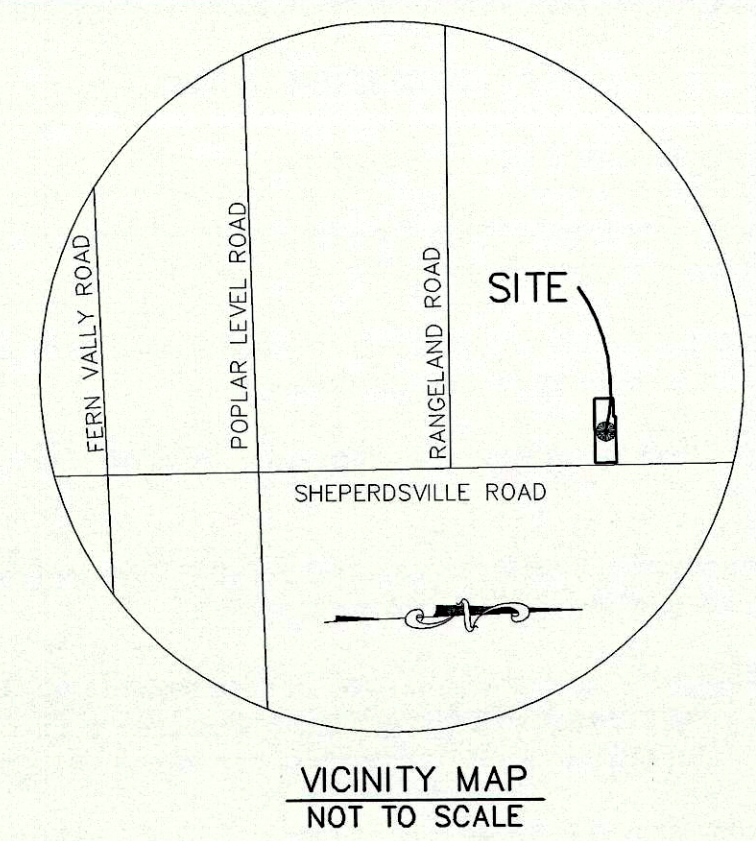


LOT NO.	OWNER / OWNERS	ADDRESS	CITY, STATE, ZIP CODE
330	JACQUELINE V. SMITH	5617 REGAL DRIVE	LOUISVILLE, KENTUCKY 40218
331	FLOYD F. & SHIRLEY A. FITTS	5615 REGAL DRIVE	LOUISVILLE, KENTUCKY 40218
332	EDDIE SMITH	5613 REGAL DRIVE	LOUISVILLE, KENTUCKY 40218
333	NETTIE M. JORDAN	5611 REGAL DRIVE	LOUISVILLE, KENTUCKY 40218
334	LEE T. & GENEVA FIRMEN	5609 REGAL DRIVE	LOUISVILLE, KENTUCKY 40218
335	WILLIAM & ANNA SLAUGHTER	5607 REGAL DRIVE	LOUISVILLE, KENTUCKY 40218
336	WILBERT & CAROLYN HUDSON	5605 REGAL DRIVE	LOUISVILLE, KENTUCKY 40218
337	ALLAN W. & JANE M. ROWE	5603 REGAL DRIVE	LOUISVILLE, KENTUCKY 40218
338	ALEX I. & PATRICIA A. MILLER	5601 REGAL DRIVE	LOUISVILLE, KENTUCKY 40218
339	WILLIAM A. & MARY L. GREARY	5507 REGAL DRIVE	LOUISVILLE, KENTUCKY 40218
340	CHARLES L. GRUNDY, JR.	5505 REGAL DRIVE	LOUISVILLE, KENTUCKY 40218
341	MARGARET RICKETTS	5503 REGAL DRIVE	LOUISVILLE, KENTUCKY 40218
342	CORA L. & GEO. H. CAMPBELL, JR.	5319 RIATA DRIVE	LOUISVILLE, KENTUCKY 40218
343	WILMA M. HURT	5419 REGAL DRIVE	LOUISVILLE, KENTUCKY 40218
344	RONALD L. & JACQUELINE HALL	5417 REGAL DRIVE	LOUISVILLE, KENTUCKY 40218
345	RONALD L. & JACQUELINE HALL	5417 REGAL DRIVE	LOUISVILLE, KENTUCKY 40218
346	RALPH W. & ABBIGALE GILPIN	5415 REGAL DRIVE	LOUISVILLE, KENTUCKY 40218
347	BLOOMFIELD & CO.	1704 DEVONDALE ROAD	LOUISVILLE, KENTUCKY 40222
400	W.H. TASSIE	4011 LAURELWOOD AVENUE	LOUISVILLE, KENTUCKY 40220



