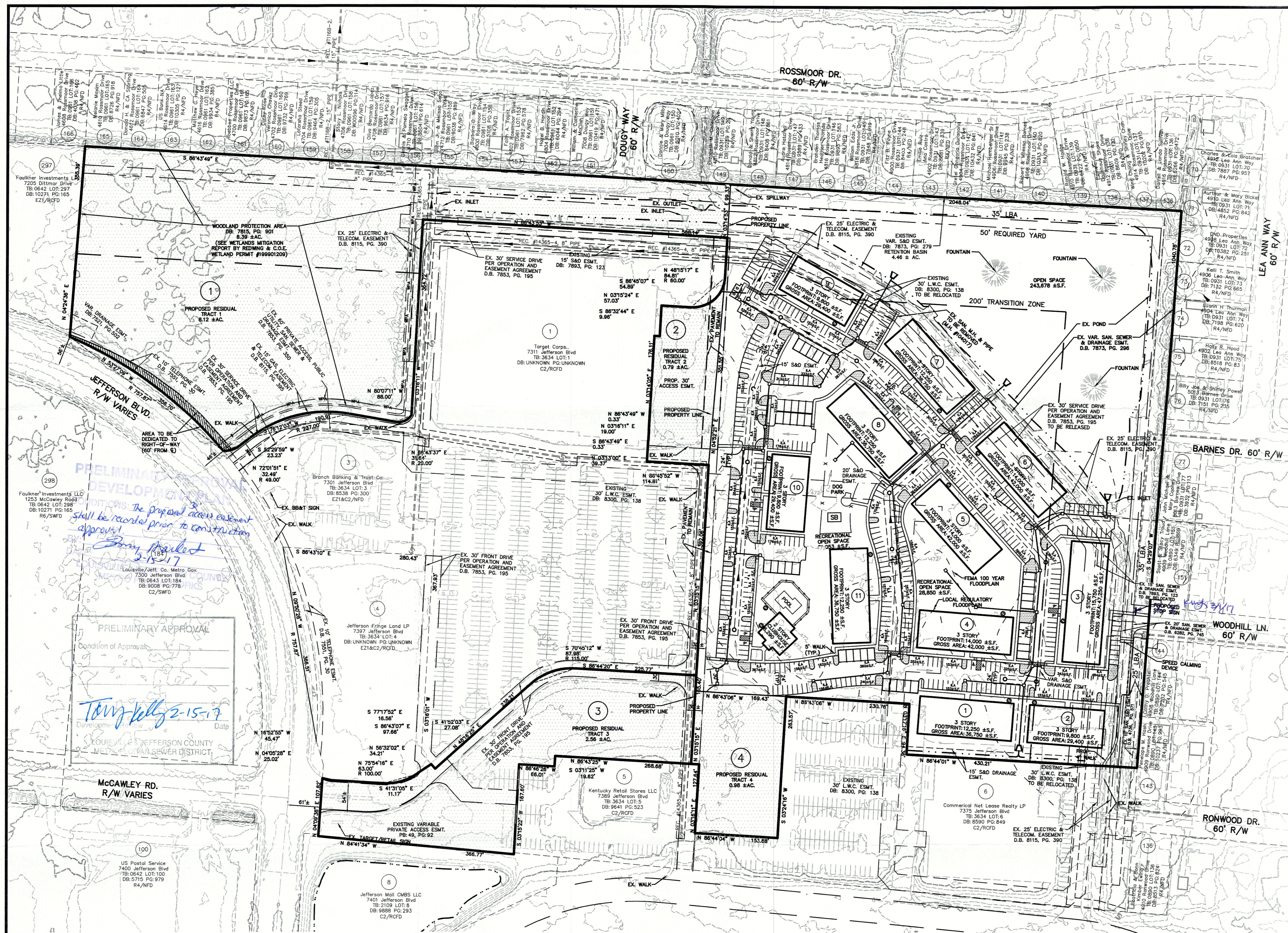


Case No. 15DEVPLAN1147 Binding Elements

Binding Elements for Subject site only:

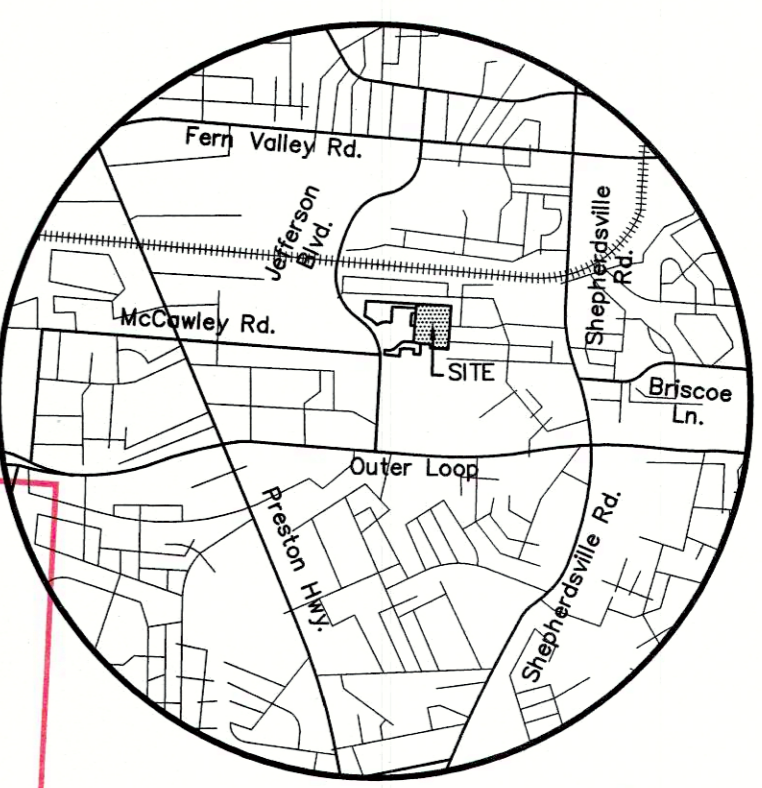
All binding elements from the approved General Development Plan are applicable to this site, in addition to the following:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. 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.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested:
 - a. The development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. A minor subdivision plat or legal instrument 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.
 - 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 reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the property owner and the adjoining property owner to the west and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.
5. 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.
6. 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.
7. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the March 1, 2017 Development Review Committee meeting.
8. Continuous access to and from Woodhill Drive into the site shall be permitted and unobstructed as long as the site is used residentially.
9. An additional 15 eight-foot-tall Type A evergreen trees shall be planted along the east property line in the LBA adjacent to the Traud, Prechtel, and Hash properties.



METRO
APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 15DEVPLAN1147
 APPROVAL DATE: March 1, 2017
 EXPIRATION DATE: March 1, 2017
 SIGNATURE OF PLANNING COMMISSION

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



- LEGEND**
- EXISTING CONTOUR
 - EXISTING TREE LINE
 - EXISTING OVERHEAD UTILITY
 - EXISTING UNDERGROUND UTILITY
 - EXISTING FENCE
 - EXISTING SANITARY SYSTEM
 - PROPOSED FLOW ARROW
 - PROPOSED STORM SYSTEM (CONCEPT)
 - PROPOSED SANITARY SYSTEM (CONCEPT)
 - PROPOSED SERVICE CONNECTION
 - PROPOSED SILT FENCE
 - PROPOSED SEDIMENT BASIN
 - 200' TRANSITION ZONE
 - LOCAL REGULATORY FLOODPLAIN
 - FEMA 100 YEAR FLOODPLAIN
 - PROPOSED GARAGE

- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
 - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 - THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
 - SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 AND 8 OF THE LDC.
 - ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
 - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 - ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
 - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
 - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FLUCTUATING EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - IN ACCORDANCE WITH 4.9 OF THE LDC, A KARST SURVEY OF THE SITE WAS PERFORMED BY MARK SITES, PE, ON OCTOBER 28, 2015. NO KARST FEATURES WERE OBSERVED.
 - EXISTING ON SITE UTILITIES WILL BE RELOCATED/REALIGNED AS NEEDED.

- MSD NOTES:**
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DEREK R. GUTHRIE WOTC BY CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED ON SITE IN EXISTING RETENTION BASIN AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR 2, 10, AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. 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: SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
 - A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0094E).
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - KDOW AND COE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - ALL LOWEST FINISHED FLOORS SHALL BE AT 474 ELEVATION.
 - RUNOFF VOLUME COMPENSATION AND FLOODPLAIN VOLUME COMPENSATION PROVIDED ON SITE AT A RATIO OF 1.5:1 RATIO. VERIFICATION OF THE VOLUME PROVIDED MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - LOCAL REGULATORY FLOODPLAIN WILL BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - MSD CONSTRUCTION BOND WILL BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
 - RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
 - NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W.
 - A CROSSOVER AGREEMENT WILL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL FROM TRANSPORTATION PLANNING.
 - AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.

CASE # 15DEVPLAN1147
 PREVIOUS CASE #9-41-88
 MSD WM #7467

Mindel, Scott & Associates, Inc.
 Planning - Engineering - Surveying - Landscape Architecture
 Utility Consulting - Property Management
 5511 Jefferson Boulevard, Louisville, KY 40219
 Phone: (502) 465-2528 Fax: (502) 465-1006 Email: mindel@msa.com

DEVELOPER
 HIGHGATES
 119 GLEN PARK AVE.
 TORONTO, ON, M6B2C2
 CANADA

OWNER
 JEFFERSON FRINGE LAND LP
 25425 CENTER RIDGE RD.
 CLEVELAND, OH, 44145

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
CONINGTON BY THE LAKE
 7321 JEFFERSON BOULEVARD
 LOUISVILLE, KY, 40219
 TAX BLOCK: 3634 LOT: 2
 DEED BOOK: 7588 PG: 705

DATE	PER AGENCY COMMENTS	REVISIONS
1/22/15	PER AGENCY COMMENTS	
2/17/16	REVISED LAYOUT & AGENCY COMMENTS	
2/22/16	PER AGENCY COMMENTS	
3/7/16	PER AGENCY COMMENTS	
3/9/17	CONNECT TO WOODHILL LANE	

Vertical Scale: N/A
 Horizontal Scale: 1"=100'
 Date: 9/4/15
 Job Number: 3297
 Sheet 1 of 1

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

PROJECT DATA:

FORM DISTRICT: RC
 EXISTING ZONING: C2
 EXISTING LAND USE: VACANT
 PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
 TOTAL LAND AREA (RESIDUAL TRACTS - NOT INCLUDED): 19.15± AC.
 NO. OF DWELLING UNITS: 264 (1, 2 & 3 BEDROOM)
 BUILDING HEIGHT (150' ALLOWED): 3 STORY / 45±
 DENSITY (MAX. 145 D.U./AC.): 13.78 D.U./AC. OVERALL
 72 - 1 BEDROOM UNITS
 192 - 2+ BEDROOM UNITS

OPEN SPACE REQUIRED: 125,160 S.F. (15%)
 REC. OPEN SPACE PROVIDED: 323,581 ± S.F.
 REC. OPEN SPACE REQUIRED: 62,580 S.F. (7.5%)
 REC. OPEN SPACE PROVIDED: 79,903 ± S.F.

PARKING REQUIRED: 396-792 SPACES
 MIN. 1.5 SP. / D.U.
 MAX. 3 SP. / D.U.
 PARKING PROVIDED: 534 SPACES

INCLUDES:
 40 GARAGE SP.
 494 SURFACE SP.
 10 HDGP SP.
 PARKING AREA RATIO: 2.02 SP./UNIT

LANDSCAPE DATA:

V.L.A.: 180,931± S.F.
 I.L.A. REQUIRED (7.5% X VUA): 13,570 S.F.
 I.L.A. PROVIDED: 16,050± S.F.

TREE CANOPY DATA:

GROSS SITE AREA: 834,399± S.F.
 TREE CANOPY CATEGORY: CLASS C
 EXISTING TREE CANOPY: 0± S.F. (0%)
 EXISTING TREE CANOPY TO BE PRESERVED: 0± S.F. (0%)
 TOTAL TREE CANOPY REQUIRED: 166,880 S.F. (20%)
 TREE CANOPY TO BE PLANTED: 166,880± S.F. (20%)

