

SIGNATURE POINT

BINDING ELEMENT AMENDMENT

Development Review Committee Meeting
September 16th, 2020



LAND DESIGN & DEVELOPMENT INC

503 Washburn Avenue, Suite 101, Louisville, KY 40222 | p: (502) 426-9374

BINDING ELEMENT AMENDMENT

- Current fencing binding element was originally intended to screen a taller more intense development than what is being proposed currently. Both parties (Signature Point developers and Christian Academy of Louisville) have agreed with the proposed change (shown below and on exhibit on next slide).
- **Existing Binding Element #16 (19DEVPLAN1061)**: *“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, Homeowners Association, etc).”*
- **Proposed Binding Element #16**: *“The developer shall, at its expense, construct a 6-foot chain link fence with black vinyl coating as depicted on the attached exhibit.*

Fencing Exhibit

- This exhibit illustrates the fencing agreement between the Signature Point developers and Christian Academy of Louisville

SIGNATURE POINT FENCING EXHIBIT



- EXISTING 6' BLACK VINYL CHAIN LINK FENCE
- PROPOSED 6' BLACK VINYL CHAIN LINK FENCE TO BE INSTALLED NOW
- PROPOSED 6' BLACK VINYL CHAIN LINK FENCE TO BE INSTALLED AFTER SECTION 6 SUBDIVISION CONSTRUCTION

Approved Development Plan 19DEVPLAN1061

- GENERAL**
1. Existing street and drive lines to be a half (1/2) mile double surface.
 2. No increase in storage lot size to 1000 vehicles.
 3. There shall be no commercial signs in the PHOT in PHOT.
 4. There shall be no landscaping in the PHOT of any structure on an environmental permit.
 5. Sign lighting shall not emit in the PHOT of any structure. If it does it shall be 18-0000.
 6. Sign lighting shall not be visible in the PHOT of any structure.
 7. All signs shall be removed or replaced as required during construction to prevent lighting pollution.
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 14. All signs shall be removed or replaced as required during construction to prevent lighting pollution.

- WSD NOTES:**
1. No portion of the site to be within the 100 year flood plain per 7010 Mfg. No. 2111 C (2007) & Ordinance 5, 2008.
 2. Drainage pattern depicted by arrows (1mm) is for informational purposes. Final subdivision plat shall be checked and approved during the construction plan design process. Drainage facilities will conform to WSD requirements.
 3. If the site has any drainage an easement plat will be required prior to MGD grading construction plan approval. On-site detention will be required post-developed conditions.
 4. Detention facilities (canopy) required to be submitted to MGD on Oct. 31, 2018. Final design of this project must meet all MGD water quality requirements.
 5. All street lighting shall conform with the MGD street lighting specifications.
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- STREETS & SIDEWALKS**
1. Sidewalks within the subdivision shall be provided in accordance with Table 5.2.1 of the Local Development Code.
 2. Street grades shall not be less than 1% (min) or 10% (max).
 3. A 4-foot Easement Easement is required by Metro Public Works for all work within the South Ogden Station Street Right-of-Way, and the roadway easement of all surrounding streets shall be the subdivision plat to be submitted with construction plans.
 4. Sidewalks shall be provided as required by Metro Public Works.
 5. All streets, intersections, stop roads, tie-in roads, bus, traffic circles and sight triangles shall be in accordance with the Development Code and Metro Public Works standards and specifications at the time of construction.
 6. All street corner signs and corner signs with the MGD requirements and shall be installed prior to the recording of the subdivision plat and prior to the start of the first construction phase.
 7. The location and type of signage within the street right-of-way will be submitted for review and approval by Metro Public Works.
 8. Street lighting shall conform with the requirements for lighting public works which requires the right to light of the street.
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- VARIANCES GRANTED**
1. A variance was granted on November 7th 2013 (Case 08-247-05) to allow for a 10% increase in the maximum lot area to 10,000 sq. ft. for lots 1 through 10.
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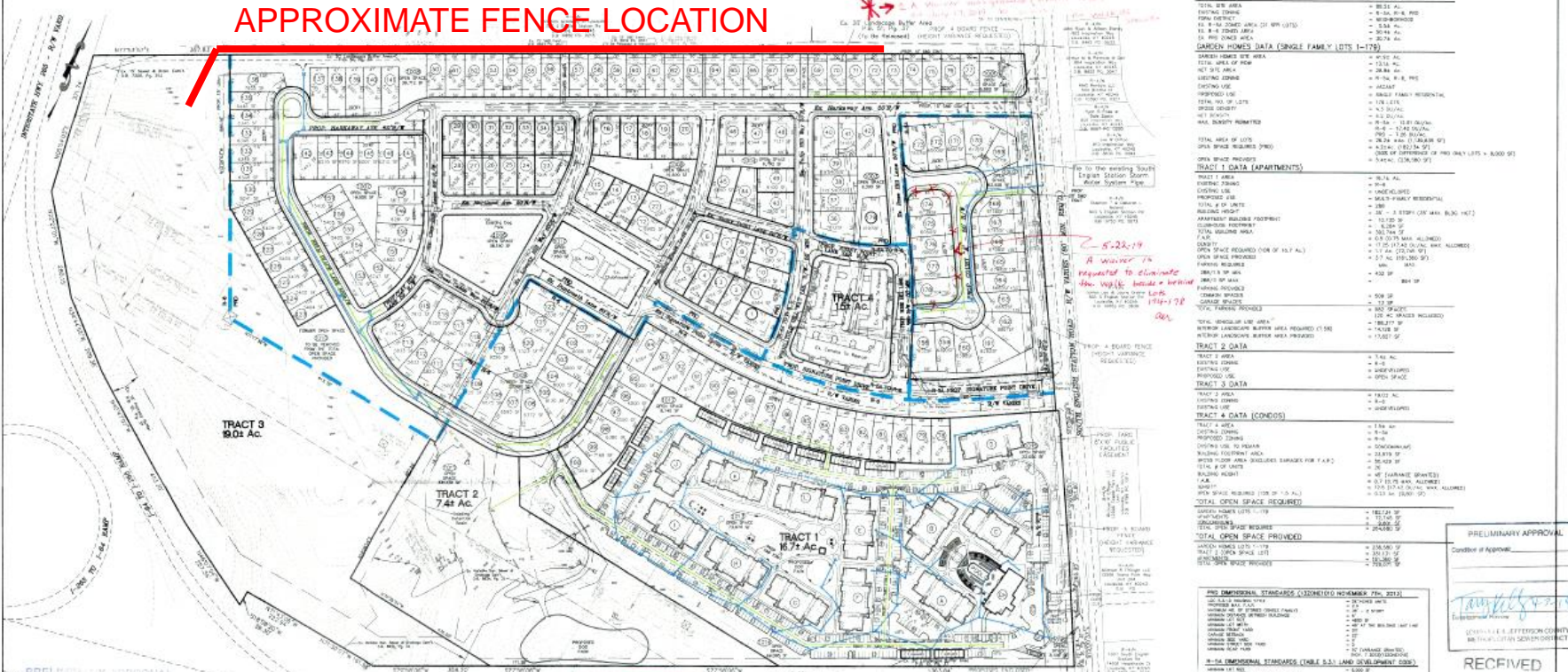
EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. The applicant shall provide and install erosion control (EPC) per the attached EPC plan.
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LOCATION MAP

NOT TO SCALE

APPROXIMATE FENCE LOCATION



PRELIMINARY APPROVAL DEVELOPMENT PLAN

APPROVED BY: [Signature]

DATE: 4/13/18

LEGEND

- PROPOSED DRIVE
- PROPOSED DRIVE AND SIDEWALK
- PROPOSED DRIVE AND SIDEWALK
- PROPOSED DRIVE AND SIDEWALK

TREE CANOPY CALCULATIONS (CLASS C)

TOTAL W.E. AREA	3,356,203 S.F.
EXISTING TREE CANOPY	126,100,627 S.F.
TOTAL TREE CANOPY AREA REQUIRED	218,177,833 S.F.
EXISTING TREE CANOPY TO BE PRESERVED	108,100,627 S.F.
PROPOSED TREE CANOPY TO BE PLANTED	110,077,206 S.F.
TOTAL TREE CANOPY TO BE PROVIDED	218,177,833 S.F.

GRAPHIC SCALE

1" = 100'

1" = 200'

APPROVALS

APPROVED BY: [Signature]

DATE: 4/13/18

PROFESSIONAL STAMP

APPROVED BY: [Signature]

DATE: 4/13/18

OWNER INFORMATION

OWNER: [Name]

ADDRESS: [Address]

DEVELOPER INFORMATION

DEVELOPER: [Name]

ADDRESS: [Address]

AGENT INFORMATION

AGENT: [Name]

ADDRESS: [Address]

PROJECT DATA

TOTAL W.E. AREA: 3,356,203 S.F.

TOTAL TREE CANOPY AREA: 126,100,627 S.F.

TOTAL TREE CANOPY AREA REQUIRED: 218,177,833 S.F.

EROSION PREVENTION AND SEDIMENT CONTROL DATA

TOTAL AREA OF EROSION PREVENTION AND SEDIMENT CONTROL: 1,100,000 S.F.

TRACT 1 DATA (APARTMENTS)

TOTAL AREA OF TRACT 1: 16.74 AC

TOTAL NUMBER OF APARTMENTS: 100

TRACT 2 DATA (CONDOMS)

TOTAL AREA OF TRACT 2: 7.44 AC

TOTAL NUMBER OF CONDOMS: 50

TRACT 3 DATA (SINGLE-FAMILY HOMES)

TOTAL AREA OF TRACT 3: 9.01 AC

TOTAL NUMBER OF SINGLE-FAMILY HOMES: 100

PRELIMINARY APPROVAL

Condition of Approval:

[Signature]

DATE: 4/13/18

RECEIVED

APR 13 2018

DESIGN SERVICES

SIGNATURE POINT

REVISED PRELIMINARY SUBDIVISION PLAN AND REVISED DETAILED DISTRICT DEVELOPMENT PLAN

PREPARED BY: [Name]

DATE: 3/13/18

NO. 27023