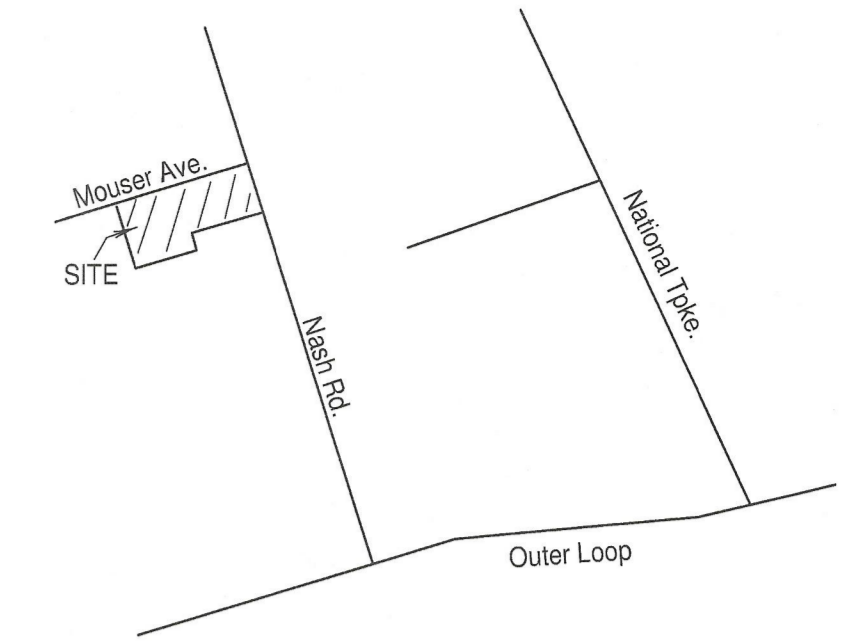


- GENERAL NOTES:**
- Title Examination may reveal roads and easements not shown hereon.
 - Property is subject to any restrictions or easements either implied or of record.
 - Adjoiners information was taken from the Jefferson Co. Tax Office.
 - Reference of Meridian was taken from Record Deed.
 - Total Acreage is 0.826 acres.
 - Property and adjoining areas are located in the 100 year flood area as located by F.E.M.A. Map No. 21111C0091E Dated DEC. 5, 2006.
 - No increase in drainage run off to state roads.
 - There should be no commercial signs on the right of way.
 - There should be no landscaping in the right of way with-out an encroachment permit.
 - Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
 - An encroachment permit and bond will be required for any work done in the right of way.
 - Construction plans, bond, and permit are required by Metro Public Works prior to plan transmittal by MPW.
 - No Parking allowed within the Right of Way.
 - No freestanding signage proposed.
 - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - Space within the building will be used for long-term bicycle parking.
 - Flow arrows and contour lines were taken from LOJIC maps.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

- WAIVER(S):**
- A waiver of the Land Development Code section 5.5.4.B.1 to allow a reduction of the required 50' Landscape Buffer Area to 35' Landscape Buffer Area along the West property line and waive the required 6' berm and allow the 6' wood privacy fence to remain.

TREE CANOPY CALCULATIONS

GROSS SITE AREA:	36,000 S.F.
TREE CANOPY REQUIRED AT 20%:	7,200 S.F.
EXISTING TREE CANOPY PRESERVED:	0 S.F.
PROPOSED TREES	
13 Type A Trees @ 1 3/4" cal. (720 S.F. credit each)	9,360 S.F.
4 Type A Trees @ 1 3/4" cal. (106 S.F. credit each)	424 S.F.
TOTAL PROPOSED TREE CANOPY	9,784 S.F. (27%)



**BINDING ELEMENTS
DP-19080-13**

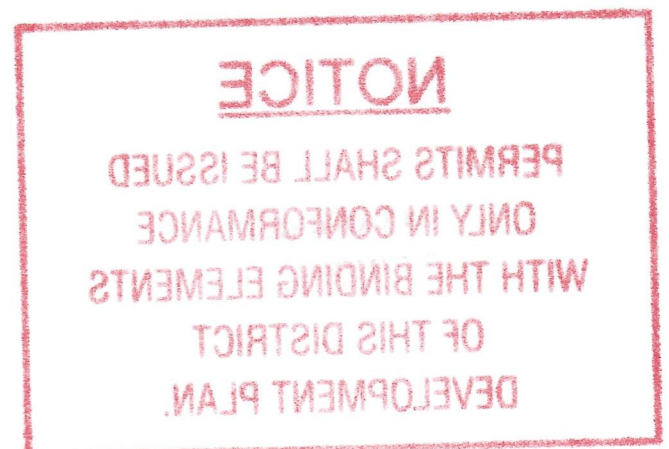
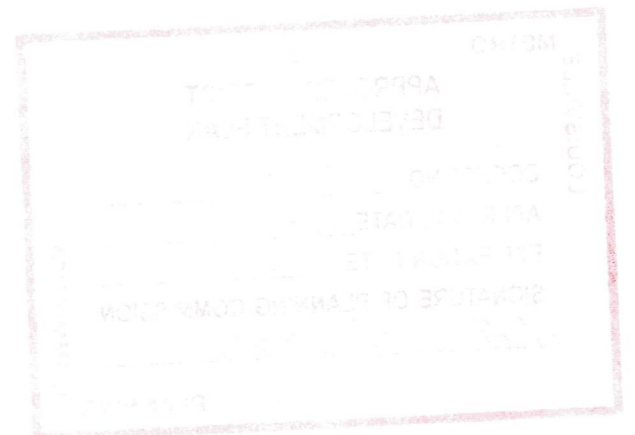
1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. Any changes/additions/ alterations of any binding element(s) shall be submitted to the Planning Commission for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The structure on the development shall not exceed 1,200 square feet of gross floor area.
3. There shall be no freestanding sign permitted on site without prior approval. Monument style signs that meet the size and height limits established in the "Policies for Future Development Along Designated Parkways" may be approved by DPDS staff. Signs that exceed these limits are permitted only if approved by LD& T or the Commission. LD& T or the Planning Commission may require that the signs be smaller than would otherwise be permitted by the Zoning District Regulations.
4. No outdoor advertising signs, small free-standing signs, pennants, balloons, or banners shall be permitted on the site.
5. There shall be no outdoor storage, display or sales except as permitted under Section 9.7 of the Jefferson County Development Code and within designated areas on the approved development plan.
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. 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.
8. 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 Department of Public Works and Transportation (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.
9. 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.

10. 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.
11. 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.
12. The design of the structure shall be consistent with the rendering shown at the Planning Commission public hearing on May 29, 2003.
13. The hours of operation shall be from 8:00 a.m. to 6:00 p.m. daily.
14. An address shall be affixed to the building prior to issuance of a certificate of occupancy.
15. Water and sewer utilities shall be connected to the site prior to obtaining a certificate of occupancy.
16. A six foot solid wood privacy fence shall be constructed on the north and west sides of the site at the interior edge of the Landscape Buffer Area shown on the plan, in lieu of the location shown on the plan, and along the 30' required front yard line along Nash Road.
17. All landscaping to be installed for the purpose of screening the site shall be planted on the outside of the fence.
18. A sidewalk shall be constructed along the Nash Road frontage, so that the sidewalk constructed on the site will join and continue the sidewalk from the property immediately adjacent from the south.

Amended Binding Elements

2. The structure on the development shall not exceed 1,200 4,712 square feet of gross floor area.
16. A six foot solid wood privacy fence shall be constructed on the north and west sides of the site at the interior edge of the Landscape Buffer Area shown on the plan, in lieu of the location shown on the plan, and along the 30' required front yard line along Nash Road.
17. All landscaping to be installed for the purpose of screening the site shall be planted on the outside of the fence.



PRELIMINARY APPROVAL
Condition of Approval
Date
Development Review
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT