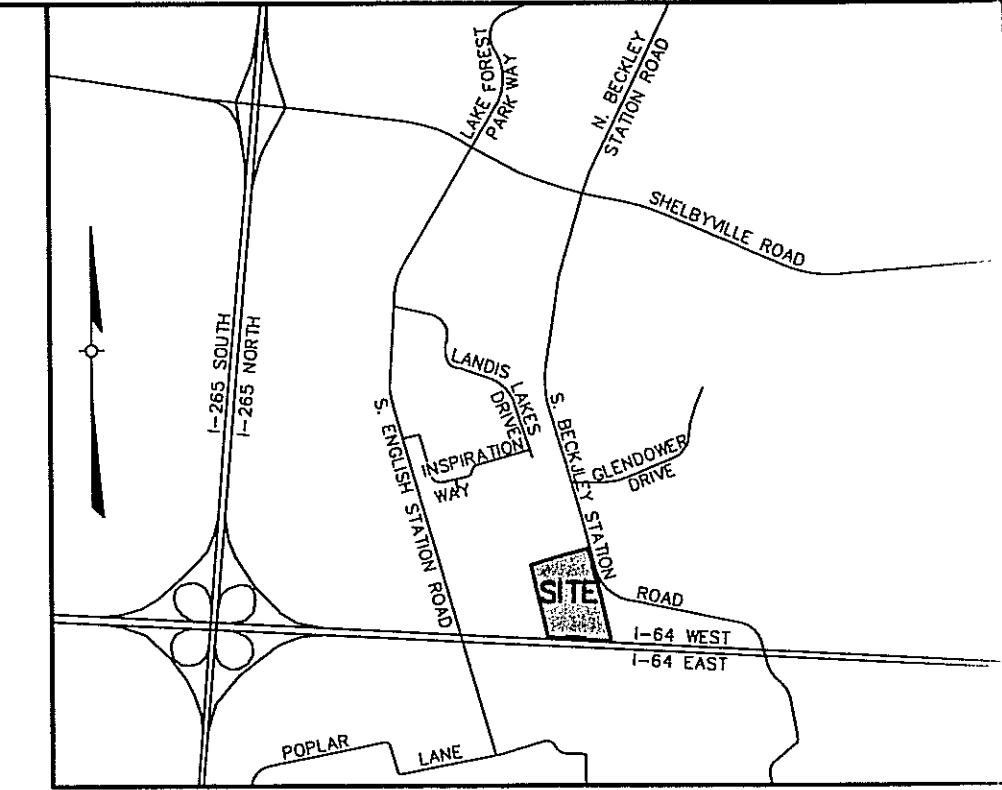


PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.
 BY: *Scott Mays*
 DATE: 07/23/10
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

