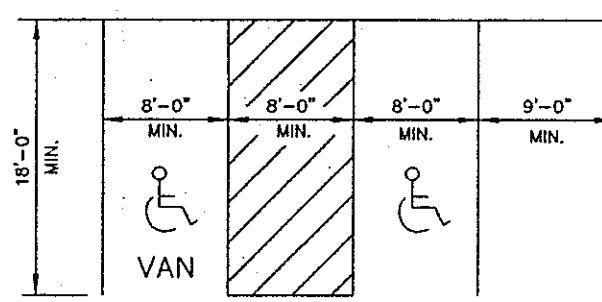


**LEGEND**

- PROPOSED STORM SEWER, CATCH BASIN AND CREEKSTONE HEADWALL
- PROPOSED SEWER AND MANHOLE
- SF — PROPOSED SILT FENCE
- PROPOSED DRAINAGE SWALE
- ▨ PROPOSED STONE BAG CHECK DAM
- PROPOSED BERM (3' HEIGHT TYPICAL)
- PROPOSED LANDSCAPE (FOR CONCEPTUAL PURPOSES ONLY)
- ⊕ BENCHMARK TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM LOJIC DATA.



TYPICAL PARKING SPACE LAYOUT  
NO SCALE

**PRELIMINARY DETENTION CALCULATIONS**

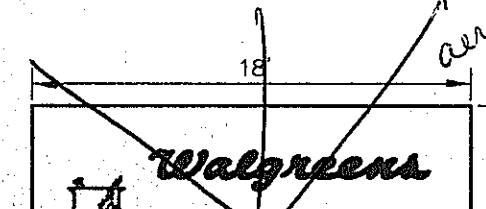
$C_{ex} = 0.30$   $C_{imp} = 0.85$   
 VOLUME =  $(0.85 - 0.30)(15 \times \frac{12}{12}) = 2.0$  ACRES-FT  
 DETENTION VOLUME PROVIDED:  
 (0.8 ACRES)(30 FT AVG. DEPTH) = 2.4 ACRE-FT.

**DETENTION OPTION 1**

DETENTION WILL BE PROVIDED OFF-SITE IN EXISTING SANGALLI LAKE LAKE IMPROVEMENTS AND DRAINAGE EASEMENTS WILL BE PROVIDED TO MEET MSD STANDARDS.

**DETENTION OPTION 2**

DETENTION WITH SANITARY SEWER AND DRAINAGE EASEMENTS WILL BE PROVIDED ON-SITE IF AN AGREEMENT TO IMPROVE EXISTING LAKE CANNOT BE REACHED. A DETAILED DISTRICT DEVELOPMENT PLAN WILL BE SUBMITTED TO CLARIFY ANY CHANGES REQUIRED TO ACCOMMODATE ON-SITE DETENTION AREA.



LOCATION MAP  
NOT TO SCALE

**GENERAL NOTES**

1. Parking areas and drive lanes to be a hard and durable surface.
2. No portion of the site is within the 100 year flood plain per FRM Map No. 2311 C-015 D dated February 2, 1994.
3. Drainage pattern depicted by arrows (→) 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.
4. Erosion & Silt Control: Prior to any construction activities on the site an Erosion & Silt Control Plan shall be provided to MSD for approval.
5. Construction fencing shall be erected prior to 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.
6. A Tree Preservation Plan will be submitted for approval to the Planning Commission for approval prior to beginning construction.
7. All dumpsters and service structures are to be screened per Article 12.
8. 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.
9. 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.
10. Sanitary sewer service will be provided by LE and subject to applicable fees.
11. All lighting on the site shall not glare in the eyes of driver's.
12. KDOT approval required prior to construction approval.
13. No signs will be permitted within the right of way.
14. KDOT will not permit increase in drainage runoff to the state right of way. Drainage calculations will be required for all drainage to the right of way.
15. KDOT will require an encroachment permit for any work in state right of way.