REVISIONS:

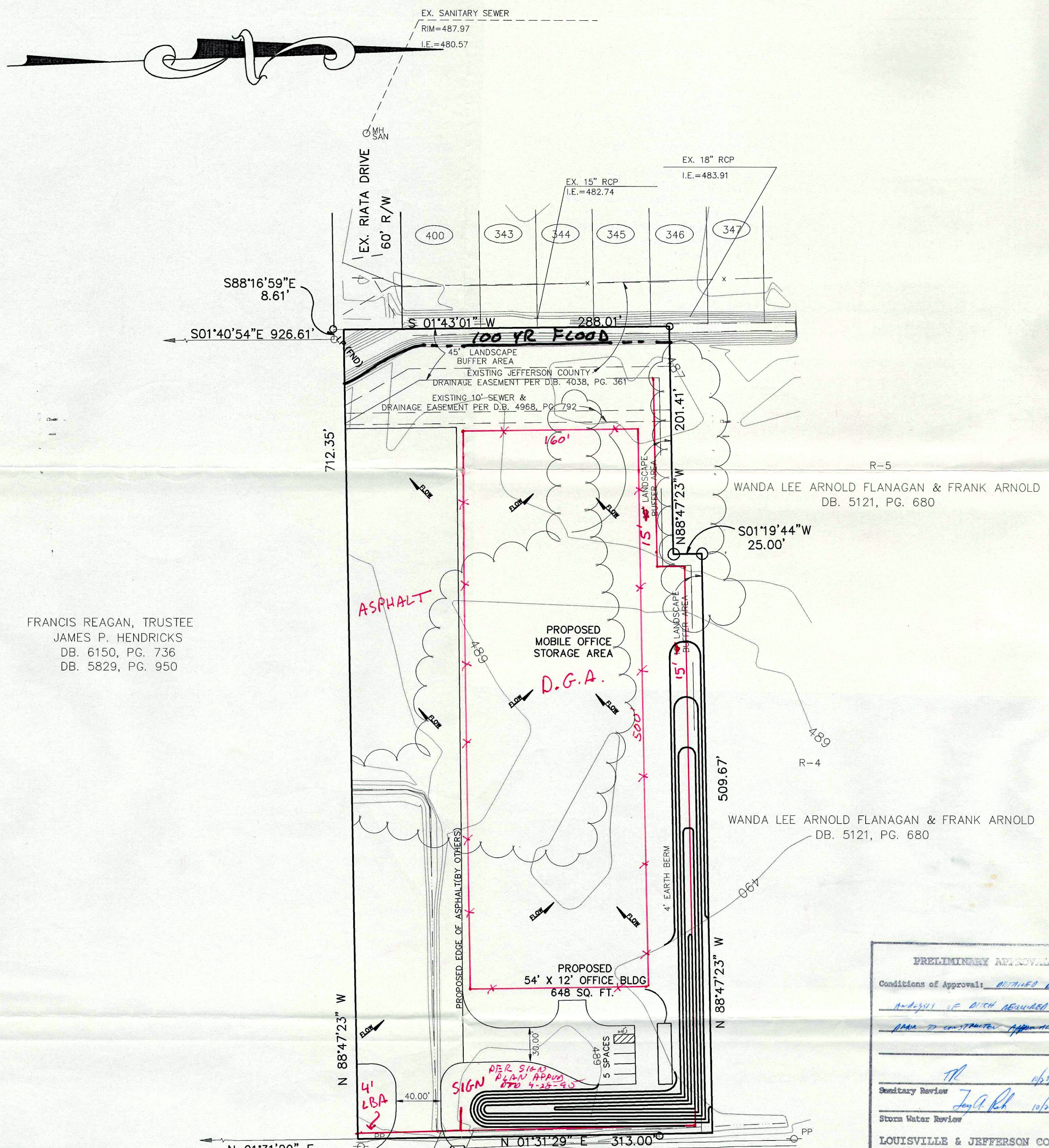
REV. 10/24/95

DRWN BY: HEC

CHKD BY: JLG

DRAWING NAME: 057DDDP2.DWG

FIELD BOOK: ##

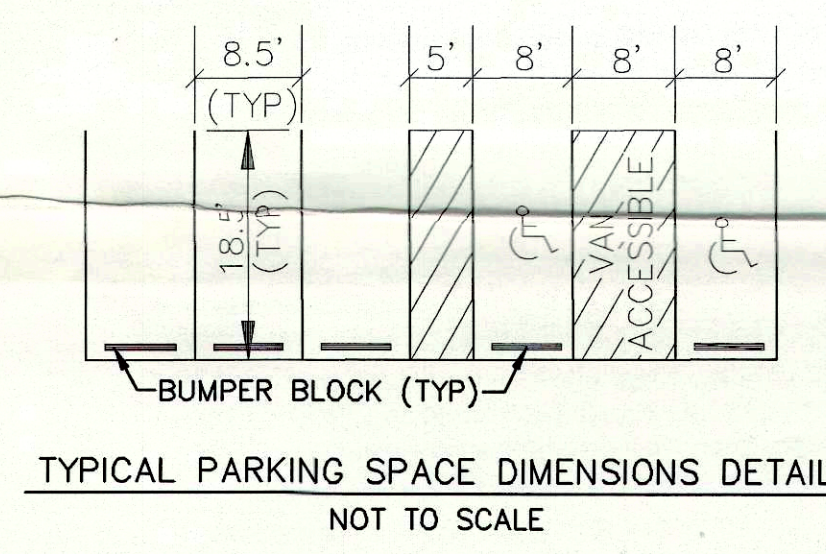


FRANCIS REAGAN, TRUSTEE
 JAMES P. HENDRICKS
 DB. 6150, PG. 736
 DB. 5829, PG. 950

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

PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 SHALL COMPLY WITH ORDINANCE #23
 CONDITIONS:
 BY: MB
 DATE: 10-26-95
 JEFFERSON COUNTY
 DEPT. OF PUBLIC WORKS

PRELIMINARY APPROVAL
 Conditions of Approval: NOTED
ANALYSIS IS BEING REVIEWED
PLANS TO BE SUBMITTED APPROVED
 Secondary Review: [Signature] Date: _____
 Storm Water Review: [Signature] Date: _____
 LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT



LEGEND

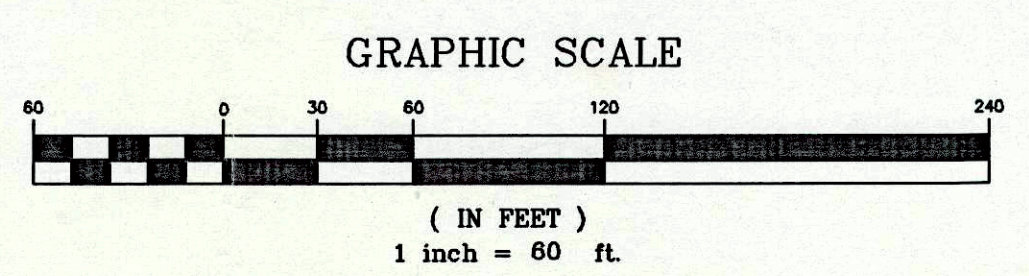
PH	FIRE HYDRANT
DCB	EXISTING CATCH BASIN
FP	FLAG POLE
MSM	EXISTING SANITARY MANHOLE
WM	WATER METER
WV	WATER VALVE
LP	LIGHT POLE
PP	POWER POLE
T	TREE
P	PINE
OHE	OVERHEAD ELECTRIC LINE
→	DIRECTION OF FLOW FOR STORM WATER DRAINAGE
→	PROPOSED SANITARY SEWER AND MANHOLE
→	INDICATES DIRECTION OF FLOW FOR PROPOSED SANITARY SEWER
→	PROPOSED CATCH BASIN AND STORM WATER DRAINAGE SYSTEM
→	PROPOSED DRAINAGE FLOW ARROWS

TREE PRESERVATION NOTE
 CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES - PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THIS CONSTRUCTION FENCING SHALL ENCASE THE AREA BELOW THE DRIPLINE TO THE TREE CANOPY, AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THIS FENCED AREA.

BENCHMARK:
 INVERT OF EXISTING 4' x 6' BOX CULVERT UNDER PROPOSED ROAD NEAR THE SOUTHWESTERN CORNER OF THE PROPERTY. ELEVATION = 475.55

- MSD NOTES**
- SANITARY SEWER SERVICE IS AVAILABLE BY LATERAL EXTENSION CONTRACT.
 - SANITARY WASTE FROM THIS DEVELOPMENT WILL BE TREATED AT THE MORRIS-FOREMAN TREATMENT PLANT.
 - ANY CONSTRUCTION IN THE 100 YEAR FLOOD PLAIN MUST BE APPROVED BY THE STATE DIVISION OF WATER.
 - SUBJECT TO REGIONAL FACILITY FEE

NOTE: FIRE HYDRANTS INSTALLED IN THIS PROJECT WILL BE IN ACCORDANCE WITH JEFFERSON COUNTY ORDINANCE NO. 17, SERIES 1991.



RECAPITULATION

1. EXISTING ZONING	M-2
2. LAND AREA	5.00 ACRES
3. BUILDING AREA	648 SQ. FT.
4. FLOOR AREA RATIO	0.003
5. PARKING REQUIREMENTS	2 spaces
6. PARKING PROVIDED	4 spaces
	1 handicapped space
	5 spaces Total
7. VEHICULAR USE AREA	2210 SQ. FT.
8. INTERIOR LANDSCAPE	110 SQ. FT.
REQUIRED	117 SQ. FT.
PROVIDED	

JEFFERSON COUNTY
APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 9-54-93
 APPROVAL DATE Dec. 14, 1995
 EXPIRATION DATE Dec. 14, 1996
 SIGNATURE OF PLANNING COMMISSION
[Signature]
 PLANNING

OWNERS
 FRANCIS REAGAN, TRUSTEE
 3508 FOREST BROOK DRIVE
 LOUISVILLE, KENTUCKY 40222

JAMES P. HENDRICKS
 1405 TECHNY LANE
 LOUISVILLE, KENTUCKY 40207

DEVELOPER
 PINEHURST PROPERTIES
 4640 SHEPHERDSVILLE ROAD
 LOUISVILLE, KENTUCKY 40218-3443
 (502) 459-6822

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 PLANNING & DEVELOPMENT SERVICES

EVANS/GRIFFIN, INC.
 Engineers & Land Surveyors
 1417 Story Avenue
 Louisville, Kentucky 40206
 (502) 589-3589

PINEHURST PROPERTIES
 DETAILED DISTRICT DEVELOPMENT PLAN

DATE: 10/09/95
 PROJECT NO.: 93057

Sheet 1 of 1

PROPERTY BEING OF RECORD IN D.B. 5829, PAGE 950 AND D.B. 6150, PAGE 736.

9-54-93

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

DECEMBER 14, 1995

DOCKET NO. 9-54-93 (Jefferson County)

- 3. A berm is proposed along the eastern and northern property lines for screening and for storage of fill.
- 4. The proposed parking area is adequate for office uses only. Additional parking is required for the storage area.
- 5. A portion of the storage area appears to lie within the 100 year flood plain.
- 6. A freestanding sign is proposed for the site. The applicant states this sign will conform to the approved sign plan.
- 7. A billboard is located on this site. Binding element no. 8 states: "No outdoor advertising signs (billboards), small freestanding (temporary) signs, pennants or banners shall be permitted on the site." The applicant has stated that on Dec. 1 a 30 day notice was given to Outdoor Systems for removal of the sign.
- 8. The applicant has agreed to work with staff on revisions to parking, landscape buffer areas, sidewalks, and the addition of flood plain information to the plan.

On a motion by Commissioner Herron, the following resolution was unanimously adopted:

RESOLVED, That the Land Development and Transportation Committee does hereby APPROVE the Detailed District Development Plan for Lot B, 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 750 square feet of gross floor area and 80,000 square feet of mobile office storage area.
- 3. The only permitted freestanding sign shall be located as shown on the approved district development plan. No sign shall have more than two sides.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

DECEMBER 14, 1995

DOCKET NO. 9-54-93 (Jefferson County)

- district development plan is approved or an extension is granted by the Planning Commission.
- 9. 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.
- 10. 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 vote was as follows:

YES: Commissioners Thieneman, Adams, and Herron.
NO: No one.
NOT VOTING: No one.

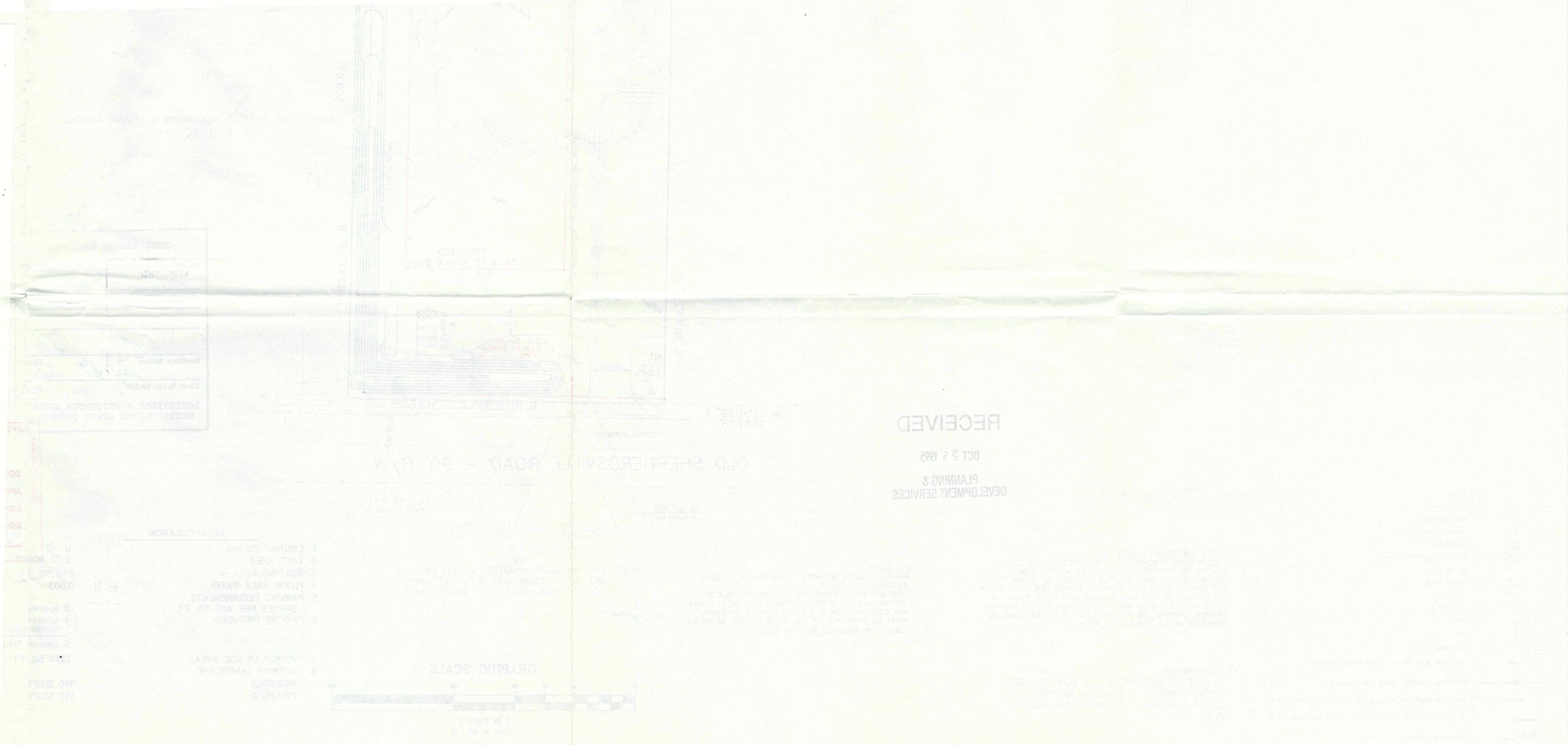
Norm Graham, Deborah A. Bilitski and Fred W. Heil, Jr. were present.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

DECEMBER 14, 1995

DOCKET NO. 9-54-93 (Jefferson County)

- 4. No outdoor advertising signs (billboards), small free-standing (temporary) signs, pennants or banners shall be permitted on the site.
- 5. There shall be no outdoor storage on the site, except for mobile office storage.
- 6. Outdoor lighting shall be directed down and away from surrounding residential properties.
- 7. 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 (400 S. Sixth Street).
 - b. The size and location of any proposed freestanding sign must be approved by the Planning Commission. The Planning Commission may require that the signs be smaller than would otherwise be permitted by the Zoning District Regulations.
 - c. A minor subdivision plat shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Development Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - d. 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.
 - e. An access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be secured from the adjoining property owner and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Development Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
- 8. If a building permit is not issued within one year of the date of approval of the plan, the property shall not be used in any manner unless a revised



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