DETENTION CALCULATIONS

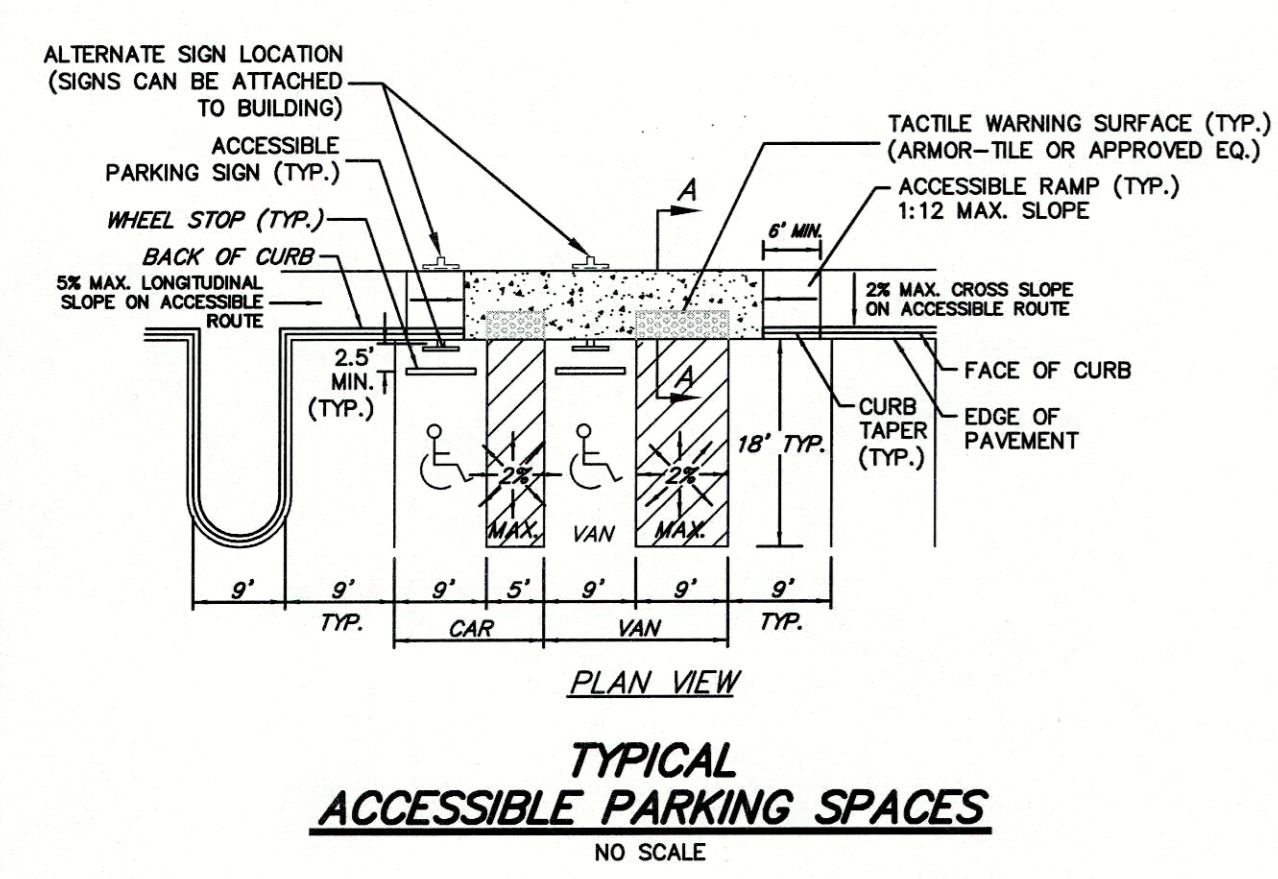
2.9/12 (0.83-0.35) (19.15) = 2.26 AC.FT.

IMPERVIOUS SURFACE

PROPOSED IMPERVIOUS: 319,261± S.F.
 PROPOSED PERVIOUS: 515,138± S.F.

WAIVER REQUEST

A WAIVER OF 10.2.4.B OF THE LDC IS REQUESTED TO ALLOW A GREATER THAN 50% OVERLAP OF THE PERIMETER LBA WITH THE EXISTING SANITARY & SEWER DRAINAGE EASEMENT IN THE NORTHEASTERN CORNER OF THE PROPERTY ALONG THE PROPERTY PERIMETER.



ALTERNATE SIGN LOCATION (SIGNS CAN BE ATTACHED TO BUILDING)
 ACCESSIBLE PARKING SIGN (TYP.)
 WHEEL STOP (TYP.)
 6" MAX. LONGITUDINAL SLOPE ON ACCESSIBLE ROUTE
 TACTILE WARNING SURFACE (TYP.) (ARMOR-TILE OR APPROVED EQ.)
 ACCESSIBLE RAMP (TYP.)
 1:12 MAX. SLOPE
 6" MIN. CURB TAPER (TYP.)
 2" MAX. CROSS SLOPE ON ACCESSIBLE ROUTE
 FACE OF CURB
 CURB TAPER (TYP.)
 EDGE OF PAVEMENT
 PLAN VIEW