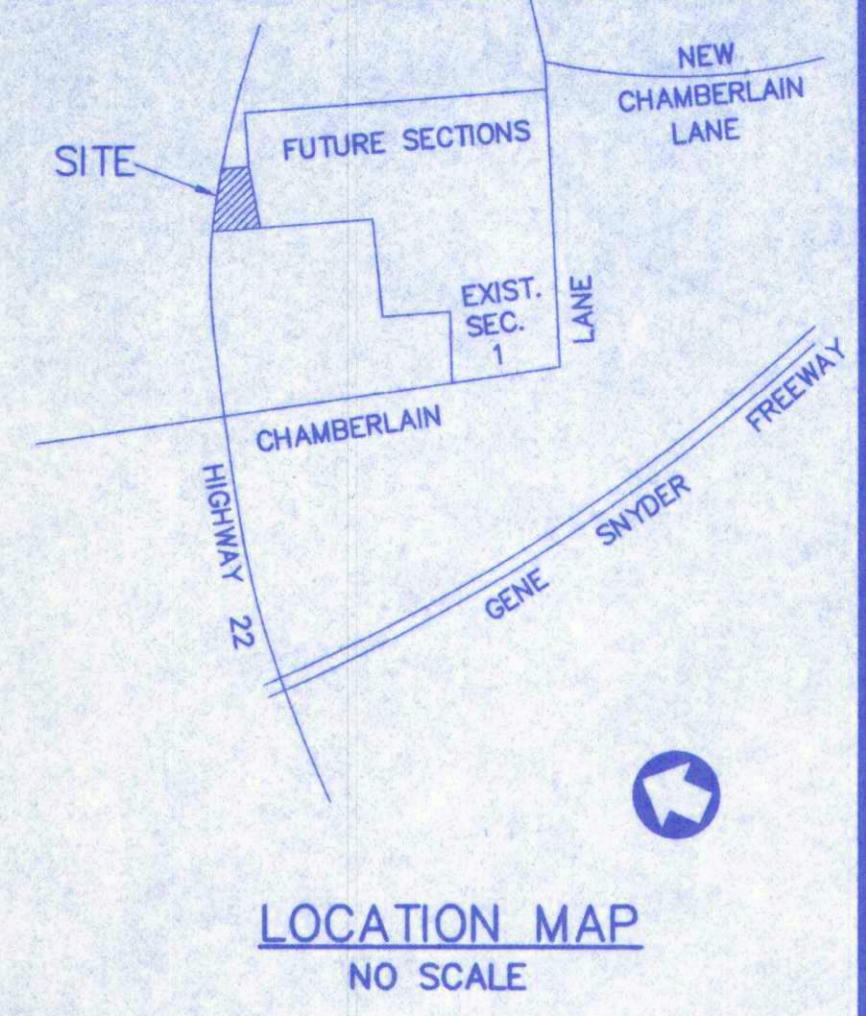
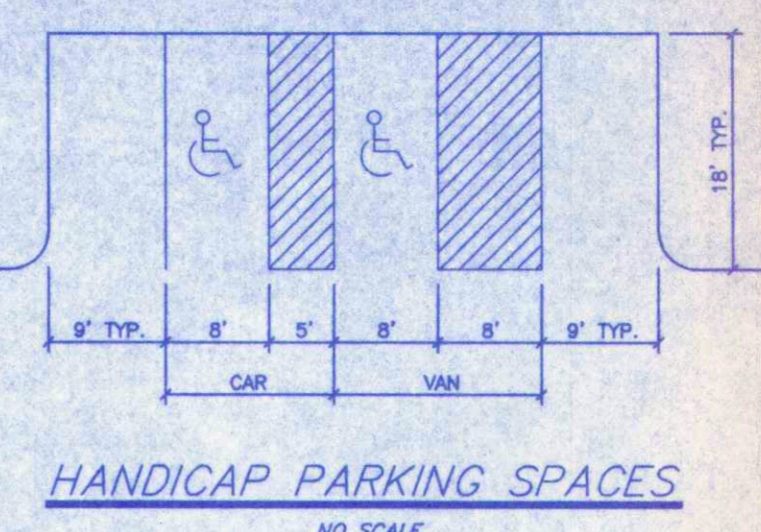
