2.8/12)(1.42)(1613) = 350 C.Y.
 TOTAL DISPLACEMENT REQUIRED = 4079 C.Y.
 TOTAL DISPLACEMENT PROVIDED = 4159 C.Y.



FIELD AND CITY APPROVAL
 DEVELOPMENT PLAN
 SHALL COMPLY WITH ORDINANCE
 CONDITIONS: Site approved. Also
 subject to partial shoulder, sw
 location E. and rail on Seatonville
 BY: D.C. M.A./D.M.
 DATE: 11.8.97
 JEFFERSON COUNTY
 DISTRICT DEVELOPMENT PLAN

LEGEND

M.H.	EXISTING SEWER LINE AND MANHOLE
EX. 8" SEWER	EXISTING WATER VALVE
W.V.	EXISTING GUY WIRE
G.W.	EXISTING GUY POLE
D.C.B.	EXISTING CATCH BASIN
F.H.	FIRE HYDRANT
T.R.	EXISTING TREELINE
W.M.	WATER METER
S.P.	SERVICE POLE
100	EXISTING CONTOUR LINE
+620.42	EXISTING SPOT ELEVATION
-8" G	EXISTING GAS LINE WITH PIPE SIZE
XW	EXISTING WATER LINE WITH PIPE SIZE
OHE	EXISTING OVERHEAD ELEC. WIRE
C.B.	PROPOSED DRAINAGE FLOW DIRECTION
S.D.P.	PROPOSED STORM DRAINAGE PIPE, CATCH BASIN AND HEADWALL
S.S.W.	PROPOSED SANITARY SEWER LINE, MANHOLE AND DIRECTION OF FLOW
T.B.R.	TO BE REMOVED



BINDING ELEMENTS

DOCKET NUMBER 9-75-97V

RESOLVED that the Louisville and Jefferson County Planning Commission does hereby **RECOMMEND to Fiscal Court of Jefferson County** that the change in zoning from **R-4 Residential Single Family to C-1 Commercial** on property described in the attached legal description be **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 except for land uses permitted in the established zoning district.
2. The development shall not exceed 13,905 square feet of gross floor area.
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 10 feet to front property line. The sign shall not exceed 88 square feet in area per side and 10 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 the 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. The speaker for the drive-through shall be inaudible at the property line.
8. The applicant shall submit a plan for approval by the Planning Commission staff landscape architect showing trees/tree masses to be preserved prior to beginning any construction procedure (i.e. clearing, grading, demolition). Any 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

document3

12. 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.
13. A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District recommendations. Documentation of the MSD's approval of the plan shall be submitted to the Planning Commission prior to grading and construction activities.
14. Bicycle storage facilities shall be located on site to allow for convenient customer access to the store.
15. All best management practices as recommended by the Metropolitan Sewer District during and after required site preparation and during construction shall be utilized.
16. No sale of liquor, including beer, shall be permitted on site.
17. Hours of operation shall be limited to 8:00 A.M. through 10:00 P.M.
18. Prior to requesting construction plan approval the developer shall submit a plan to the Planning Commission staff landscape architect showing a 15 foot wide recorded landscape easement on the Hobba property, existing vegetation to be preserved in the landscape easement, and supplemental planting as approved by the staff landscape architect.
19. Dumpster loading or unloading shall be limited to store operation hours.
20. The applicant shall comply with the Jefferson County Floodplain Ordinance as advised, from time to time, by MSD.

VARIANCE

NOW, THEREFORE, BE IT RESOLVED, that the variance is hereby **APPROVED**

The variance allows parking spaces to be located 10 feet from the Seatonville Road street side property line.

document3

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.
 - d. Location of construction fencing for each tree/tree mass designated to be preserved.
9. 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. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) that exceeds the requirements for plant material established in Article 12 in accordance with the recommendation of the Planning Commission staff landscape architect prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the building and shall be maintained thereafter.
 10. 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.
 11. 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.

NOTICE
PLANNING COMMISSION
JUL 11 10 30 AM '07
JEFFERSON COUNTY

