

BROADMOOR PARK SECTION TWO PB. 11 PG. 93 Jefferson County, Ky.

SITE DESCRIPTION:

Ex. Zoning: R-5
 Proposed Zoning: R5-A "WITH A CUP FOR DAYCARE"
 Ex. Use: Residential
 Proposed Use: Daycare/Learning Center
 Form District: Neighborhood
 Lot: 6,000 Sq. Ft.
 Structure: 1670± Sq. Ft.
 D.B. 10185 PG. 732

NOTES:

Compatible Utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

***PARKING REQUIREMENTS: (5 EMPLOYEES)**

Minimum Parking Spaces Required: **5**
 (2 per employee of maximum shift, or 1 per employee of max shift and a drop-off/pick-up area)
 Maximum Parking Spaces Allowed: **10**
 (4 per employee of maximum shift, or 2 per employee of max shift and a drop-off/pick-up area)
 Parking Spaces Proposed: **5**

PLAY AREA REQUIREMENTS:

Min. Area Req. (60 Sq. Ft.) Per Child
 Prop. Area (1060 Sq. Ft) Total

HOURS OF OPERATION:

M-F
 5:30AM-6:00PM

ESTIMATION OF CHILDREN ON SITE:

Min. 15-23 Children
 Ages: 6wks-5Yrs.Old

HEALTH DEPT. REQUIREMENTS:

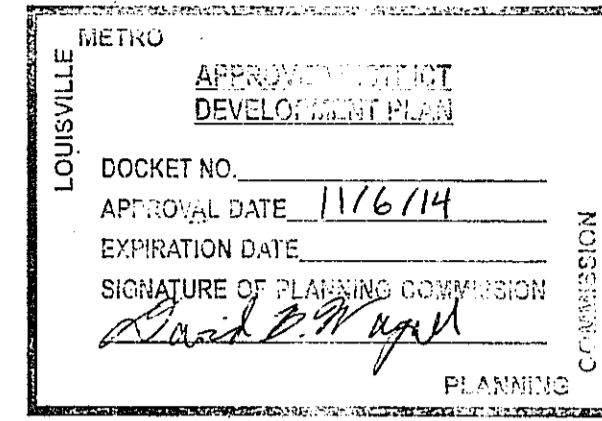
3 Compartment Sink
 Grease Trap
 Handsink

BUILDING HEIGHT:

9'-7"

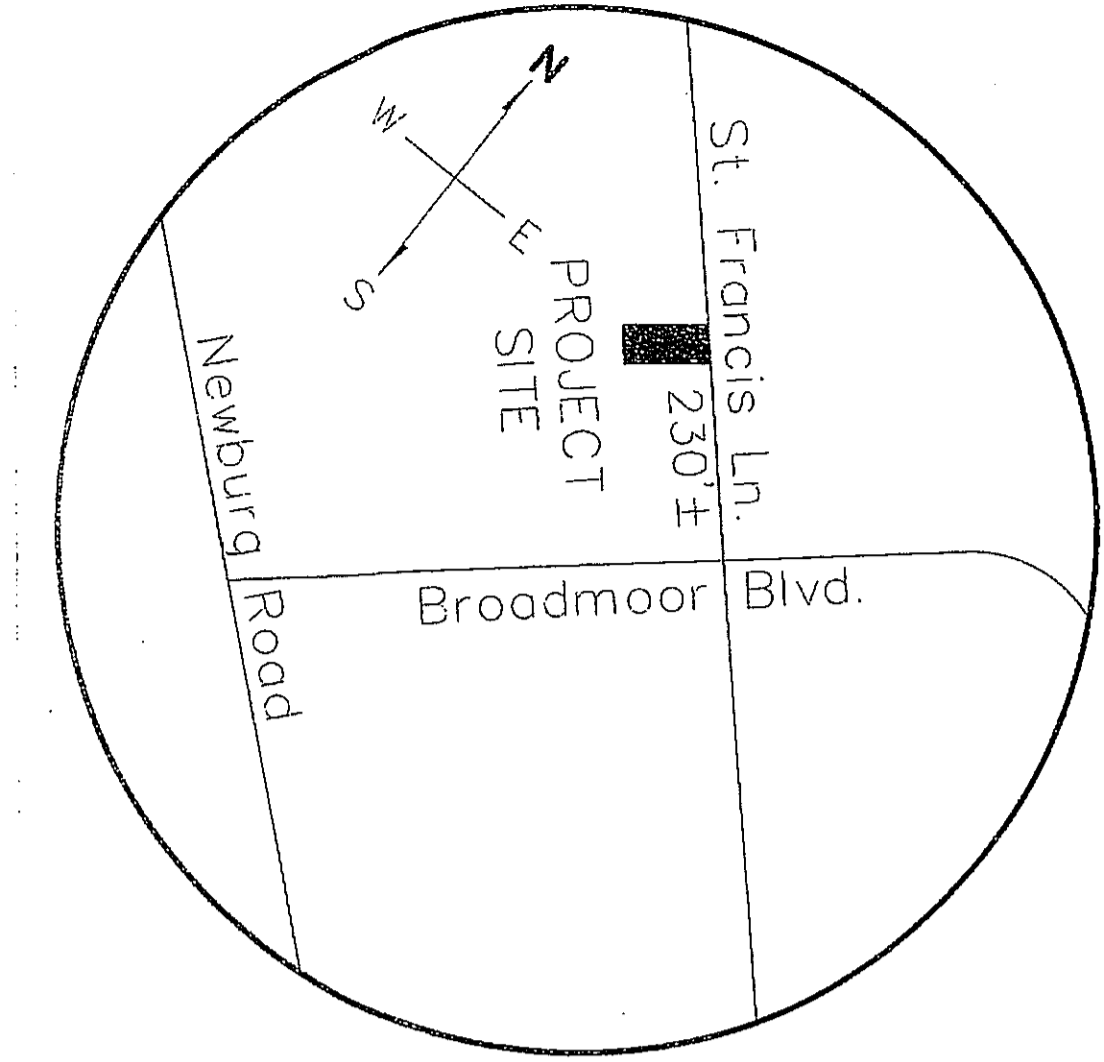
WAVIER REQUEST:

1. Waiver of all landscaping requirements along North property line per LDC 10.2.4 (35' LBA Req.)
2. Waiver of all landscaping requirements along South property line per LDC 10.2.4 (35' LBA Req.)
3. Waiver of all landscaping requirements along West property line per LDC 10.2.4 (20' LBA Req.)

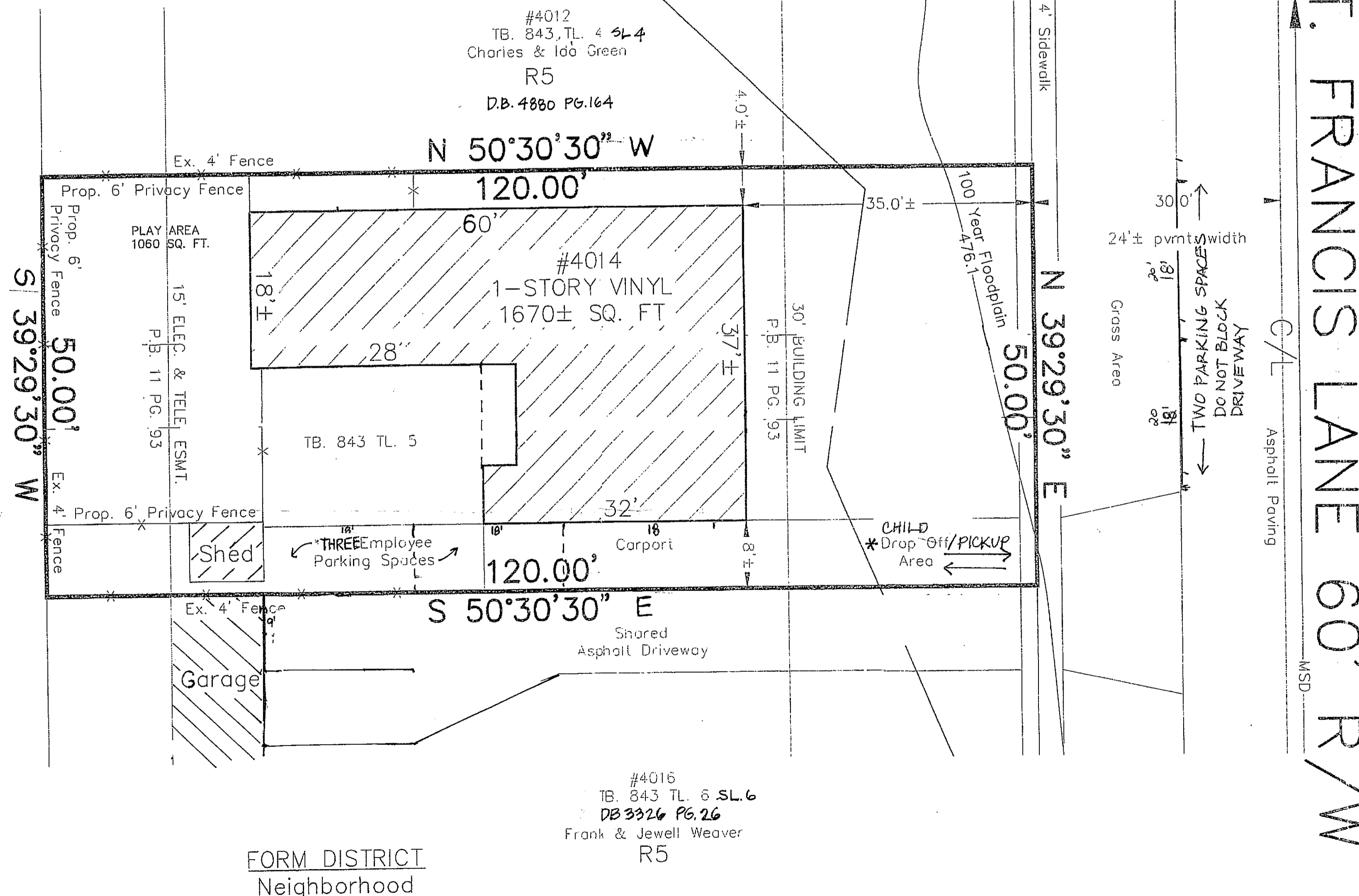


NOTICE
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

FORM DISTRICT
 Neighborhood



LOCATION MAP
 NTS



FORM DISTRICT
 Neighborhood

FORM DISTRICT
 Neighborhood

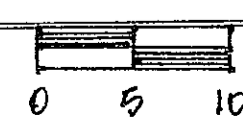
ST. FRANCIS LANE 60' R/W

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS: 5 total parking spaces plus a drop off/pick up area.
 BY: Tommy Madest
 DATE: 9-25-14
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

FORM DISTRICT
 Neighborhood

Detailed District Development Plan

SCALE: 10' = 1"



1
 SL1.0

RECEIVED
 SEP 22 2014
 PLANNING & DESIGN SERVICES

PRELIMINARY APPROVAL
 Condition: 5 total parking spaces plus a drop off/pick up area.

Development Review: 9/24/14 Date

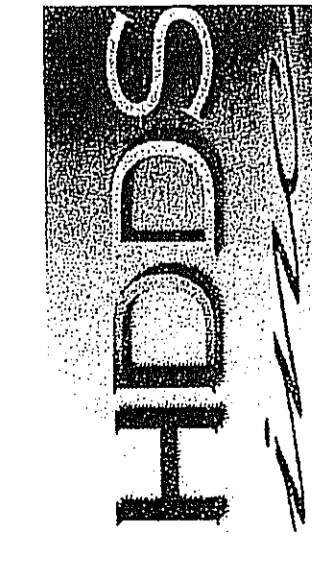
LOUISVILLE & JEFFERSON COUNTY METRO PLANNING & DESIGN SERVICES DISTRICT

PROJECT NO: 2014.001
 DRAWN BY: HDDS, INC.
 CHECKED BY: HDDS, INC.
 APPROVED BY:
 PLOT DATE: 19 FEBRUARY 14
 REVISIONS: AUG 25, 2014
 SEPT 15, 2014

TWANA SHANKLIN DAYCARE
 4014 SAINT FRANCIS LANE TB 843 TL 98 SL .05
 DETAILED DISTRICT DEVELOPMENT PLAN
 LOUISVILLE, KENTUCKY 40218
 Mailing Address: 8319 Zeimo Fields Ave. LOUISVILLE, KENTUCKY 40228

WEST MARKET STREET
 SUITE 101
 LOUISVILLE, KENTUCKY
 40202-2600

502.589.3903 VOICE
 502.587.6416 FAX
 1.800.497.1655
 WWW.HDDSINC.COM



SHEET TITLE: SITE
 SHEET NUMBER: SL1.0
 1420NE1013

1420NE1013

Case No. 14ZONE1013 Binding Elements

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the Detailed District Development Plan **SUBJECT** to the following Binding Elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. 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.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Codes and Regulations Construction Permits and Transportation Planning Review and the Metropolitan Sewer District.
 - 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 Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
4. 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.
5. 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. These 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.