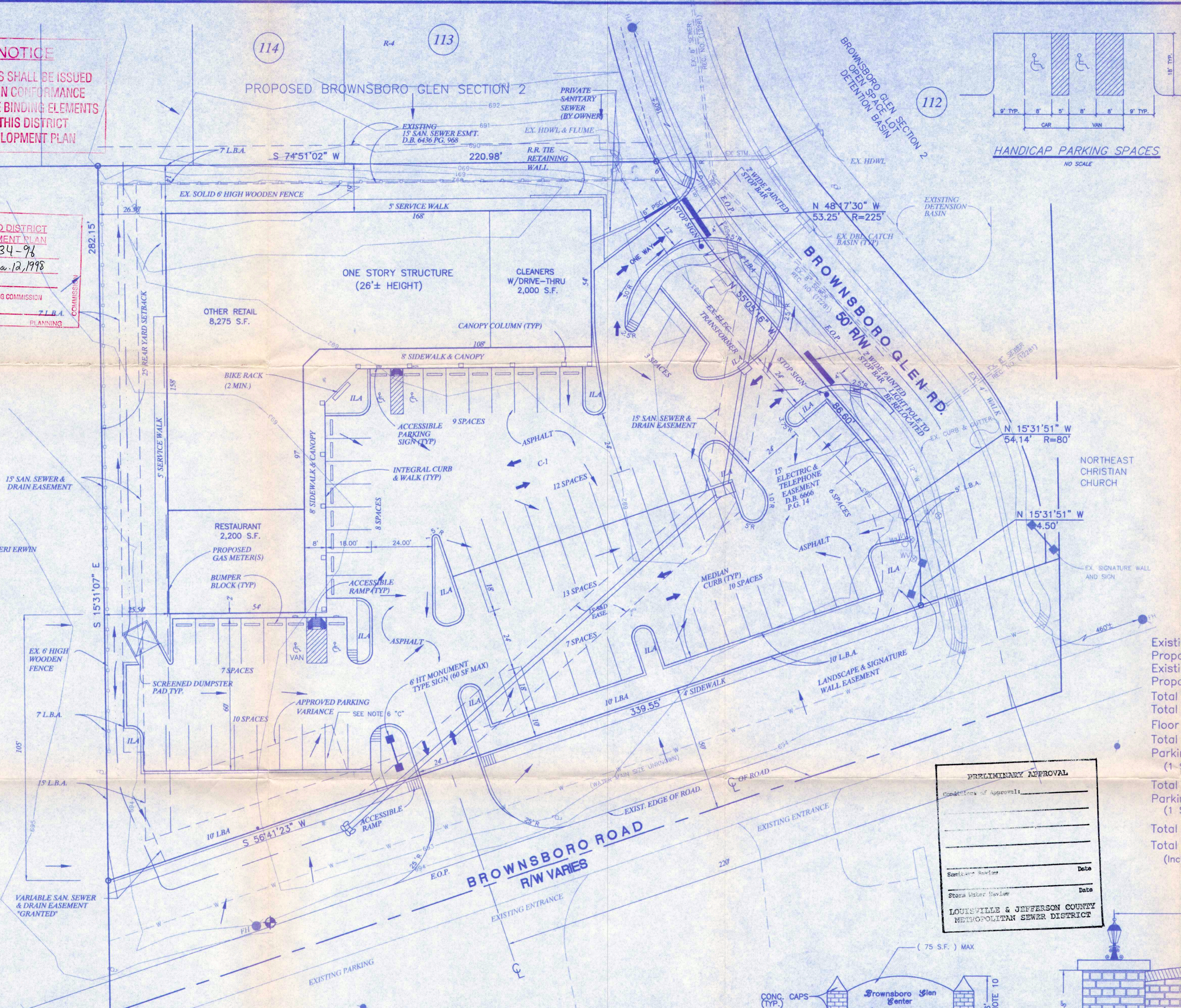


