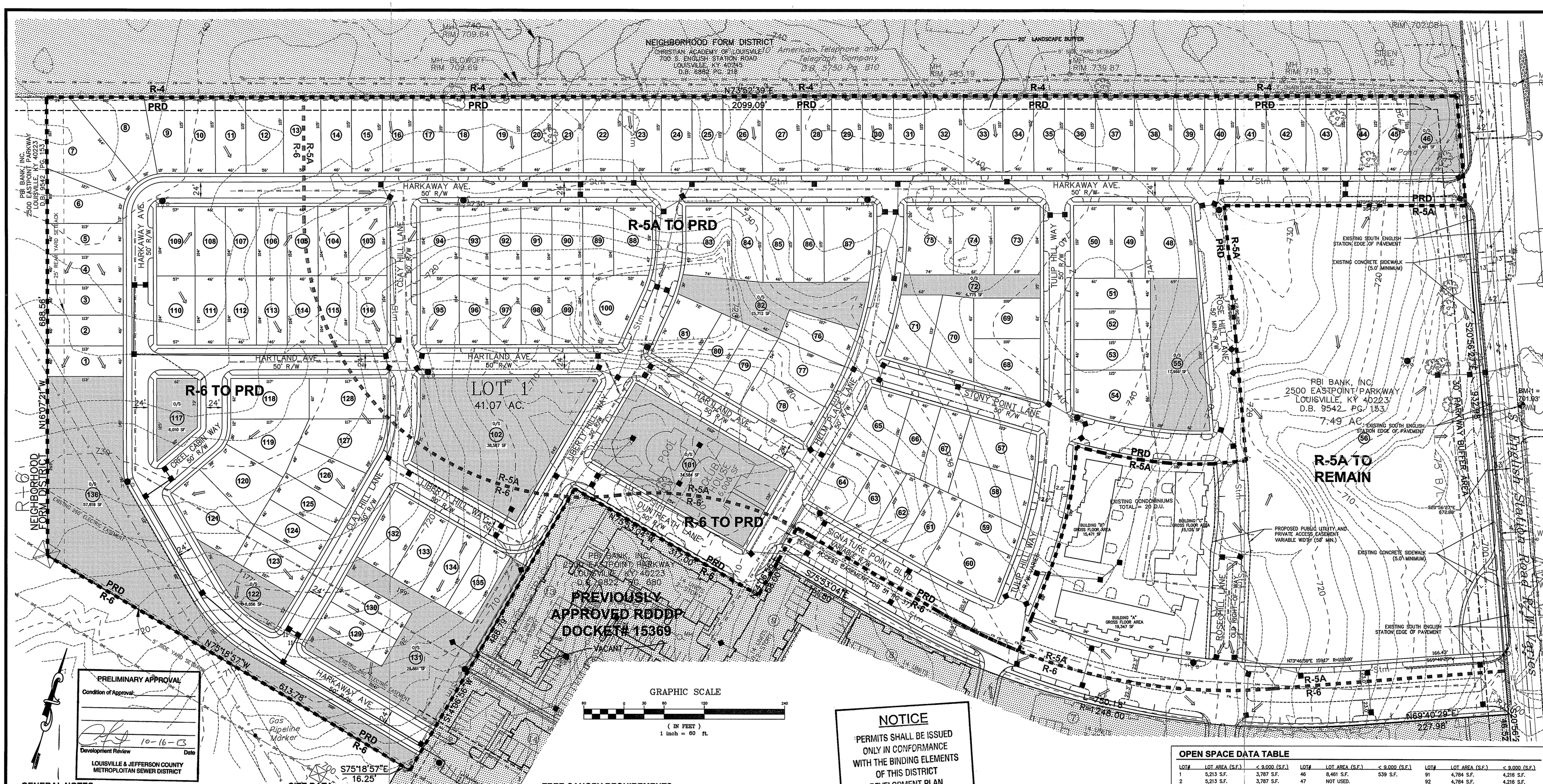


GRAPHIC SCALE

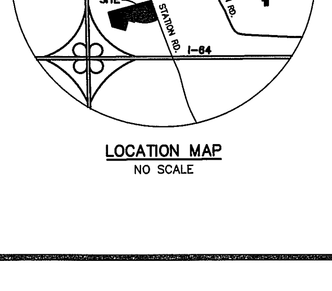
(IN FEET)
1 inch = 60 ft.

NOTICE

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

METRO LOUISVILLE
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 13ZONE1010
APPROVAL DATE Nov 7, 2013
EXPIRATION DATE Oct 19, 2015
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS: In discussion as ROW needed along S. English Station frontage.
BY: Jenny Mallet
DATE: 10-17-13
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS



LOCATION MAP
NO SCALE

GENERAL NOTES

1. KENTUCKY TRANSPORTATION CABINET'S APPROVAL IS REQUIRED.
2. A TREE PRESERVATION PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON SITE.
3. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF THE TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP–LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH COMPREHENSIVE PLAN GUIDELINES.
5. PROPOSED TREES AND LANDSCAPE MATERIAL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 10 REQUIREMENTS OF THE LAND DEVELOPMENT CODE FOR METRO LOUISVILLE, KY.
6. ALL BUILDINGS SHALL BE SET BACK A MINIMUM OF 20' FROM THE PROJECT PROPERTY LINES, UNLESS OTHERWISE NOTED.
7. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FROM METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
8. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS, FINAL SURFACE OVERLAY, AND STRIPING ASSOCIATED WITH ROAD IMPROVEMENTS.
9. ALL STREET NAME SIGNS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE ON THE STREET.
10. STREET TREES SHALL BE PLACED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
11. EXISTING STORM, SANITARY, ELECTRIC, TELEPHONE, WATER, AND GAS SHALL BE RELOCATED AND RE–ALIGNED TO SERVE PROPOSED LOTS SHOWN ON PLAN. EASEMENTS AND RIGHT–OF–WAY WILL BE DEDICATED TO THEIR RESPECTIVE UTILITIES AND AGENCIES BASED ON UTILITY INFRASTRUCTURE DESIGN.
12. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISEREQUIRED BY THE APPROPRIATE AGENCIES.
13. PER THE KENTUCKY GEOLOGIC SURVEY (KGS) ONLINE MAPPING, BEDROCK UNDERLYING THE SUBJECT PROPERTY IS COMPOSED OF THE LOWER PORTIONS OF THE LAUREL DOLOMITE, WHICH IS, IN TURN, UNDERLAIN BY THE OSGOOD FORMATION AND BRASSFIELD DOLOMITE, WHICH IS, IN TURN, UNDERLAIN BY THE DRAKES FORMATION. KGS DATA ASSOCIATED WITH THAT MAPPING INDICATES THAT THE LAUREL DOLOMITE IS A MEDIUM POTENTIAL KARST LITHOLOGY; THE OSGOOD/BRASSFIELD IS NON–KARST; AND THE DRAKES FORMATION IS LOW POTENTIAL KARST. THERE ARE NO MAPPED SINKHOLES SHOWN ON THE KGS MAPPING, AND NO EVIDENCE OF KARST FEATURES WAS OBSERVED DURING AN ON–SITE FIELD INSPECTION OF THE SUBJECT PROPERTY CONDUCTED ON AUGUST 23, 2013.
    GEORGE BRIAN WYATT, KY PG #20
14. NECESSARY CROSS ACCESS OR ACCESS EASEMENT WILL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
15. ALL ROADS DEDICATED TO PUBLIC RIGHT–OF–WAY WILL BE BUILT TO LOUISVILLE METRO PUBLIC WORKS STANDARDS.
16. IF REQUIRED, SOUTH ENGLISH STATION ROAD RIGHT–OF–WAY DEDICATION SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
17. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

SITE DATA

TOTAL AREA EXISTING LOT 1:	41.07 ACRES
PRD/R–6 GROSS SITE AREA:	33.59 ACRES (LOT 56 AND ACCESS EASEMENT, NOT INCLUDED)
FORM DISTRICT:	NEIGHBORHOOD
EXISTING USE:	VACANT / MULTI–FAMILY RESIDENTIAL
PROPOSED USE:	MULTI–FAMILY RESIDENTIAL / SINGLE FAMILY
EXISTING ZONING:	R–5A, R–6
PROPOSED ZONING:	PRD, R–5A, R–6
TOTAL DWELLINGS:	144 DWELLING UNITS (INCLUDES CONDOMINIUMS)
(EXISTING 20 CONDOMINIUMS + 124 PROPOSED GARDEN HOMES)	
PROPOSED RIGHT–OF–WAY:	11.632 ACRES (506,690 SF)
PROPOSED GROSS DENSITY (PRD):	3.69 D.U. / ACRE (124 D.U.'S ON 33.58 AC.)
PROPOSED NET DENSITY (PRD):	5.647 D.U. / ACRE (124 D.U.'S ON 21.958 AC.)
PROPOSED MAXIMUM F.A.R.:	2.0
NO. OF STORIES / MAX. SINGLE FAMILY BLDG. HT.:	PRD = 2 STORIES / 35.0'
NO. OF STORIES / MAX. CONDO BLDG. HT.:	LOT 56 = 3 STORIES / 45.0'
MINIMUM DISTANCE BETWEEN BUILDINGS:	6.0'
REQUIRED OPEN SPACE (PRD):	191,973 SF
PROVIDED OPEN SPACE (PRD):	215,835 SF
TOTAL GARDEN HOME UNITS:	124 UNITS
MINIMUM LOT SIZE:	4,600 SF
MINIMUM LOT WIDTH:	46.0' (AT BUILDING LINE)
MINIMUM FRONT YARD SETBACK:	20.0' (EXCEEDS LDC BY 5.0')
GARAGE SETBACK:	22.0' (PER METRO WORKS)
MINIMUM SIDE YARD SETBACK:	0
MINIMUM STREET SIDE YARD SETBACK:	0
MINIMUM REAR YARD SETBACK:	10.0' (VARIANCE REQUESTED FROM 25.0', SEE BELOW)

ROADWAY AND PARKING DIMENSIONS - CONDOMINIUN SITE (TYP)

TYPICAL STREET WIDTH:	24.0'
TYPICAL BOULEVARD WIDTH:	12.0' LANE W/ EXST. 8.0' WIDE PARALLEL PARKING STALL
TYPICAL ENTRANCE BOULEVARD WIDTH:	24.0' LANE W/ EXST. 8.0' WIDE PARALLEL PARKING STALL
EXISTING PARALLEL PARKING STALLS:	8.0' x 22.0'
90° PARKING STALLS	9.0' x 18.0'
VAN ACCESSIBLE PARKING STALLS:	16.0' x 18.0' (8.0' PKNG STALL AND AN 8.0' ACCESSIBLE AISLE)

MINIMUM DRIVEWAY LENGTH IS 22.0' (25.0' PREFERRED) FROM GARAGE OR BUILDING FACE TO BACK OF SIDEWALK.

VARIANCES AND WAIVERS GRANTED

1. B–247–05: VARIANCES TO ALLOW THE CONDOMINIUMS TO EXCEED THE MAXIMUM ALLOWED HEIGHT.
2. 8524: VARIANCE TO ALLOW CLUB HOUSE TO EXCEED THE MAXIMUM ALLOWED HEIGHT.
3. 9208: RDDDP AND LANDSCAPE WAIVER TO ALLOW RETAINING WALL WITHIN A L.B.A. FOR SUBJECT SITE.

VARIANCE REQUESTED

1. REDUCE MINIMUM REAR YARD SETBACK FROM 25.0' TO 10.0' (VARIANCE OF 15.0')

TREE CANOPY REQUIREMENTS

PRD SITE AREA	1,463,180 S.F. (33.59 Ac.)
18% REQUIRED CANOPY AREA	263,372 S.F.
EXISTING TREE CANOPY COVERAGE	88,320 S.F. (6.0%)
TREE CANOPY BEING PRESERVED	88,320 S.F. (6.0%) – (92 STREET/PARK TREES @ 960 S.F. EACH)
ADDITIONAL TREE CANOPY BEING PROVIDED	175,680 S.F. (12.0%) – (244 TYPE "A" TREES @ 720 S.F. EACH)*
TOTAL TREE CANOPY PROVIDED	264,000 S.F. (18.0%)

* – TYPE "A" TREES SHALL BE A MINIMUM 1–3/4" CALIPER AT PLANTING.

LEGEND

—X—X—X—	EXISTING CHAINLINK FENCE WITH BLACK VINYL COATING
	EXISTING STORM SEWER (IN EXISTING 15.0' SEWER AND DRAINAGE EASEMENT IF CONVEYING THROUGH DRAINAGE).
— SAN —○— SAN —	EXISTING SANITARY SEWER
—FM—	EXISTING SANITARY FORCE MAIN IN EXISTING 15.0' EASEMENT
O/S	OPEN SPACE LOT

MSD NOTES

1. SANITARY SEWERS ARE SERVED BY THE FLOYD'S FORK WATER QUALITY TREATMENT CENTER.
2. DETENTION HAS BEEN PROVIDED FOR THE EXISTING LOTS 1 AND 2, VIA A M.S.D. APPROVED DETENTION BASIN LOCATED ALONG THE SOUTH PROPERTY OF EXISTING LOT 2. THE EXISTING BASIN IS CONTAINED WITHIN AN EXISTING VARIABLE SEWER AND DRAINAGE EASEMENT.
3. AN EROSION PREVENTION AND SEDIMENT CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH LOUISVILLE METROPOLITAN SEWER DISTRICT'S STANDARDS AND SPECIFICATIONS PRIOR TO CONSTRUCTION APPROVAL.
4. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100–YR FLOODPLAIN.

BENCHMARK INFORMATION

B.M. #1 – ELEVATION 701.93'
RAILROAD SPIKE IN A UTILITY POLE ON THE EAST SIDE OF SOUTH ENGLISH STATION ROAD

OPEN SPACE DATA TABLE

LOT#	LOT AREA (S.F.)	< 9,000 (S.F.)	LOT#	LOT AREA (S.F.)	< 9,000 (S.F.)	LOT#	LOT AREA (S.F.)	< 9,000 (S.F.)
1	5,213 S.F.	3,787 S.F.	46	8,461 S.F.	539 S.F.	91	4,784 S.F.	4,216 S.F.
2	5,213 S.F.	3,787 S.F.	47	NOT USED.		92	4,784 S.F.	4,216 S.F.
3	5,213 S.F.	3,787 S.F.	48	7,941 S.F.	1,059 S.F.	93	4,784 S.F.	4,216 S.F.
4	5,213 S.F.	3,787 S.F.	49	5,069 S.F.	3,931 S.F.	94	6,026 S.F.	2,974 S.F.
5	5,213 S.F.	3,787 S.F.	50	6,682 S.F.	2,318 S.F.	95	6,025 S.F.	2,975 S.F.
6	6,849 S.F.	2,151 S.F.	51	5,290 S.F.	3,710 S.F.	96	4,783 S.F.	4,217 S.F.
7	11,399 S.F.	0 S.F.	52	5,290 S.F.	3,710 S.F.	97	4,783 S.F.	4,217 S.F.
8	8,885 S.F.	115 S.F.	53	5,290 S.F.	3,710 S.F.	98	4,783 S.F.	4,217 S.F.
9	5,823 S.F.	3,177 S.F.	54	8,646 S.F.	354 S.F.	99	4,783 S.F.	4,217 S.F.
10	5,267 S.F.	3,733 S.F.	55	17,956 S.F.	0 S.F.	100	7,956 S.F.	1,044 S.F.
11	5,267 S.F.	3,733 S.F.	56	326,176 S.F.	0 S.F.	101	34,584 S.F.	0 S.F.
12	6,412 S.F.	2,588 S.F.	57	7,440 S.F.	1,560 S.F.	102	38,567 S.F.	0 S.F.
13	6,412 S.F.	2,588 S.F.	58	7,457 S.F.	1,543 S.F.	103	5,960 S.F.	3,040 S.F.
14	5,267 S.F.	3,733 S.F.	59	4,658 S.F.	4,342 S.F.	104	4,784 S.F.	4,216 S.F.
15	5,267 S.F.	3,733 S.F.	60	8,167 S.F.	833 S.F.	105	4,784 S.F.	4,216 S.F.
16	5,267 S.F.	3,733 S.F.	61	5,248 S.F.	3,752 S.F.	106	4,784 S.F.	4,216 S.F.
17	5,267 S.F.	3,733 S.F.	62	5,079 S.F.	3,921 S.F.	107	4,784 S.F.	4,216 S.F.
18	6,584 S.F.	2,416 S.F.	63	4,910 S.F.	4,090 S.F.	108	4,784 S.F.	4,216 S.F.
19	6,584 S.F.	2,416 S.F.	64	6,251 S.F.	2,749 S.F.	109	5,960 S.F.	3,040 S.F.
20	5,267 S.F.	3,733 S.F.	65	7,053 S.F.	1,947 S.F.	110	5,960 S.F.	3,040 S.F.
21	5,267 S.F.	3,733 S.F.	66	5,054 S.F.	3,946 S.F.	111	4,784 S.F.	4,216 S.F.
22	6,699 S.F.	2,301 S.F.	67	5,385 S.F.	3,615 S.F.	112	4,784 S.F.	4,216 S.F.
23	6,699 S.F.	2,301 S.F.	68	7,891 S.F.	1,109 S.F.	113	4,784 S.F.	4,216 S.F.
24	5,267 S.F.	3,733 S.F.	69	6,077 S.F.	2,923 S.F.	114	4,784 S.F.	4,216 S.F.
25	5,267 S.F.	3,733 S.F.	70	7,004 S.F.	1,996 S.F.	115	4,784 S.F.	4,216 S.F.
26	6,699 S.F.	2,301 S.F.	71	6,386 S.F.	2,614 S.F.	116	5,960 S.F.	3,040 S.F.
27	6,699 S.F.	2,301 S.F.	72	6,775 S.F.	0 S.F.	117	6,010 S.F.	0 S.F.
28	5,267 S.F.	3,733 S.F.	73	7,135 S.F.	1,865 S.F.	118	7,135 S.F.	1,865 S.F.
29	5,267 S.F.	3,733 S.F.	74	6,344 S.F.	2,656 S.F.	119	6,831 S.F.	2,169 S.F.
30	5,267 S.F.	3,733 S.F.	75	7,267 S.F.	1,733 S.F.	120	7,308 S.F.	1,692 S.F.
31	5,267 S.F.	3,733 S.F.	76	5,679 S.F.	3,321 S.F.	121	8,559 S.F.	441 S.F.
32	6,699 S.F.	2,301 S.F.	77	6,693 S.F.	2,307 S.F.	122	6,856 S.F.	0 S.F.
33	6,699 S.F.	2,301 S.F.	78	6,788 S.F.	2,212 S.F.	123	6,502 S.F.	2,498 S.F.
34	5,267 S.F.	3,733 S.F.	79	5,168 S.F.	3,832 S.F.	124	4,882 S.F.	4,118 S.F.
35	5,267 S.F.	3,733 S.F.	80	4,940 S.F.	4,060 S.F.	125	4,861 S.F.	4,139 S.F.
36	5,267 S.F.	3,733 S.F.	81	6,683 S.F.	2,317 S.F.	126	5,872 S.F.	3,128 S.F.
37	6,699 S.F.	2,301 S.F.	82	15,712 S.F.	0 S.F.	127	7,425 S.F.	1,575 S.F.
38	6,699 S.F.	2,301 S.F.	83	7,394 S.F.	1,606 S.F.	128	7,135 S.F.	1,865 S.F.
39	5,267 S.F.	3,733 S.F.	84	5,182 S.F.	3,818 S.F.	129	5,300 S.F.	3,700 S.F.
40	5,267 S.F.	3,733 S.F.	85	5,290 S.F.	3,710 S.F.	130	5,290 S.F.	3,710 S.F.
41	5,267 S.F.	3,733 S.F.	86	5,290 S.F.	3,710 S.F.	131	29,861 S.F.	0 S.F.
42	6,699 S.F.	2,301 S.F.	87	8,331 S.F.	669 S.F.	132	7,015 S.F.	1,985 S.F.
43	6,699 S.F.	2,301 S.F.	88	5,945 S.F.	3,055 S.F.	133	5,290 S.F.	3,710 S.F.
44	5,267 S.F.	3,733 S.F.	89	4,779 S.F.	4,221 S.F.	134	5,290 S.F.	3,710 S.F.
45	5,267 S.F.	3,733 S.F.	90	4,784 S.F.	4,216 S.F.	135	5,290 S.F.	3,710 S.F.
						136	57,818 S.F.	0 S.F.
SUBTOTAL		139,522 S.F.	SUBTOTAL		109,579 S.F.	SUBTOTAL		134,844 S.F.

TOTAL	383,945 S.F. (139,522 + 109,579 + 134,844)
REQUIRED OPEN SPACE (50%)	191,973 S.F.
OPEN SPACE PROVIDED	215,835 S.F.

RECEIVED
SEP 23 2013
PLANNING & DESIGN SERVICES

MSD WM#: 7533
CASE #: 13ZONE1010

REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK

BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners & Surveyors
"Serving the Bluegrass and Beyond"
3001 Taylor Springs Drive Louisville, Kentucky 40220
(502) 499-9000 / (502) 499-9047 / Fax
www.btmeng.com

DATE

SIGNATURE

9/26/13
DATE

STATE OF KENTUCKY
ROBERT CANDLER
25405
LICENSED PROFESSIONAL ENGINEER

SIGNATURE

CASE #: 13ZONE1010

BTM PROJECT NO.: 000126.05

SITE INFORMATION:
SIGNATURE POINT
800 S. ENGLISH STATION
LOUISVILLE, KENTUCKY
DB 9542, PG 153 TB 3794 LOT 1

DEVELOPER:
ELITE HOMES
10218 SHELBYVILLE ROAD
LOUISVILLE, KY 40243-0807

OWNER:
PBI BANK, INC.
2500 EASTPOINT PARKWAY
LOUISVILLE, KY 40223

TITLE:
SIGNATURE POINT - LOT 1
PRELIMINARY MAJOR SUBDIVISION PLAN
REVISED DETAILED DISTRICT DEVELOPMENT PLAN
800 SOUTH ENGLISH STATION ROAD

DRAWN BY: RLC
CHECKED BY: JMA
DATE: 09–26–13
DRAWING: 000126RDDP
SCALE: 1" = 60'
SHEET: RDDDP

F:\2000\000126.05 ...\Elite Homes\Planning\000126RDDP.dwg, 9/26/2013 9:33:33 AM, Oce TDS400

13ZONE1010

Binding Elements – Case 13ZONE1010

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 development shall be in accordance with the approved Preliminary Subdivision Plan. No further subdivision of the land into a greater number of lots than originally approved shall occur without approval of the Planning Commission.

3. Lighting shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the land development code.

4. 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.

5. 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.

6. 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 Louisville Metro Department of Public Works and the Metropolitan Sewer District
   b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
   c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
   d. 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 Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
   e. A major subdivision record plat creating the lots and roadways as shown on the approved district development plan shall be recorded prior to issuance of any building permits.
   f. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.

7. 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.

8. 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.

9. 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.

10. The dumpster/compactor(s) shall not be emptied between the hours of 10 p.m. and 7 a.m.

11. The materials and design of proposed structures shall be substantially the same as depicted in the photos/rendering as presented at the November 7, 2013 Planning Commission public hearing.

12. A 75-foot setback shall be provided along S. English Station Road.

13. The developer shall, at its expense, construct a 7-foot chain link fence with black vinyl coating with a variety of deciduous and evergreen trees planted along this fence line on 10-foot centers along the entire property line common to Christian Academy of Louisville property. The fence shall be constructed at the earliest of the following times: (A) before construction begins on the buildings along the north line of the subject property; or (B) one year after site work begins anywhere on the subject property. The fence shall be perpetually maintained by the developer or its successor (Condominium Council, Homeowner Association, etc.)

14. Construction fencing at least 6 feet tall shall be erected at the developer's expense along the entire common property line with Christian Academy of Louisville before any site work or construction work begins on the subject property. That fence shall be maintained thereafter by the developer until the fence described in the Binding Element No. 20 is constructed.

15. All street name signs shall be installed prior to requesting a certificate of occupancy for any structure. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.

16. At the time the developer turns control of the homeowner's association over to the homeowners, the developer shall provide sufficient funds to ensure there is no less than $3,000 cash in the homeowner's association account. The subdivision performance bond may be required by the Planning Commission to fulfill this funding requirement.

17. Prior to the recording of the record plat, copies of the recorded documents listed below shall be filed with the Planning Commission:
   a. Articles of Incorporation filed with the Secretary of State and recorded in the office of the Clerk of Jefferson County and the Certificate of incorporation of the Homeowners Association.
   b. A deed of restriction in a form approved by Counsel to the Planning Commission addressing (responsibilities for the maintenance of common areas and open space, maintenance of noise barriers, maintenance of WPAs, TPAs) and other issues required by these binding elements / conditions of approval.
   c. Bylaws of the Homeowner's Association in a form approved by the Counsel for the Planning Commission.

NOTICE
PERMITS SHALL NOT ISSUED
ONLY IN CONFORMANCE
WITH THE BINDING ELEMENTS
OF THE DISTRICT
DEVELOPMENT PLAN.

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