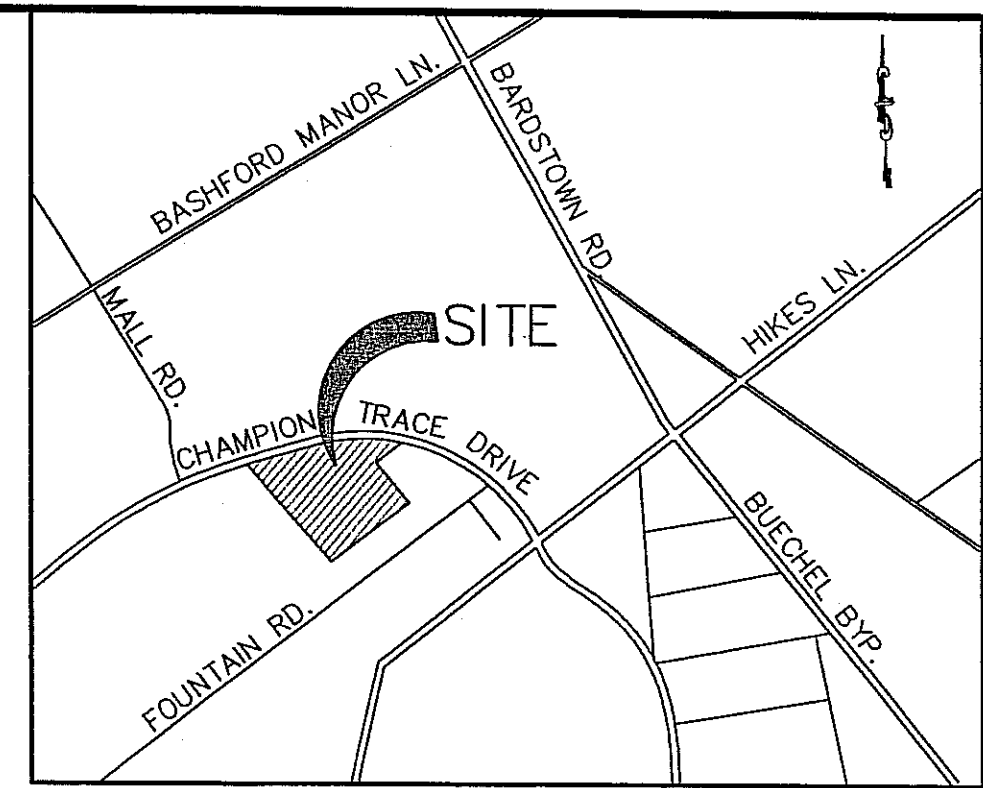


GENERAL NOTES

- Parking areas and drive lanes to be a hardand durable surface.
- A portion of the site lies within the 100 yr flood plain per FIRM Map No. 2111 C 0106 D dated Februar 2, 1994.
- 100 Year Flood Elevation = 475.00
- Drainage pattern depicted by arrows (\Rightarrow) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Construction fencing shall be erected prior a any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- A Tree Preservation Plan will be submitted to the Planning Commission for approval prior to beginning construction.
- All dumpsters and service structures are to be screened per Chapter 10.
- The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
- Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff and height of the light standard shall be set so that no light source is visible off-site.
- Boundary taken from deed(s) and does not constitute a survey.
- Sanitary sewer service will connect to Morris Forman water treatment plant by I.E. and be subject to applicable fees.
- The site requires no detention, no flood plain compensation, and no MSD Regional Facility fee.
- Site lies within the Buechel Fire District.
- C.O.E. and D.O.W. approval required.
- Construction plans, bond & permit are required prior to construction approval by Public Works.
- A Cross-over Access and Shared Parking Agreement with MSD will be recorded prior to Construction Approval.

VARIANCES AND WAIVERS GRANTED

- A Variance was granted from Table 5.3.2 to allow the proposed building to be located more than 80 feet from the front property line.
- A Variance was granted from Chapter 5 Part 3 Table 5.3.2 to allow proposed parking to encroach into the 50 ft. Setback required adjacent to the R-7 zoned property.
- A Variance was granted from Chapter 4 Part 8 Table 4.8.1 to allow proposed parking & maneuvering to encroach into the Middle & Outer Zone of the 100 ft. Stream bank Buffer Area and a proposed drive lane to encroach into the 25' inner zone at the November 7, 2005 BOZA meeting.
- A Waiver was granted from Chapter 10 Part 2 Table 10.2.3 to waive the 15 ft. Landscape Buffer Area, required yard adjacent to the property line shared with MSD at the November 10, 2005 LD&T meeting.