NOTICE
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN

JEFFERSON COUNTY
APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 9-34-98
 APPROVAL DATE Nov. 12, 1998
 EXPIRATION DATE _____
 SIGNATURE OF PLANNING COMMISSION _____
 COMMISSIONER PLANNING



- NOTES**
- SANITARY SEWERS WILL CONNECT TO HITE CREEK SEWAGE TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES.
 - THE DRAINAGE IN BROWNSBORO ROAD R.O.W. SHALL BE APPROVED BY THE KENTUCKY DEPARTMENT OF TRANSPORTATION.
 - THE DRAINAGE RUNOFF FROM THIS PROJECT IS BEING MITIGATED IN THE PROPOSED OPEN SPACE LOT OF BROWNSBORO GLEN SECTION 2 LOCATED WEST OF BROWNSBORO GLEN ROAD, ACROSS FROM THE SITE.
 - THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF IN THE STATE R.O.W.
 - AN 8' WIDE SHOULDER AND SWALE WITH A MAX OF 4:1 SIDE SLOPES SHALL BE CONSTRUCTED IN THE R.O.W. OF BROWNSBORO ROAD.
 - VARIANCES REQUESTED:
 - A) A VARIANCE IS BEING REQUESTED TO ALLOW A 6' HIGH WOODEN FENCE AND SIGNATURE WALL WITH A SIGN IN THE REQUIRED 25' FRONT YARD THAT ABUTS BROWNSBORO GLEN ROAD, SINCE REFERENCED STRUCTURES WILL BE LOCATED WITHIN 200' OF THE ABUTTING RESIDENTIAL PROPERTY TO THE SOUTH.
 - B) A VARIANCE IS BEING REQUESTED TO ALLOW A PROJECT IDENTIFICATION SIGN IN THE REQUIRED 30' FRONT YARD THAT ABUTS BROWNSBORO ROAD, SINCE REFERENCED STRUCTURES WILL BE LOCATED WITHIN 200' OF THE ABUTTING RESIDENTIAL PROPERTY TO THE EAST.
 - C) A VARIANCE IS BEING REQUESTED TO ALLOW PARKING IN THE REQUIRED 30' FRONT YARD THAT ABUTS BROWNSBORO ROAD, SINCE REFERENCED PARKING WILL BE LOCATED WITHIN 100' OF THE ABUTTING RESIDENTIAL PROPERTY TO THE EAST.
 - ALL LIGHTING SHALL BE DIRECTED AWAY FROM RESIDENTIAL AREAS.
 - A 4' WIDE SIDEWALK TO BE PROVIDED ON THE WEST SIDE OF BROWNSBORO GLEN ROAD AND ALONG BROWNSBORO ROAD.
 - DUMPSTER PADS TO BE SCREENED PER ART. 12.
 - SIGN MAY BE A MAXIMUM OF 7' HIGH, SHOULD THE ELEVATION OF THE GROUND BE ONE FOOT OR MORE BELOW THE GRADE OF BROWNSBORO ROAD.

BENCHMARK
 TBM "D" - TURN ARROW ON TOP OF FIRE HYDRANT ON THE SOUTH SIDE OF BROWNSBORO RD. 360' EAST OF THE EAST ENTRANCE OF THE NORTHEAST CHRISTIAN CHURCH.

PROJECT DATA

Existing Land Use	Vacant
Proposed Land Use	Commercial- Retail/Office
Existing Zoning	R-4
Proposed Zoning	C-1
Total Land Area	1.7± Ac.
Total Floor Area	14,675± S.F.
Floor Area Ratio	0.19
Total Retail Area	12,475± S.F.
Parking Required	63 Spaces
	(1 Space / 200 S.F.)
Total Restaurant Area	2,200± S.F.
Parking Required	22 Space
	(1 Space / 100 S.F.)
Total Parking Required	85 Spaces
Total Parking Provided	85 Spaces
	(Including 4 Handicap Spaces)

PRELIMINARY APPROVAL

Director of Approval: _____ Date: _____

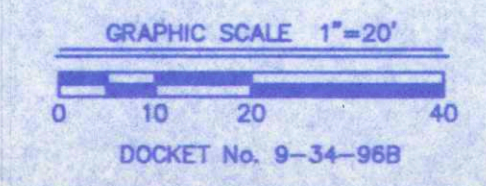
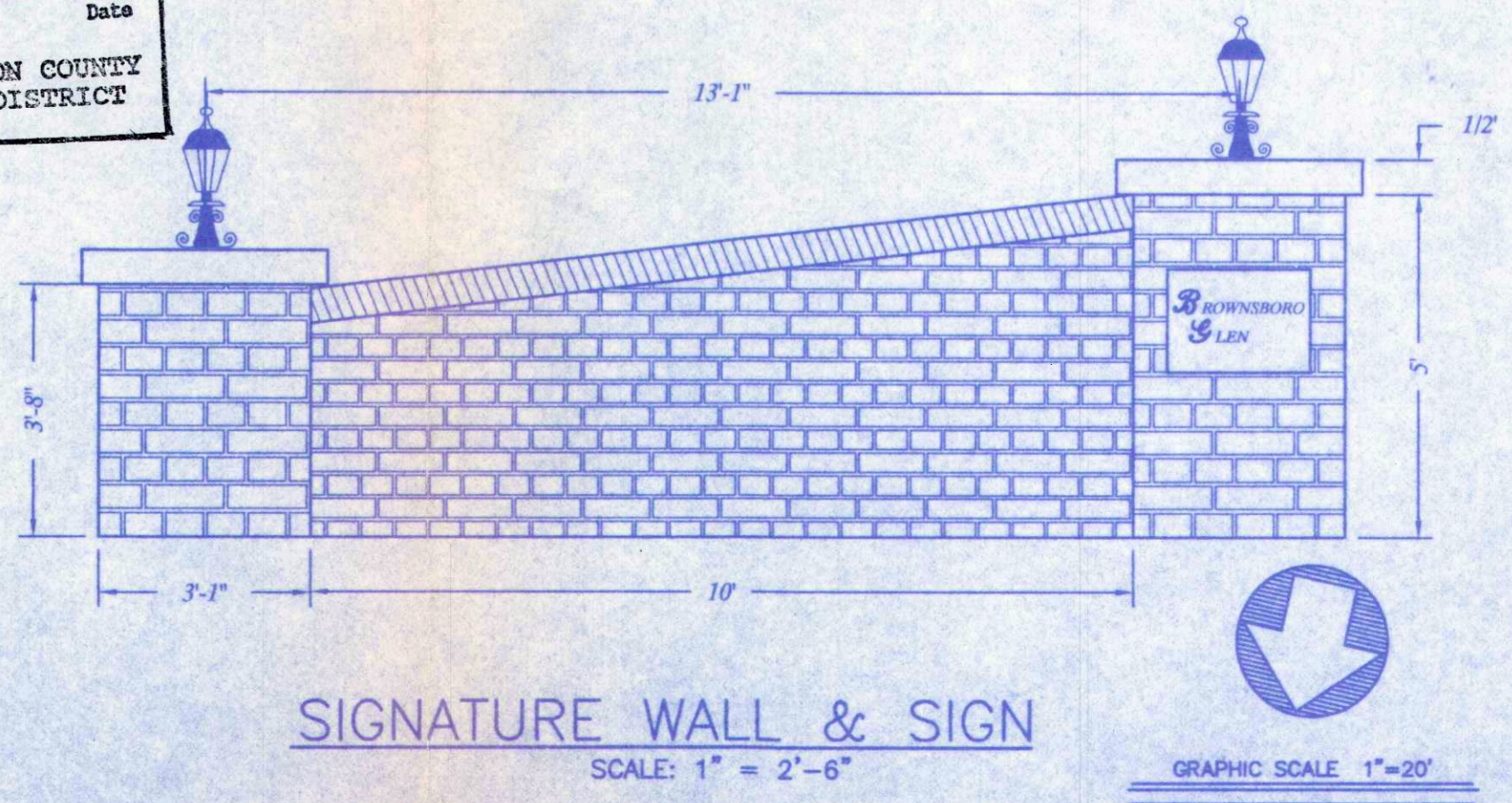
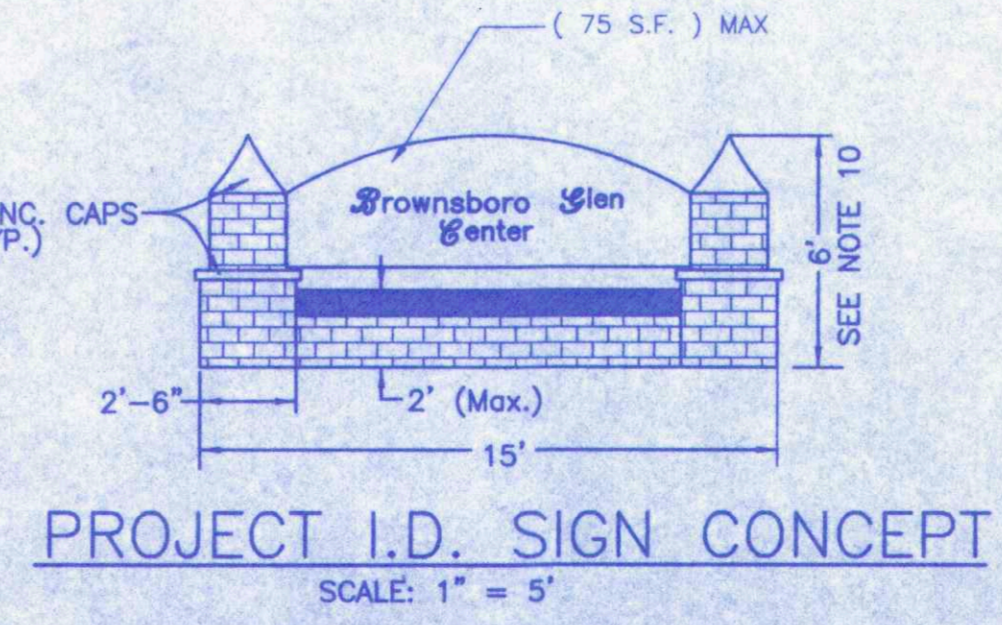
Staff/Plan Reviewer: _____ Date: _____