**SITE DATA (COMMERCIAL)**

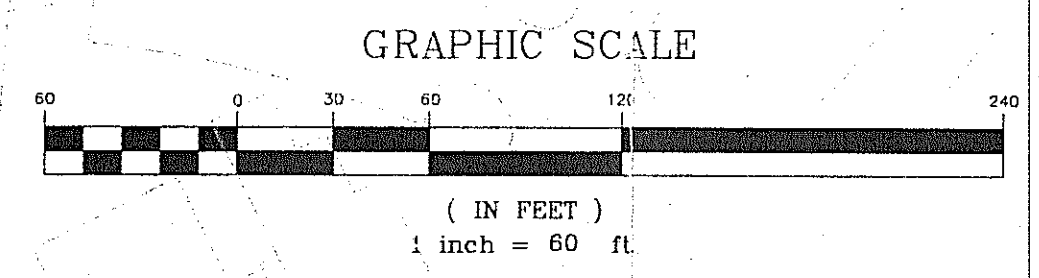
SITE AREA = 52 Ac.  
 PROPOSED RIGHT-OF-WAY = 1.3 Ac.  
 EXISTING ZONING = C-1 AND CN

PROPOSED USE	BUILDING AREA	LOT AREA
Ⓐ BANK (CN)	2,593 SF	0.95 ACRES
Ⓑ RETAIL (C-1)	14,490 SF	1.79 ACRES
Ⓒ RETAIL (C-1)	18,000 SF	2.41 ACRES
Ⓓ RESTAURANT (C-1)	2,100 SF	
Ⓔ RETAIL (C-1)	5,700 SF	
<b>PARKING</b>		
Ⓐ BANK	15 SPACES	
Ⓑ RETAIL	72 SPACES	
Ⓒ RETAIL	39 SPACES	
Ⓓ RESTAURANT	21 SPACES	
Ⓔ RETAIL	29 SPACES	
<b>PARKING REQUIRED</b>	176 SPACES	
<b>PARKING PROVIDED</b>	178 SPACES	
<b>TOTAL VEHICULAR USE AREA</b>	87,153 SF	
<b>INTERIOR LANDSCAPE AREA REQUIRED</b>	4,358 SF	
<b>INTERIOR LANDSCAPE AREA PROVIDED</b>	6,700 SF	

**SITE DATA (RESIDENTIAL) GENERAL DEVELOPMENT PLAN**

SITE AREA = 9.6 Ac.  
 EXISTING ZONING = R-4  
 PROPOSED ZONING = R-5A  
 EXISTING USE = VACANT  
 PROPOSED USE = MULTI FAMILY  
 NUMBER OF UNITS = 75 UNITS  
 GROSS DENSITY = 7.8 DU/AC.

RECEIVED  
 FEB 27 2003  
 PLANNING & DEVELOPMENT SERVICES



**GENERAL DEVELOPMENT PLAN**

**GENERAL DEVELOPMENT PLAN**  
 see Detailed Plan Approved Sept. 4, 03

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

JEFFERSON COUNTY  
 APPROVED DISTRICT DEVELOPMENT PLAN  
 DOCKET NO. 9-28-01/10-25-01  
 APPROVAL DATE 3/13/03  
 EXPIRATION DATE 3/13/04  
 SIGNATURE OF PLANNING COMMISSION  
 (Signature)  
 PLANNING COMMISSION

NOTE: THE INTENT OF BANK "A" SIGN DETAIL IS TO SPECIFY HEIGHT AND WIDTH REQUIREMENTS ONLY. ACTUAL DESIGN IS TO BE DETERMINED.

NO.	DATE	DESCRIPTION	BY
1	3-12-03	REVISED	W.P.

PROJECT DATA  
 FILE NAME: PLANNING/03000/0300.DWG  
 DATE: FEB 2003  
 SCALE: 1"=60'  
 CHECKED BY: MAX  
 DRAWN BY: ACR

ENGINEER'S SEAL  
 SURVEYOR'S SEAL

**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERING, LAND SERVICES, LANDSCAPE ARCHITECTURE  
 400 WHITE BLOSSOM ESTATES  
 LOUISVILLE, KENTUCKY 40241  
 PHONE: (502) 426-1050  
 FAX: (502) 426-9974

REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
**THE VILLAGES OF ENGLISH STATION**  
 DEVELOPER  
 HOGAN DEVELOPMENT COMPANY  
 PO BOX 7006  
 LOUISVILLE, KENTUCKY 40257-0606  
 PHONE: (502) 426-1050

JOB NO. 01030  
 SHEET 1 OF 1  
 W.M. # 7458

OWNER:  
 CHAD PROPERTIES, LLC  
 4005 WHITE BLOSSOM ESTATES  
 LOUISVILLE, KENTUCKY 40241  
 SITE ADDRESS: 13802 SHELBYVILLE ROAD

9-28-01/LW

**BINDING ELEMENTS 9-28-01LW & 10-25-01:**

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 or 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. Prior to development of each site or phase of this project, the applicant, developer, or property owner shall obtain approval of a detailed district development plan from the Planning Commission. Each plan shall be in adequate detail and subject to additional binding elements. The additional binding elements may relate, but not be limited, to the following items:
  - a. screening, buffering, landscaping, tree preservation
  - b. density, floor area, size and height of buildings
  - c. points of access and site layout with respect to on-site circulation
  - d. land uses
  - e. signage
  - f. loading berths
  - g. parking
  - h. sidewalks
  - i. site design elements relating to alternative transportation modes
  - j. outdoor lighting
  - k. minor subdivision plat approval
  - l. air pollution
  - m. the timing of construction to coincide with the availability of flood protection measures, municipal sewer and water service, and adequate fire protection
  - n. dumpsters
3. The density of the development shall not exceed 8.0 dwelling units per acre (**75 units on 9.4 acres**).
4. The development shall not exceed 33,590 square feet of gross floor area, ~~with a maximum of 2,160 square feet of gross restaurant floor area.~~ *March 11, 2004 LD&T SR*
5. 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 those 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.
6. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
7. There shall be no outdoor storage on the site.
8. 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. Light levels due to lighting on the subject site shall not exceed two 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.
9. 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.
10. The applicant 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.
11. 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. 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 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. A major subdivision plat creating the lots and roadways as shown on the approved district development plan shall be recorded prior to issuance of any building permits.
12. 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 district development plan is approved or an extension is granted by the Planning Commission.
13. 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.
14. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system.
15. 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.
16. 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.

17. The dumpster shall not be emptied between the hours of midnight and 6 a.m.
18. 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 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.
19. 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.
20. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the September 6 and September 20, 2001 Planning Commission meetings.
21. Multi-family development of the property shall be limited to development under a horizontal property regime.
22. Forty-two percent of all units shall be reserved for construction of dwellings to be sold to initial occupants at a price no greater than 2.75 times the low-moderate income level for a family of four persons as defined by US Department of Housing and Urban Development for Jefferson County, at the time of sale of the dwelling. The developer/owner shall provide documentation acceptable to the Director of Housing that the initial purchaser of the affordable dwelling intends to reside in the dwelling for a period of at least three years and has income within the low-moderate level.
23. The following uses shall not be permitted: audio and video recording studios, automobile rental agencies, adult entertainment, massage parlors, automobile service stations, automobile garages, beer depots (however, liquor stores are permitted), boarding and lodging houses, bowling alleys, car washes, department stores, extended stay lodging, funeral homes, hotels and motels, nursing homes, tattoo shops, and towers (cellular, television or radio).
24. No more than 53% of the total retail square footage of the approved development can be constructed until such time as a detailed district development plan has been approved and construction actually commences on the housing included within the residential portion of the approved district development plan approved as part of this overall case.
25. The developer shall submit renderings of buildings, C, D & E for staff approval prior to requesting a Building permit.
26. The message on the proposed digital reader board for the Walgreen's sign shall be changed a maximum of once a day and the message shall not blink or scroll.