LOCATION MAP
NOT TO SCALE

TRANSPORTATION APPROVAL
PRELIMINARY DEVELOPMENT PLAN
CATEGORY: 2 3 4
CONDITIONS:
BY: [Signature]
DATE: 3/31/06

LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 9-101-02VW
APPROVAL DATE 4/10/06
EXPIRATION DATE 4/10/07
SIGNATURE OF PLANNING COMMISSION
[Signature]
PLANNING COMMISSION

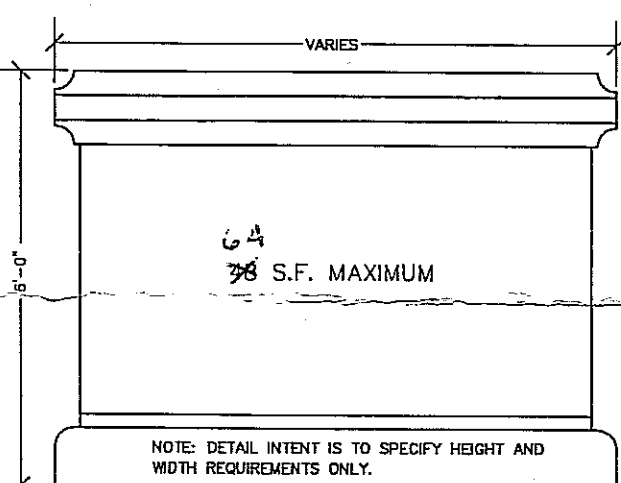
NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

PROJECT DATA

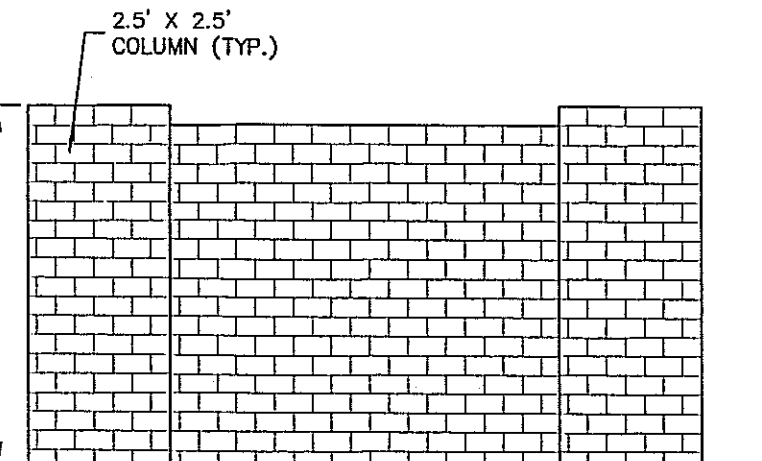
TOTAL SITE AREA	= 4.4± Ac.
EXISTING FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= C-2
EXISTING USE	= VACANT
PROPOSED USE	
OFFICE	= 7,476 SF
RETAIL	= 7,476 SF
RESTAURANT	= 7,476 SF
BUILDING AREA	= 22,428 SF
BUILDING HEIGHT (1 STORY)	= 40' MAX.
F.A.R.	= .12
PARKING REQUIRED	MIN. MAX.
OFFICE: 7,476/350 SF MIN.	= 21 SP.
RETAIL: 7,476/200 SF MAX.	= 37 SP.
RESTAURANT: 7,476/150 SF MAX.	= 50 SP.
RESTAURANT: 7,476/125 SF MIN.	= 60 SP.
7,476/50 SF MAX.	= 150 SP.
TOTAL PARKING REQUIRED	= 111 SP 237 SP
TOTAL PARKING PROVIDED	= 142 SP
VEHICULAR USE AREA	= 87,743 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 6,581 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 9,481 SF

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 191,664 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (38,332 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 21% (39,600 S.F.)
16 TYPE "A" STREET TREES @ 1 3/4 CAL. (900 SF CREDIT EACH)	= 14,400 S.F.
35 TYPE "A" TREES @ 1 3/4 CAL. (720 SF CREDIT EACH)	= 25,200 S.F.
TOTAL TREE CANOPY PROVIDED	= 21% (39,600 S.F.)



MONUMENT SIGN DETAIL
NOT TO SCALE

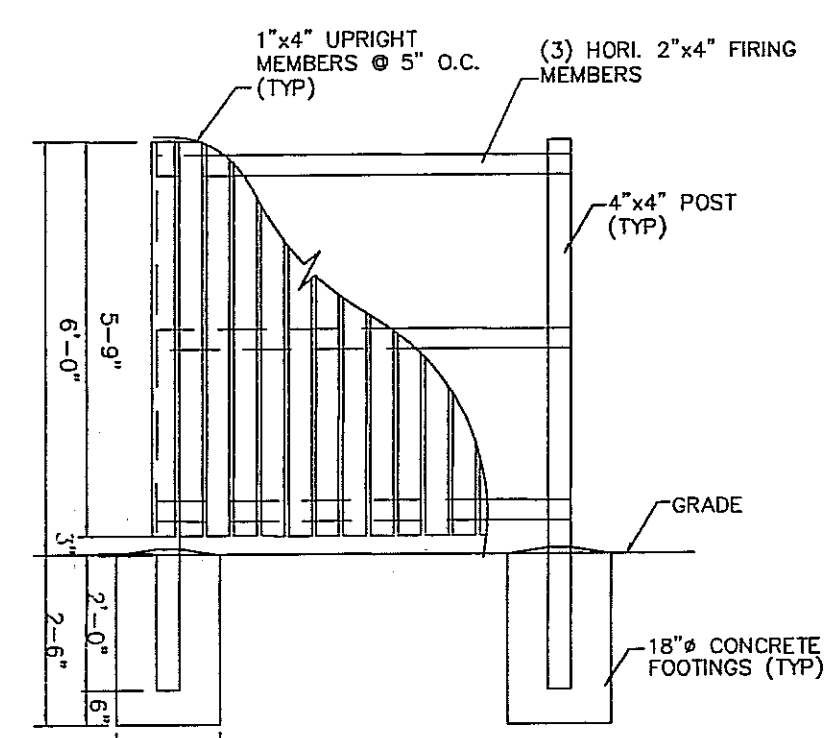
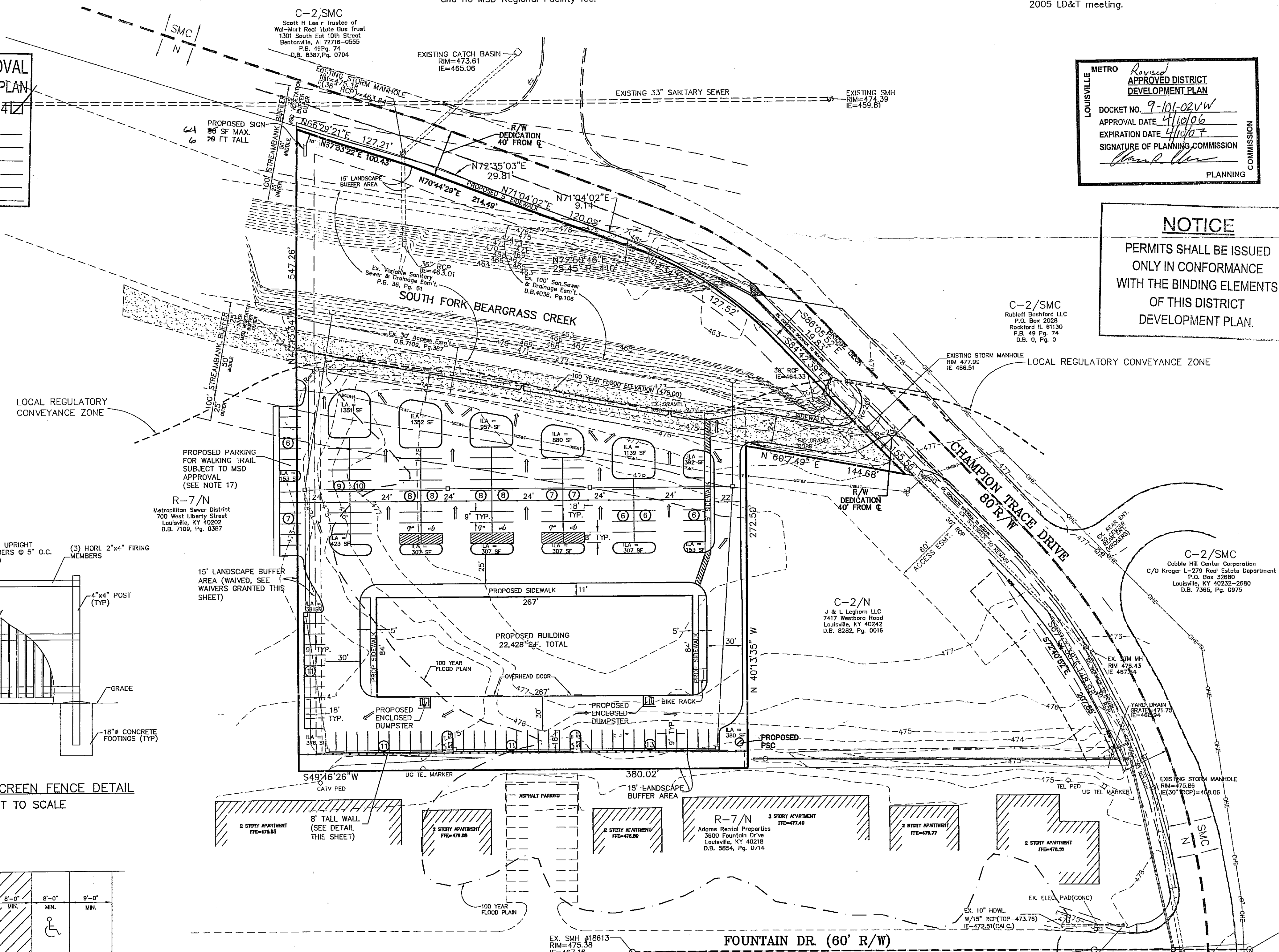


POURED CONCRETE WALL WITH BRICK PATTERNED FINISH
NOT TO SCALE

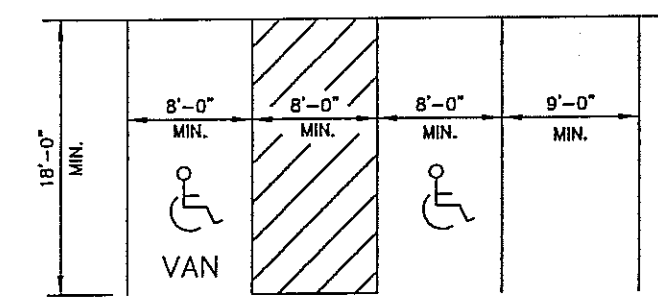
OWNER:
BASHFORD MANOR & LONG CORP
P.O. BOX 5536
LOUISVILLE, KY 40255

SITE ADDRESS:
4710 CHAMPION TRACE DR.
FORMERLY 4710 LEGHORN DR.
LOUISVILLE, KY 40218
TAX BLOCK 610, LOT 131
D.B. 7948, PG. 175

W.M. # 8039

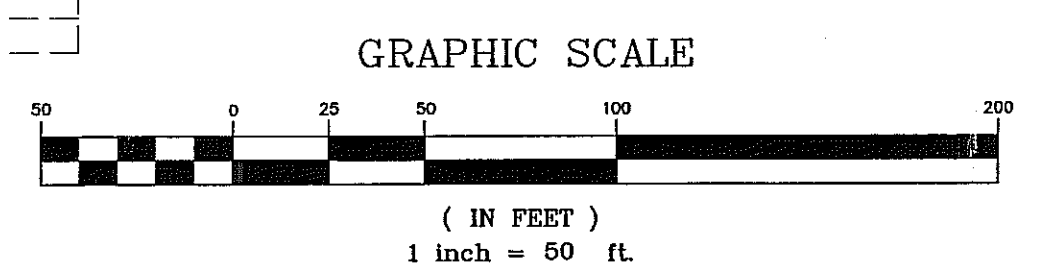


DUMPSTER SCREEN FENCE DETAIL
NOT TO SCALE



TYPICAL PARKING SPACE LAYOUT
NO SCALE

PRELIMINARY APPROVAL
Condition of Approval:
[Signature]
Date: 3/31/06
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3-31-06	CHANGE USES	PAB

PROJECT DATA

FILE NAME: 02092-RDDDP.dwg	SCALE: 1"=50'	DRAWN BY: PAB
DATE: 2/15/06	CHECKED BY: AER	ENGINEER'S SEAL

PROJECT DATA

FILE NAME: 02092-RDDDP.dwg	SCALE: 1"=50'	DRAWN BY: PAB
DATE: 2/15/06	CHECKED BY: AER	ENGINEER'S SEAL

LD&D
LAND DESIGN & DEVELOPMENT, INC.
LAND SURVEYING - LANDSCAPE ARCHITECTURE
504 WAVE STREET, SUITE 200
LOUISVILLE, KY 40202
PHONE: (502) 444-9714