Staff/Utility Reviewer: _____ Date: _____

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

LANDSCAPE REQUIREMENTS

V.U.A. = 29,655± SQ.FT.
 5% REQUIREMENTS = 1,482± SQ.FT.
 LANDSCAPE PROVIDED = 2,820± SQ.FT.



RECEIVED
 NOV 12 1998
 LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION

MSA INC.
 MINDEL • SCOTT & ASSOCIATES, INC.
 PLANNING • ENGINEERING • ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 P.O. BOX 3748 LOUISVILLE, KENTUCKY 40201-0348
 PHONE (502) 485-1508 FAX (502) 485-1605 E-MAIL: msa@msa.com

OWNER/DEVELOPER
BROWNSBORO GROUP INC.
 P.O. BOX 3844
 LOUISVILLE, KY. 40201

Amended Detailed District Development Plan
Brownsboro Glen Shopping Center
 D.B. 6346 P. 968
 Tax Block 8 Lot 25

Vertical Scale: N/A
 Horizontal Scale: 1"=20'
 Date: 10-01-98
 Job Number: 1078
 Sheet
1
 of 1

E:\LANDSCAPE\msoa\11078dtdp.dwg Tue Nov 10 14:07:17 1998 PLOTTED BY: ERK

BINDING ELEMENTS

August 15, 1996

Docket Number 9-34-96 - Change in zoning from R-4 Residential Single Family to C-1 Commercial on property located on the south side of Kentucky Highway 22, 1,050 feet more or less east of Chamberlain Lane, containing 1.7 acres and being in unincorporated Jefferson County; also a related request for a variance.

SUGGESTED 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 13,475 square feet of gross floor area.
3. The only permitted freestanding sign shall be located as shown on the approved district development plan. The sign shall not exceed 60 square feet in area per side and six feet in height (seven feet in height if the elevation is lower than one foot below the right-of-way of Brownsboro Road). No sign shall have more than two sides.
4. No outdoor advertising signs (billboards), small freestanding (temporary) signs, pennants 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.
7. The building exterior shall be faced with brick on all facades and be of Williamsburg character.
8. Evergreen trees and a six foot tall solid wood fence shall be installed along the south property line to screen adjacent properties. Drainage shall be designed to accommodate the fence and plantings. Trees shall be planted a distance of 10 feet on center apart and shall be a minimum of 8 feet in height at time of planting.
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 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.
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.
 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.

The above binding elements of the district development plan are agreed to by the property owner _____, 1996.

K. T. Hubbard Attorney
OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE