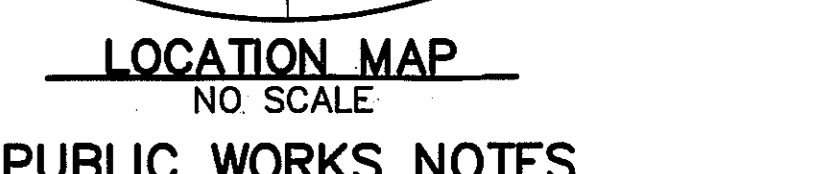


JOHN P. VOGT  
JOYCE E. VOGT  
0633 - 0318  
D.B. 5449, PG. 903

**METRO**  
LOUISVILLE  
APPROVED DISTRICT DEVELOPMENT PLAN  
DOCKET NO. 7-03-02-1-15-040  
APPROVAL DATE 5/25/04  
EXPIRATION DATE 5/25/08  
SIGNATURE OF PLANNING COMMISSION  
PLANNING

**BENCHMARK**  
BM. MSD MONUMENT BR250-01  
SOUTHWEST CORNER PRESTON HWY.  
LIPPS LANE, N.GVD 1929  
ELEV. 464.37

**SITE DATA**  
GROSS SITE AREA: 62.0 ACRES  
EXISTING FORM DISTRICT: SUBURBAN WORKPLACE  
EXISTING ZONING: R-4, R-6  
NET SITE AREA: 58.2 ACRES  
INDUSTRIAL/COMMERCIAL USE: 4.8 ACRES  
STORM WATER DETENTION: 4.8 ACRES  
BUILDABLE LOTS: 3  
NON-BUILDABLE LOTS: 2  
MAXIMUM FAR FOR EZ-1: 2.0  
NON-RESIDENTIAL BUILDING SETBACK REQUIREMENTS FOR SUBURBAN WORKPLACE:  
FRONT AND STREET SIDE: 25'  
SIDE YARD: 0.0  
REAR YARD: 0.0  
(\*) ACREAGE DOES NOT INCLUDE JEFFERSON BOULEVARD R.O.W. AND EXISTING OPEN SPACE LOTS 624, 625, 626, 691, 692, 693 & 259A.



**PUBLIC WORKS NOTES**

1. ALL ROADWAY INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
2. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
3. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
4. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT EFFECT PUBLIC SAFETY OR HAMPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
5. AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
6. ALL STREET NAME SIGNS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND INSTALLED PRIOR TO OCCUPANCY OF THE FIRST RESIDENCE ON THE STREET AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE.
7. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% MAXIMUM GRADE SHALL BE 10%.
8. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
9. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
10. ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADIIUSES, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
11. CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.

**WAIVER**

1. ALLOW MINOR PLATS IN AN AREA WITH A MAJOR SUBDIVISION.
2. ALLOW M-2 AND M-3 USES PERMITTED WITHIN 200' OF EXISTING R-4 RESIDENTIAL USE (LDC, CHAPTER 2.6.1.A.1).

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. 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. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

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

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

WHERE CONSTRUCTION OR LAND DISTURBANCE 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 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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.

**EPSC CONCEPT PLAN**

ALL BMPs SHALL BE INSTALLED PRIOR TO OTHER LAND DISTURBING ACTIVITIES. BECAUSE OF THE LACK OF RELIEF ON THE SITE, SILT FENCING WILL BE AN EFFECTIVE BMP FOR REMOVING 80% OF SOIL PARTICLES FROM STORM WATER RUNOFF. SILT FENCING SHALL BE UTILIZED NORTH OF STREET "A" DOWNSTREAM OF COURT "A" AND ADJACENT TO THE SANITARY SEWER ON LOT 13. DITCH CHECKS SHALL BE UTILIZED ON THE NORTH SIDE OF THE PROJECT TO TREAT SEDIMENT LADEN WATER PRIOR TO ENTERING THE STATE DRAINAGE SYSTEM.

**LEGEND**

- EXISTING CONTOUR
- 100 YEAR FLOOD LINE
- EXISTING TREE MASS
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- SILT FENCE
- DITCH CHECK
- TEMPORARY CONSTRUCTION ENTRANCE
- SURFACE DRAINAGE
- ZONING LINE
- FORM DISTRICT LINE
- TRANSITION ZONE LINE
- TREE CANOPY PROTECTION AREA
- ZONING DESIGNATION
- FORM DISTRICT DESIGNATION
- EXISTING WETLANDS PER ACOE
- IMPACTED WETLANDS PER ACOE
- WETLAND MITIGATION AREA PER ACOE

**TREE CANOPY CALCULATIONS**

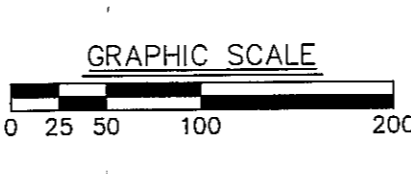
TOTAL SITE AREA: 62.0 ACRES  
EXISTING TREE CANOPY TO REMAIN: 3.8 ACRES (6%)  
TREE CANOPY REQUIRED: 11.3 ACRES (18%)  
PROPOSED TREE CANOPY: 7.5 ACRES (12%)  
LBA REQUIREMENT - 215 TREES @ 720 SQ. FT EACH  
ADDITIONAL TREES - 215 TREES @ 720 SQ. FT EACH  
TREES MAY ALSO BE PLANTED WITHIN THE OPEN SPACE, STREET AND ILA AREAS.

**UTILITY NOTE**

- 1) ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL VERIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.
- 2) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

**ADJACENT PROPERTY OWNERS**

- |   |  |   |   |   |   |  |   |  |   |   |  |   |  |  |  |  |  |  |  |  |   |   |   |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| 2075 2550 THOMPSON WILLIAM H & JAMELLA M 4504 MILE OF SUNSHINE DR LOUISVILLE, KY 40219 DB 4835 0187 | 2075 256 CALHOUN PATRICIA GAYLE 4511 MILE OF SUNSHINE DR LOUISVILLE, KY 40219 DB 5989 0717 | 2075 259A JOHNSON KAREN M & CHARLES M 1213 OUTER LOOP LOUISVILLE, KY 40219 DB 4624 0345 | 2075 202 JOHNSON KAREN M & CHARLES M 4613 MILE OF SUNSHINE DR LOUISVILLE, KY 40219 DB 7255 0262 | 2050 675 BLANKFORD RICHARD L & PATRICIA BECKERT BOBBIE 6108 BUNN CT LOUISVILLE, KY 40219 DB 4586 0312 | 2050 688 PHILLIPS RICHARD E & JANICE E P 4602 SUNDAY DR LOUISVILLE, KY 40219 DB 8796 0986 | 2050 692 S&F HOTEL LLC 1213 OUTER LOOP LOUISVILLE, KY 40219 DB 8796 0986 | 2050 632 OBRIEN TROY D & CAROLYN J 6702 TAMARIND CT LOUISVILLE, KY 40219 DB 7732 0871 | 0994 564 LANCASTER WILLIAM B & MARY F 6702 ORANGE BLOSSOM RD LOUISVILLE, KY 40219 DB 5693 0356 | 0994 616 MOORE HAROLD DONAMY K 4905 W BATALUNA CT LOUISVILLE, KY 40219 DB 6402 0450 | 0994 617 RCC CUSTOM HOME BUILDERS INC PO BOX 43865 LOUISVILLE, KY 40233-0865 DB 8291 0262 | 0994 618 DEAN BETTE W 4901 W BATALUNA CT LOUISVILLE, KY 40219 DB 7567 0371 | 0994 619 GREENWALD BARRY RAY & TERRI ANN 4911 W BATALUNA CT LOUISVILLE, KY 40219 DB 5240 0133 | 0994 622 ROBE ROBERT W & ANGELA 6710 BAHAMA LN LOUISVILLE, KY 40219 DB 8774 0335 | 0994 623 S&F HOTEL LLC 1213 OUTER LOOP LOUISVILLE, KY 40219 DB 8796 0986 | 0994 624 SUNSHINE ACRES INC C/O JOHN A MCCREA 328 S 5TH ST STE 1902 LOUISVILLE, KY 40202-3009 DB 4063 0371 | 0994 625 S&F HOTEL LLC 1213 OUTER LOOP LOUISVILLE, KY 40219 DB 8796 0986 | 0994 626 SUNSHINE ACRES INC C/O JOHN A MCCREA 328 S 5TH ST STE 1902 LOUISVILLE, KY 40202-3009 DB 4063 0371 | 0994 627 ROSS GERALD W & RITA F 6703 ORANGE BLOSSOM RD LOUISVILLE, KY 40219 DB 6402 0450 | 0994 628 RICHMOND NANCY G & ROBERT EARL 6714 BAHAMA LN LOUISVILLE, KY 40219 DB 6093 0959 | 0994 629 THOMPSON JOSHUA R & STACEY L 6710 BAHAMA LN LOUISVILLE, KY 40219 DB 8048 0447 | 0633 331 BULK DISTR CENTERS INC 7210 BEACHLAND BEACH RD PROSPECT, KY 40059-8322 | 0633 295 D G FARRIS DEVELOPMENT LLC C/O KYFI INC PO BOX 197089 LOUISVILLE, KY 40229-7089 DB 7488 0146 | 0633 287 D G FARRIS DEVELOPMENT LLC C/O KYFI INC PO BOX 197089 LOUISVILLE, KY 40229-7089 DB 7488 0146 | 0633 318 WILSON ALBERT W JR & JOYCE E 4512 MILE OF SUNSHINE DR LOUISVILLE, KY 40219 DB 7322 0897 | 0633 319 WILSON ALBERT W JR & JOYCE E 4512 MILE OF SUNSHINE DR LOUISVILLE, KY 40219 DB 7322 0897 | 0633 320 WILSON ALBERT W JR & JOYCE E 4512 MILE OF SUNSHINE DR LOUISVILLE, KY 40219 DB 7322 0897 | 0633 321 WILSON ALBERT W JR & JOYCE E 4512 MILE OF SUNSHINE DR LOUISVILLE, KY 40219 DB 7322 0897 | 0633 322 WILSON ALBERT W JR & JOYCE E 4512 MILE OF SUNSHINE DR LOUISVILLE, KY 40219 DB 7322 0897 | 0633 323 WILSON ALBERT W JR & JOYCE E 4512 MILE OF SUNSHINE DR LOUISVILLE, KY 40219 DB 7322 0897 | 0633 324 WILSON ALBERT W JR & JOYCE E 4512 MILE OF SUNSHINE DR LOUISVILLE, KY 40219 DB 7322 0897 | 0633 325 WILSON ALBERT W JR & JOYCE E 4512 MILE OF SUNSHINE DR LOUISVILLE, KY 40219 DB 7322 0897 | 0633 326 WILSON ALBERT W JR & JOYCE E 4512 MILE OF SUNSHINE DR LOUISVILLE, KY 40219 DB 7322 0897 | 0633 327 WILSON ALBERT W JR & JOYCE E 4512 MILE OF SUNSHINE DR LOUISVILLE, KY 40219 DB 7322 0897 | 0633 328 WILSON ALBERT W JR & JOYCE E 4512 MILE OF SUNSHINE DR LOUISVILLE, KY 40219 DB 7322 0897 | 0633 329 WILSON ALBERT W JR & JOYCE E 4512 MILE OF SUNSHINE DR LOUISVILLE, KY 40219 DB 7322 0897 | 0633 330 WILSON ALBERT W JR & JOYCE E 4512 MILE OF SUNSHINE DR LOUISVILLE, KY 40219 DB 7322 0897 |
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**SABAK, WILSON & LINGO, INC.**  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
315 WEST MARKET STREET, LOUISVILLE, KENTUCKY 40202 (502) 584 - 6271

Scale: 1"=100'  
Date: 05/23/06  
Rev: 05/23/06



**OWNER/DEVELOPER**  
S&F HOTEL LLC  
1213 OUTER LOOP  
LOUISVILLE, KENTUCKY 40219  
DOCKET NO. 09-03-06  
TAX BLOCK 0634, LOT 0229, DB 7322-0897  
DATE: 05/23/06

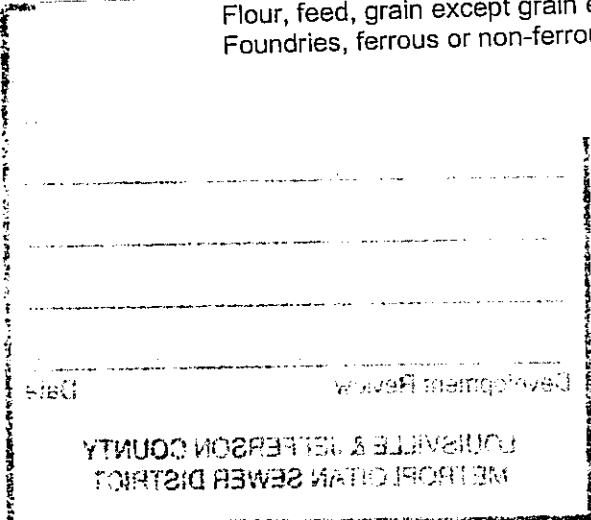
**REVISOR**  
GENERAL DISTRICT DEVELOPMENT PLAN AND PRELIMINARY SUBDIVISION PLAN FOR JEFFERSON COMMERCE PARK  
5023 JEFFERSON BOULEVARD  
M.S.D. SUBDIVISION #1039

**Binding Elements 9-03-02 & 10-19-06**

1. The development shall be in accordance with the approved district development plan/preliminary subdivision 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.
- 1a. Further subdivision of lots 1 and 2 shall occur by minor plat after recording of the record plat creating lots 1 and 2 and the public roads for the development, and minor plats associated with this project shall not be limited to the rule that allows only one minor plat associated with an original tract per 12-month period. Simultaneously with the approval of each minor plat, a key map shall be submitted for the 9-03-02 case file identifying and updating the location and minor plat docket no. of each newly created lot within general development plan/preliminary subdivision plan.
- 1b. Prior to development of each phase or minor-platted lot of this project, the applicant, developer, or property owner shall obtain approval of a detailed district development plan in accordance with Chapter 11, Part 6. Each plan shall be in adequate detail and subject to additional binding elements.
2. No outdoor advertising signs, small free-standing signs, pennants, balloons, or banners shall be permitted on the site.
3. There shall be no outdoor storage, display or sales except as permitted under Section 4.4.8 of the Louisville Metro Land Development Code and within designated areas on detailed district development plans.
4. Signs shall be in accordance with Chapter 8 of the LDC.
5. The applicant shall provide documentation showing that the development complies with all the regulations from Chapter 4, Part 1, Section 3, Lighting, prior to the issuance of a certificate of occupancy for each development. These regulations include the following items:
  - a. Mounting Height Limit
  - b. Luminaire Shielding
  - c. Canopy Lighting Level
  - d. Light Trespass
6. 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 the construction is completed. No parking, material storage or construction activities are permitted within the protected area.
7. Before any permit for each individual minor platted lot (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 Metropolitan Sewer District Metro Public Works and Transportation (400 Fiscal Court Building) and the Kentucky Department of Transportation, Bureau of Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Encroachment permits.
  - b. Highways.
  - c. The property owner/developer must obtain approval of a detailed plan for screening and buffering/landscaping as described in Chapter 10 prior to requesting a building permit and prior to recording the record plat. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - d. A major subdivision plat creating the lots 1 and 2 and roadways as shown on the approved preliminary subdivision plan shall be recorded prior to issuance of any building permits.
  - e. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
8. If a building permit is not issued within two years 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. 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 Business 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 TCPAs, etc. and other issues required by these binding elements / conditions of approval. These restrictions shall include language addressing the Business Owner's Association shall be responsible for maintenance of not only the open space lots within the development but also the Offsite Wetland Mitigation Area (lot 259A) and adjacent off-site open space lots numbered 693, 692, 691, and 622 on the preliminary plan.
  - c) Bylaws of the Business Owner's Association in a form approved by the Counsel for the Planning Commission.
14. No idling of trucks shall take place within 200 feet of single-family residences. No overnight idling of trucks shall be permitted on-site.
15. The entire development site including areas designated as wetland mitigation and woodland protection shall be subject to Section 11.4.7 Plan Certain Development of the Louisville and Jefferson County Land Development Code.
16. No manufacturing, processing or treatment shall be permitted in any building within 200 feet of a residential building.
17. The following M-2 and M-3 general and conditional uses shall not be permitted:
  - Flea Market
  - River terminals
  - Animal and poultry raising
  - Animal Pound
  - Firearms
  - Food processing, including chewing gum, chocolate, cocoa, and cocoa products; condensed and evaporated milk, processing and canning; flour, feed and grain (packaging, blending, and storage only); food products except slaughtering of meat or preparation of fish for packing; fruit and vegetable processing (including canning, slaughtering, drying, and freezing); gelatin products; glucose and dextrose; malt products; meat products, packing and processing (no slaughtering); yeast.
  - Grain blending and packaging, but not milling
  - Insecticides, fungicides, disinfectants, and related industrial and household chemical compounds (blending only)
  - Paint and coating, except manufacturing gun cotton nitro-cellulose lacquers and reactive resin coating
  - Solid waste transfer station
  - Waterfront shipping
  - Aromatic flavoring materials (essential oils)
  - Cider and vinegar
  - Concrete, central mixing, and proportioning plant
  - Electric power and steam generating plants
  - Flour, feed, grain except grain elevators
  - Foundries, ferrous or non-ferrous, brass, bronze



- Insecticides, fungicides, disinfectants, or related industrial or household chemical compounds
  - Lead oxide
  - Molasses
  - Oils, shortenings, and fats (edible)
  - Paint, lacquer, shellac, and varnish, including calamine, casein, colors and pigments, thinners and removers
  - Pickles, vegetable relish, sauces
  - Race tracks for motor-powered vehicles
  - Railroad yard, roundhouse, repair and overhaul shops, railroad equipment including locomotive and railroad car building and repair
  - Rice cleaning and polishing
  - Rubber (natural or synthetic), including felt (including asphalt and composition)
  - Salt-tanning materials and allied products
  - Sauerkraut
  - Soaps and soap products or detergents, including fat rendering, oils, vegetable and animal
  - Airport, heliports
  - Aviaries and zoos
  - Camping areas, public and private
  - Cemeteries, mausoleums and crematories
  - Commercial kennels
  - Excavation, filling and refuse disposal operations
  - Excavation, minor
  - Lakes, commercial
  - Marinas
  - Oil, gas and hydrocarbon extraction
  - Sewage plants
  - Adult Entertainment
18. The following C-2 general and conditional uses shall not be permitted:
    - Flea Market
    - Plasma, blood collection centers, for profit
    - Amusement parks
    - Circus and carnival grounds
    - Drive-in theaters
    - Mobile Home Parks
    - Mobile Home Sales, display or storage
    - Race tracks
    - Rifle range
  19. Prior to approval of the first detached single development plan, a detailed plan for screening, buffering and landscaping for the overall site shall be submitted to Planning Commission staff for review and approval.
  20. A pathway shall be constructed from the point of termination of the existing sidewalk on Mile of Sunshine to the proposed greenway and also to the sidewalks along Jefferson Boulevard.
  21. The stormwater drainage and run-off from the development shall be directed away from the wetland mitigation and WPA areas shown on the approved general district development plan.
  22. Landscaping for the site shall utilize only native species trees and shrubs.
  23. All street signs shall be installed by the Developer, and shall conform with the Manual on Uniform Traffic Control Devices (MUTCD) requirements. Street signs shall be installed prior to the recording of the subdivision record plat or occupancy of the first residence on the street, and shall be in place at the time of any required bond release. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
  24. Open space lots shall not be further subdivided or developed for any other use and shall remain as open space in perpetuity. A note to this effect shall be placed on the record plat.
  25. Trees will be preserved and/or provided on site and maintained thereafter as required by Chapter 10, Part 1 of the Land Development Code and as indicated in the Tree Canopy Calculations on the Preliminary Subdivision Plan. The applicant shall submit a landscape plan for approval by Planning Commission staff for any trees to be planted to meet the Tree Canopy requirements of Chapter 10, Part 1 of the Land Development Code. A tree preservation

plan shall be submitted for review and approval for any trees to be preserved to meet the Tree Canopy requirements of Chapter 10.

26. Tree Canopy Protection Areas (TCPAs) identified on this plan represent individual trees and/or portions of the site designated to meet the Tree Canopy requirements of Chapter 10 Part 1 of the Land Development Code and are to be permanently protected. All clearing, grading and fill activity in these areas must be in keeping with restrictions established at the time of plan approval. As trees within TCPAs are lost through natural causes, new trees shall be planted in order to maintain minimum tree canopy as specified on the approved development or preliminary subdivision plan.
27. The applicant shall install signs, approved by the Metro Public Works Dept., which indicate the future extension of the public right of way for Street A. Such signs shall be installed prior to release of bonds for the installation of the street infrastructure.