NOTES

- GENERAL**
- No lots shown hereon may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
 - This development is located in the Middletown Fire Protection District and approval shall be obtained prior to construction approval.
 - Construction fencing shall be erected at the edge of the limits of disturbance areas prior to any grading or construction activities. The fencing is to remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and USDA Soil Conservation Service recommendations.
 - All open space lots are non-buildable and will be recorded as open space and utility easements.
 - There shall be no access to any lot within proposed subdivision from S. Beckley Station Road.
 - Topography and Boundary information shown hereon is taken from a Topography & Boundary Survey prepared by Land Design & Development, Inc. in June 2007.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive emissions reaching existing roads and neighborhoods.
 - TRACT 1003 is for Green Space not part of required Open Space.
 - Maximum contiguous attached unit shall not exceed 8.
 - Primary Residential structures on Lots 1-10 shall not be located within the 250' Interstate Noise Abatement Zone.
 - A Karet Survey has been performed on this site in accordance with Chapter 4 Part 9 of the Louisville Development Code. No visible or historical evidence has been found that indicates Geological features exist on site Surveyed by Kevin Young - Landscape Architect.
- SEWER & DRAINAGE**
- Runoff from this development must be conveyed to an adequate public outlet. Site subject to Regional Facility Fee.
 - No portion of the site is located in a floodplain per FIRM map 21111 C 0050 E dated December 5, 2006.
 - Sewers by L. E. and subject to all applicable fees. Waste water to be treated at the Floyds Fork Water Quality Treatment Center
 - A "Request for Sanitary Sewer Capacity" has been filed with MSD.
 - All proposed sewer and drain easements shall be 15' unless otherwise indicated.
 - The Louisville Water Company will determine the width of their easement prior to construction plan approval.
 - Local regulatory floodplain to be determined. This may lead to individual lot approvals.
 - A Dam breach analysis may be required for the existing lake on the Bohanon Property.
 - Lots 14, 15 & 16 may require individual approval from MSD prior to building permit.
 - Approval from Corps of Engineers and Division of Water will be required prior to construction approval.
- STREETS & SIDEWALKS**
- 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.
 - A Bond & Encroachment Permit is required by Metro Public Works for all work within the S. Beckley Station Road Right-Of-Way, and for roadway approaches on all surrounding access roads to the subdivision site due to damages caused by construction traffic.
 - All streets, sidewalks, intersections, loop roads, cul-de-sacs, bulbs, traffic circles and rights-of-way shall be in accordance with the Development Code and Metro Public Works' standards and approved at the time of construction.
 - All street name signs, traffic control signs and pavement markings shall conform with 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 at the time of the bond release.
 - Should any existing drainage structures and/or utilities located within offsite rights-of-way become necessary to be altered, extended or relocated, such shall be at the owner's/developer's expense.
 - A Bond and Encroachment Permit will be required by KDOT for all work within the I-64 right-of-way.
 - S. Beckley Station Road improvements are required to provide 12' pavement widening (minimum 2' widening) from centerline and 6'-8' shoulders per Metro Works standards. Improvements include property frontage plus the "Grady Family" frontage to connect to the "Fossil Creek" improvements.
 - There shall be no commercial signs on the I-64 right-of-way.
 - There shall not be any landscaping in the I-64 right-of-way without an encroachment permit.
 - Site lighting shall not shine in the eyes of drivers. If it does, it should be reclaimed, shielded or turned off.
 - There should be no increase in drainage runoff to the I-64 right-of-way. Calculations will be required for any runoff to the right-of-way.
 - The 15' LBA indicated on the north property line shall remain for buffering purposes only and no driveways or structures of any kind shall be allowed to encroach into it. 14 spruces and 14 pines (each a minimum of 6' tall at planting) shall be planted within the LBA to supplement any trees that are preserved in the LBA. If all 28 trees will not fit in the LBA, then they shall be placed elsewhere on the subdivision property in locations that most effectively add to buffering the development from Grady's property.
 - Each lot will have a driveway & minimum driveway length to be 25' from the back of sidewalk, except for Lots 57 thru 60 which are rear access lots.
 - Street trees are required along S. Beckley Station Road in the event that the trees are not allowed to be placed in mentioned streets and Right-of-Ways the trees shall be placed elsewhere on the property.
 - Verges shall be provided as required by Metro Public Works.
 - Trees and shrubs shall be trimmed or removed to provide adequate site distance on S. Beckley Station Road as required by Metro Public Works Standards.
 - Right of Way dedication shall be recorded as part of the required record plat.
 - The existing trees adjacent to I-64 including the trees in the Right of Way that are used to meet buffer requirements are ever removed, must be replaced, then The Homeowners Association must plant a comparable amount of new trees within the designated 50' Buffer Area.
 - Developer shall be responsible for utility relocation (if required), final surface overlay/signage and striping associated with required road improvements.
 - The minimum grade of all streets shall be 1% and a maximum grade of 10%.
 - S. Beckley Station Road improvements are required as part of the approval of Fossil Creek Subdivision and must be completed prior to a work order being issued by Metro Works for the Park Pointe Subdivision.
 - Lots 1 thru 8 driveway width will not exceed 16'.



PROJECT DATA

TOTAL SITE AREA	= 21.2± ACRES
ST. BECKLEY STATION	= 0.3± AC.
R/W DEDICATION AREA OR RIGHT OF WAY	= 2.2 Ac.
NET SITE AREA	= 18.7± AC.
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= VACANT
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS	= 58
TOTAL # OPEN SPACE LOTS	= 3
OPEN SPACE PROVIDED	= 10.5± AC.
TOTAL AREA OF LOTS	= 336,509± SF
PRIMARY CONSERVATION AREA	= 2.0± AC.
SECONDARY CONSERVATION AREA	= 8.5± AC.
NET DENSITY	= 3.1± DU/AC.
GROSS DENSITY	= 2.7± DU/AC.
AVERAGE LOT SIZE	= 5,800 SF±
CONSERVATION AREA %	= 50%

CONSERVATION SUBDIVISION MAXIMUM LOTS PERMITTED (MLP)

MLP = 20.9 Ac. - 2.0 Ac. - 2.1 Ac.	9000 SF
MLP = 16.8 Ac. (731,808 SF)	9000 SF
MLP = 81 LOTS	
(10% BONUS = 89 MLP)	
MAXIMUM ATTACHED UNITS	
40% OF 89 = 36	

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 923,472 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 15% (138,521 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 15% (138,585 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 1.0% (10,800 S.F.)
12 TYPE "A" STREET TREES @ 1 3/4 CAL (900 SF CREDIT EACH)	= 10,800 S.F.
TOTAL TREE CANOPY PROVIDED	= 16% (149,385 S.F.)

