

**BINDING ELEMENTS  
DOCKET NO. 9-7-90**

All binding elements from the approved General Development Plan are applicable to this site, in addition to the following:

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. The density of the development shall not exceed 18.9 dwelling units per acre (56 units on 2.96 acres).
3. The only permitted freestanding sign shall be a monument style sign, 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 25 feet to street side property line. The sign shall not exceed 30 square feet in area per side and 6 feet in height. No sign shall have more than two sides.
4. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
5. There shall be no outdoor storage, display, or sales permitted on the site.
6. 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.
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 (700 West Liberty).
  - b. The appropriate variances shall be obtained from the Board of Zoning Adjustment to allow the development as shown on the approved district development plan.
  - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12 and in conformance with the Parkway Policy prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - d. 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 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.
9. 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.
10. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
11. 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.
12. 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.
13. The dumpster shall not be emptied between the hours of 10 p.m. and 7 a.m.
14. The Owner/Developer shall install a four-board horse fence similar to that installed by other adjoining developments along Stonestreet Parkway and Valley College Drive.
15. The Owner/Developer shall install landscaping along the Stonestreet Parkway and Valley College Drive frontage using species and in quantities similar to that of other adjoining developments.
16. The Owner/Developer shall install landscape berms along the Stonestreet and Valley College frontage as required by Louisville and Jefferson County's Parkway Policies for commercial properties and uses.
17. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the September 26, 2002, LD&T meeting.

APPROVED FOR THE DISTRICT  
APPROVED DATE: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_  
APPROVED DATE: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_

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

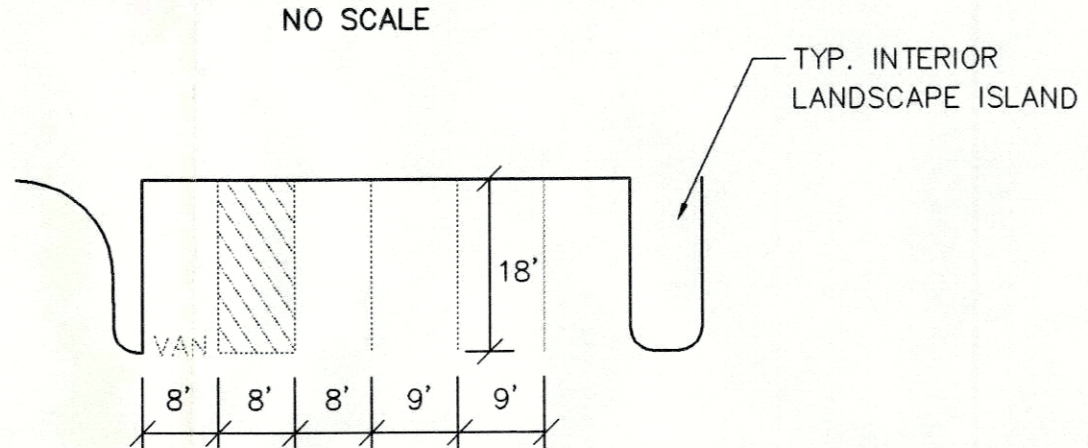
**NOTES:**

- DRAINAGE PATTERN DEPICTED BY (---) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF PIPE AND CHANNELS WILL BE DETERMINED DURING THE CONSTRUCTION DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD STORMWATER MANAGEMENT REQUIREMENTS.
- SEWER BY I.E. TO BE TREATED BY MSD WEST COUNTY WTP AND SUBJECT TO ALL APPLICABLE FEES. ADEQUATE SIZE SEWER EXISTS ALONG STONESTREET PARKWAY, LE# 12721.
- REFUSE STORAGE AREA WILL BE SCREENED TO MEET ARTICLE 12 REGULATIONS.
- ALL EXISTING TREES ARE HEDGEROW VARIETIES. PERIMETER TREES WILL BE PROTECTED WHERE FEASIBLE; INTERIOR TREES WILL BE REPLACED BY MORE SUITABLE VARIETIES IN L.B.A. AND I.L.A.
- PROPERTY ADDRESS IS 9301 STONESTREET PARKWAY, LOUISVILLE, KENTUCKY 40272.
- MSD AND DOW FLOODPLAIN PERMIT MAY BE REQUIRED.
- BUILDING MAY REQUIRE ELEVATION CERTIFICATES.
- SITE MAY BE SUBJECT TO FLOODPLAIN COMPENSATION AND/OR FACILITY FEE.
- BEARINGS AND DISTANCES SHOWN HEREON DO NOT CONSTITUTE A BOUNDARY SURVEY.
- FLOODPLAIN LIMITS HEREON SHOWN BASED ON MSD PONDER CREEK 700 TRIBUTARY 1990 FIS RESTUDY DATA (HEC-2).
- BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED BY JCPW FOR ANY WORK WITHIN THE RIGHT-OF-WAY.
- EXTENSION OF STORMWATER BOUNDARIES REQUIRED.

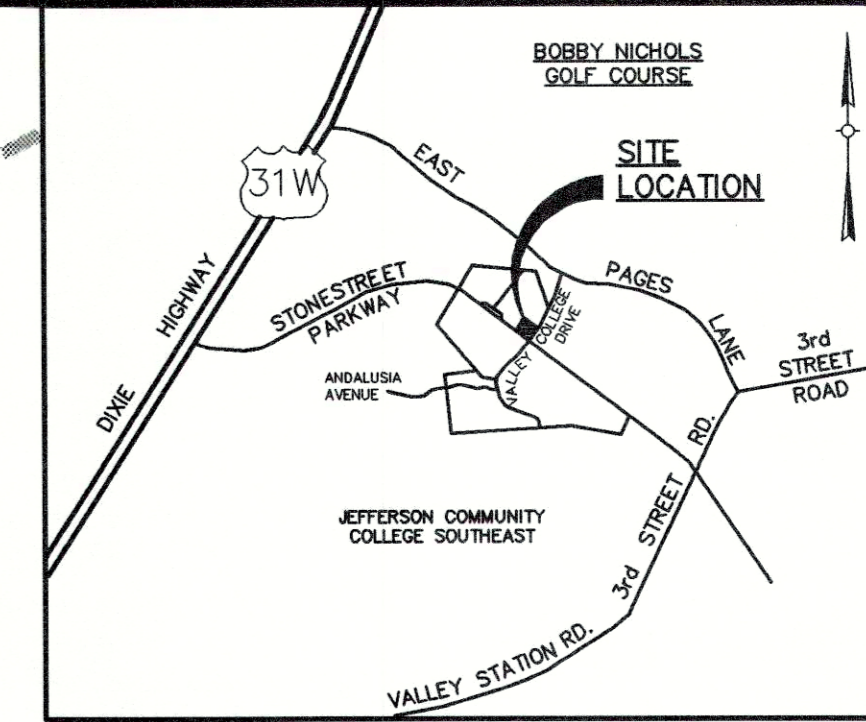
**SITE DATA:**

|                                    |                       |
|------------------------------------|-----------------------|
| TOTAL SITE:                        | 2.96 AC.              |
| EXISTING C1 ZONING:                | 2.96 AC.              |
| EXISTING USE:                      | VACANT                |
| PROPOSED USE:                      | MULTIFAMILY DWELLINGS |
| PROPOSED NUMBER OF UNITS:          | 56                    |
| PROPOSED DENSITY:                  | 18.9 D.U. / AC.       |
| <b>ARTICLE 12 COMPLIANCE:</b>      |                       |
| V.U.A. :                           | 33,500 SQ. FT.        |
| I.L.A. REQUIRED:                   | 1675 SQ. FT.          |
| I.L.A. PROVIDED:                   | 1700 SQ. FT.          |
| TREES REQUIRED:                    | 7                     |
| TREES PROVIDED:                    | 8                     |
| <b>PARKING SUMMARY:</b>            |                       |
| TOTAL PARKING REQUIRED:            | 84 SPACES             |
| (56 UNITS X 1.5 SPACES/UNIT)       |                       |
| TOTAL PARKING PROVIDED:            | 83 SPACES             |
| TOTAL ACCESSIBLE PARKING REQUIRED: | 4                     |
| TOTAL ACCESSIBLE PARKING PROVIDED: | 4                     |
| VAN ACCESSIBLE:                    | 2                     |

**TYPICAL PARKING DETAIL**



- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT
- TEMPORARY SEDIMENT TRAP
- STONE BAG INLET PROTECTION
- SILT FENCE



| NO. | DATE     | DESCRIPTION                                       |
|-----|----------|---|
| 1   | 10-7-02  | 10-7-02   |
| 2   | 10-10-03 | Moved driveway, changed parking space, H.C. event |

