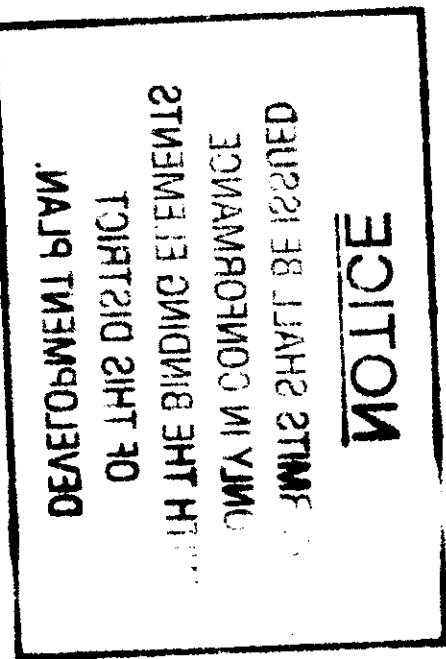
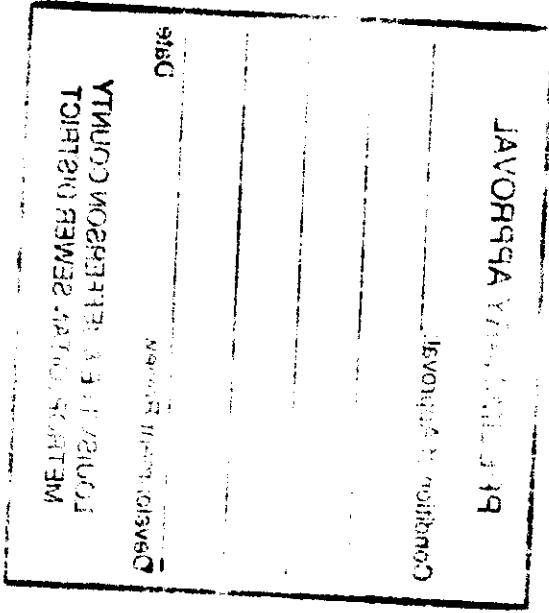
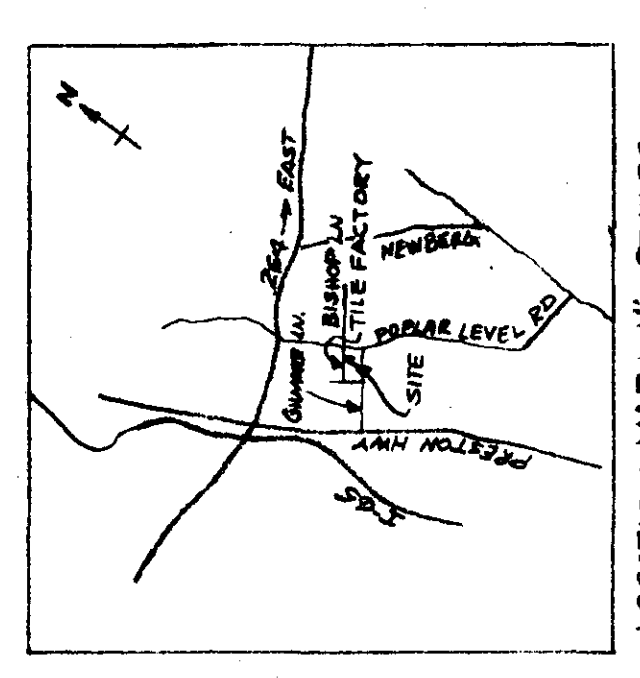
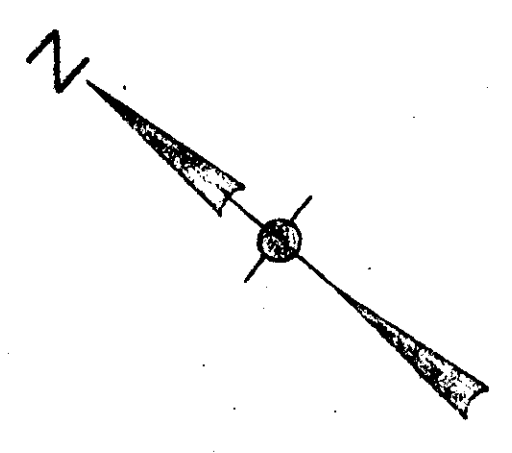