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
4710 CHAMPION TRACE DRIVE
DEVELOPER:
FORMERLY 4710 LEGHORN DRIVE
THIENEMAN MULTIFAMILY PROP. LLC
4901 FERN VALLEY ROAD
LOUISVILLE, KY 40219
(502) 964-7355

JOB NO. 02092
SHEET 1 OF 1
W.M. # 8039

BINDING ELEMENTS

DOCKET NO. 9-101-02VW

Meeting: 11/10/2005

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. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. There shall be no medical office or other uses requiring a parking ratio greater than one space per 400 square feet of floor area unless the applicant, property owner, or developer provides documentation for the DPDS file that parking can meet the requirement of the proposed use.
3. Use of the subject site shall be limited to restaurant and retail uses and other uses permitted in the C-2 zoning district. There shall be no other use of the property unless prior approval is obtained from the Planning Commission. Notice of a request to amend this binding element shall be given in accordance with the Planning Commission's policies and procedures. The Planning Commission may require a public hearing on the request to amend this binding element.
4. The development shall not exceed 7,476 square feet of gross floor area of office; 7,476 of retail and 7,476 square feet restaurant space.
5. The only permitted freestanding sign shall be located as shown on the approved development plan/sign 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 64 square feet in area per side and 6 feet in height. No sign shall have more than two sides.
6. The dumpster shall not be emptied between the hours of 10 p.m. and 7 a.m.
7. The BMAA shall be consulted concerning the design of the proposed building.
8. The retail/office building and the perimeter walls of the mini-warehouses shall be constructed of decorative block of brick like the new Target store on the Mall Road and at a sufficient height to shield the apartment dwellers from interior storage area traffic.
9. Applicant agrees to maintain buffers for woodland and stream protection consistent with the Comprehensive Plan and MSD guidelines for greenways and Best Management Practices will be utilized to preserve the Beargrass stream bank corridor.
10. No changes requiring Planning Commission or staff approval, including requests for changes to c Commission approvals or permits, a copy of the filing is first served on the President of the Bashford Manor Area Association and on the Kentucky Resources Council, Inc.
11. A rendering depicting an exterior elevation of the mini warehouses shall be submitted to Planning Commission staff for review and approval prior to transmittal of the plans. Staff shall review said elevation to determine that its design is consistent with the retail/office building and containing the following elements:
 - a. Using the same split face block face materials in alternating tan color tones as used in the retail/restaurant building;
 - b. The roofline to match the color of the roof and awnings or retail/ restaurant building.

12. Prior to the issuance of a building permit, a landscape plan shall be approved illustrating compliance with the conditions of approval set forth by BOZA under docket B-191-05
13. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
14. Outdoor lighting (for parking lot illumination and security) shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90-degree cutoff and height of the light standard shall be set so that no light source is visible off-site. Light levels due to lighting on the subject site shall not exceed 0.5 foot candles measured at the property line. The applicant shall obtain certification by a qualified expert in measurement of lighting levels prior to requesting a certificate of occupancy. Such certification shall be maintained on site at all times thereafter.
15. 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.
16. A Tree Preservation Plan (TPP) shall be approved by Planning Commission staff prior to transmittal to the office responsible for permit issuance. No clearing and/or grading activities may take place until a Tree Preservation Plan has been approved. The Tree Preservation Plan shall identify and submit for approval by designated DPDS staff, a plan showing the location of Tree Preservation Areas on site (exclusive of areas dedicated as public right-of-way) prior to beginning any construction procedure (i.e., clearing, grading, demolition). All construction shall be conducted in accordance with the approved Tree Preservation Plan. A partial plan may be submitted to delineate clearing necessary for preliminary site investigation. All Tree Preservation Plans must be prepared in accordance with the standards set forth by DPDS.
17. 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
 - i. the Louisville Metro Department of Public Works (400 Fiscal Court Building) and the Metropolitan Sewer District (700 West Liberty).
 - b. 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.
18. 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.
19. 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.

20. 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.
21. If work is required within the easements causing removal or damage of landscape materials, the property owner shall be responsible for replacement of materials according to the approved landscape plan.
22. The materials and design of the proposed structures shall be substantially the same as depicted in the rendering as presented at the April 3, 2003 Planning Commission meeting.
23. An original stamped copy of the approved Tree Preservation Plan shall be present on site during all clearing, grading, and construction activity and shall be made available to any DPDS inspector or enforcement officer upon request.
24. No adult entertainment uses will be allowed on the premises. Any amendments to this binding element shall require a public hearing before the Metro Planning Commission and approval by the Metro Council.
25. The Applicant will not seek any change to the currently applicable Neighborhood Form District