**BIRCH, TRAUTWEIN & MIMS, INCORPORATED**  
 Consulting Engineers Landscape Architects Planners  
 9001 Taylor Springs Drive  
 Louisville, Kentucky 40220  
 (502) 459-8402 Phone  
 (502) 459-8427 Fax

DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_

PREPARED FOR: **KENNEDY PLACE**  
 REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
 OWNER: **JAMES HALL**  
 4501 KENNEDY PLACE CIRCLE, LOUISVILLE, KENTUCKY 40272

DATE: 05/08/02  
 DRAWING: 020004DDP  
 SCALE: 1" = 40'  
 SHEET 1 OF 1

Open space Req'd  
 56 x 1000 = 56,000 SF  
 Provided 46,240 SF

JEFFERSON COUNTY  
 APPROVED DISTRICT DEVELOPMENT PLAN  
 DOCKET NO. 9-7-90  
 APPROVAL DATE: Oct. 10, 2002  
 EXPIRATION DATE: Oct. 10, 2003  
 SIGNATURE OF PLANNING COMMISSION: *A. Joudko*

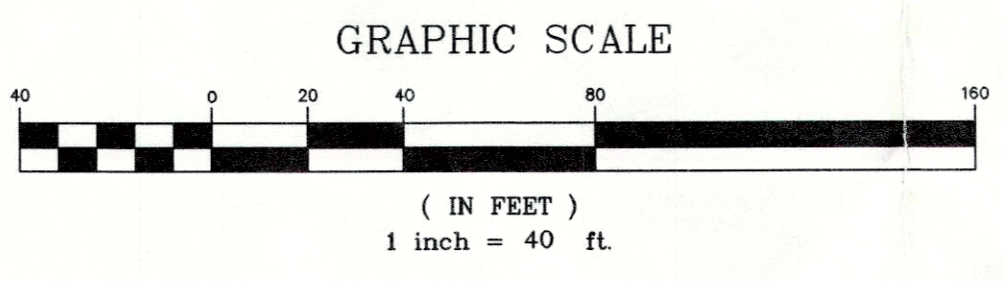
**NOTICE** (See Book)  
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
 SHALL COMPLY WITH ORDINANCE #28  
 CONDITIONS: *Restamps*  
 BY: *P. Rossmeier*  
 DATE: *9/25/02*  
 JEFFERSON COUNTY PUBLIC WORKS

- EROSION CONTROL NOTES:**
- DEVELOPER WILL CONDUCT PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR AND THE MSD INSPECTOR.
  - ALL EROSION AND TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE OPERATION OF CONSTRUCTION EQUIPMENT.
  - A CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO THE OPERATION OF CONSTRUCTION EQUIPMENT.
  - TREES AND UNDERSTORY VEGETATION WITHIN DEVELOPMENT LIMITS SHALL BE REMOVED.
  - TOPSOIL WILL BE REMOVED AND STOCKPILED AT A DESIGNATED LOCATION AND SURROUNDED WITH EROSION CONTROL FENCING.
  - ANY AREAS NOT ACTIVELY UNDER CONSTRUCTION WILL BE STABILIZED BY TEMPORARY VEGETATION.
  - STORM DRAINS WILL BE INSTALLED.
  - INLET PROTECTION AND SILT CHECKS WILL BE INSTALLED CONCURRENTLY WITH STORM DRAIN CONSTRUCTION.
  - INSPECTION AND DOCUMENTATION OF EROSION CONTROL MEASURES WILL BE PERFORMED WEEKLY OR SUBSEQUENT TO SIGNIFICANT RAINFALLS.
  - UPON COMPLETION OF THE WORK, DISTURBED LIMITS WILL BE PERMANENTLY STABILIZED.
  - UPON COMPLETION OF STABILIZATION, SILT FENCES AND INLET PROTECTION SHALL BE REMOVED.

PRELIMINARY APPROVAL  
 Conditions of Approval: \_\_\_\_\_  
*James Hall* 9/25/02  
 JEFFERSON COUNTY PUBLIC WORKS

REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
**KENNEDY PLACE**  
 DEED BOOK 7855 PAGE 520  
 TAX BLOCK 2300 LOT 5  
 9301 STONESTREET PARKWAY  
 OWNER: **James Hall**  
 4501 Kennedy Place Circle  
 Louisville, Kentucky 40272



WM MSD #8032

9-7-90