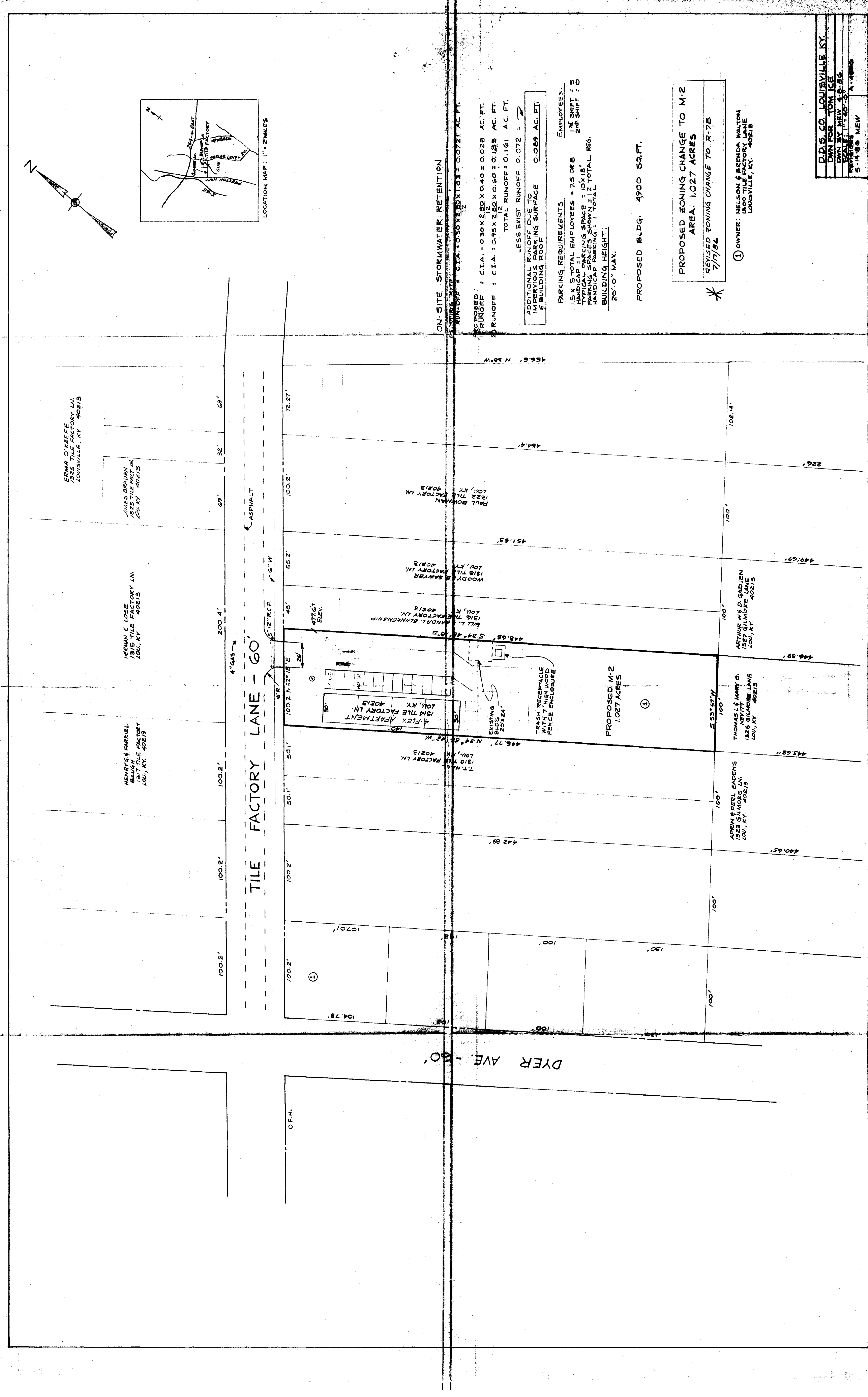
PLANNING ELEMENTS
CASE NO. DP-16003-11
DOCKET NO. S64-48

1. The development will be in accordance with the approved district development plan. No further development will occur unless approved by the Planning Commission.
2. The development shall not exceed 81,500 square feet of gross floor area.
3. Before a building permit is requested:
 - a) The development plan must be approved by the Jefferson County-Louisville Metro Planning Commission.
 - b) The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12, Chapter 10. Such plan shall be submitted to the Planning Commission for review and approval. The Planning Commission may require the owner/developer to submit a revised plan. The final approved plan shall be submitted to the Planning Commission. The Planning Commission may require the owner/developer to submit a revised plan. The Planning Commission may require the owner/developer to submit a revised plan.
 - c) A lot or legal document shall be recorded containing a 30-foot landscaped buffer area. Such lot and legal document shall be recorded containing a 30-foot landscaped buffer area. Such lot and legal document shall be recorded containing a 30-foot landscaped buffer area. Such lot and legal document shall be recorded containing a 30-foot landscaped buffer area.
 - d) All necessary recording fees shall be paid.
 4. Outdoor lighting shall be directed downward and away from adjoining residential areas.
 5. There shall be no freestanding business signs. Only directional signage ("Do Not Enter") is permitted.
 6. Small freestanding (temporary) signs shall not be permitted on the site.
 7. The owner shall repair any damage to the roadway shoulder on the factory lane caused by vehicles exiting the subject property.
 8. Access onto The Factory Lane from subject tract shall be "exit only".
 9. Subject property shall be limited to warehouse use unless the Planning Commission approves otherwise.
 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 obtained from the appropriate state enforcement office prior to occupancy of the building or land for the proposed use. All building elements must be implemented prior to requesting issuance of the certificate.
 12. The above building elements may be amended as provided for in the Zoning District Regulations.





LOCATION MAP. 1" = 2 MILES



ON-SITE STORMWATER RETENTION

PROPOSED BLDG. 4900 SQ. FT.

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DD&G CO. LOUISVILLE, KY.
OWNER: NELSON & BRENDA WALTON
PROJECT: 1027 ACRES
DATE: 7/1/82
BY: [Signature]
SCALE: 1" = 20' - 0"
5-14-82 NEW A-4886

PROPOSED ZONING CHANGE TO M-2
AREA: 1027 ACRES
REVISED ZONING CHANGE TO R-7B
7/1/82

PROPOSED BLDG. 4900 SQ. FT.

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