YARD REQUIREMENTS

MINIMUM SIDE YARD	= 3', 0" IF ATTACHED
MINIMUM FRONT YARD & STREET SIDE YARD	= 15'
MAXIMUM FRONT YARD	= 25'
MINIMUM LOT WIDTH	= 25'
MINIMUM CORNER LOT WIDTH	= 40'
MINIMUM ATTACHED LOT WIDTH	= 18'
MINIMUM REAR YARD (ADJACENT TO ALLEYS)	= 25'
F.A.R.	= 1.5
MAX. BUILDING HEIGHT	= 35'

APPROVED
 Louisville and Jefferson County Planning Commission

1. *Scott Mays* Jefferson County Public Works & Transportation/Louisville Inspections, Permits & Licenses 9/29/10 date

2. *Patricia Peak* Metropolitan Sewer District 9/29/10 date

3. *Mike Hill* Jefferson County Planning & Development Services 10/5/10 date

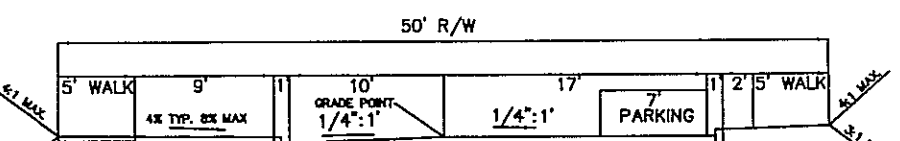
4. *Scott Mays* Louisville & Jefferson County Planning Commission 10/6/10 date

Checked if conditional approval
 See back of plan for conditions of approval

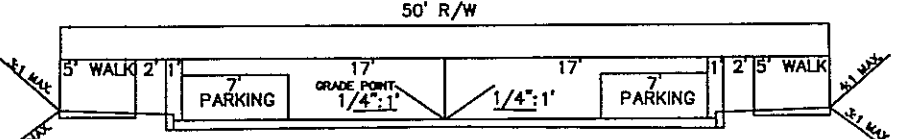
Expiration date 8/12/12

LOT 42 WILL HAVE DRIVEWAY ACCESS OFF STREET "B"

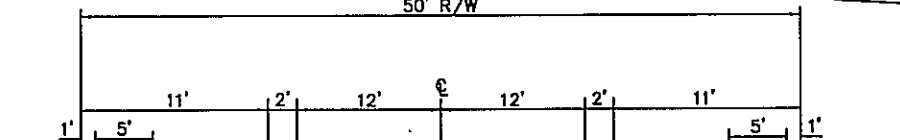
R-4/N
 1007 South English Station Investment Exchange Corp
 6511 Glenridge Park Pl 1
 Louisville, KY 40222
 1007 D.B. 9394 PG. 0398



TYPICAL 50' R/W OFF STREET PARKING STREET SECTION NOT TO SCALE



TYPICAL 50' R/W OFF STREET PARKING STREET SECTION NOT TO SCALE



TYPICAL 50' R/W STREET SECTION NOT TO SCALE

LEGEND

- LIMITS OF DISTURBANCE
- PROPOSED STORM SEWER, CATCH BASIN AND CREEKSTONE HEADWALL
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE
- TREE CANOPY PROTECTION AREA
- TREE CANOPY PROTECTION AREA FENCE



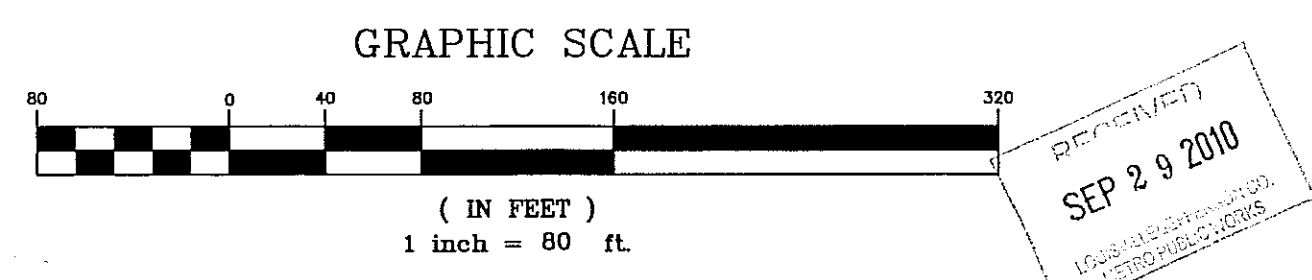
DEVELOPER TO CONSULT WITH INVESTMENT EXCHANGE COMPANY & FUTURE FUND TO PROVIDE A MULTI-USE TRAIL ACROSS PARK POINTE THAT WILL PROVIDE A PEDESTRIAN LINK TO THE 21st CENTURY PARK SYSTEM.

PRELIMINARY APPROVAL

Condition of Approval: _____

Patricia Peak 7/29/10 Date
 Development Review

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



PARK POINTE CONSERVATION SUBDIVISION

OWNERS: FOSSIL POINTE LLC
 11603 MAIN STREET
 MIDDLETOWN, KY 40243

DEVELOPER: PL LYONS INC.
 MITER CONSTRUCTION
 11603 MAIN STREET
 MIDDLETOWN, KY 40243
 PHONE: (502) 244-0114

PREPARED BY: LAND DESIGN & DEVELOPMENT, INC.
 503 WASHBURN AVE, STE 101
 LOUISVILLE, KENTUCKY 40222
 PHONE: (502) 426-9374
 FAX: (502) 426-9375

JOB: 04065
 CASE NO. 13990
 DATE: 3/2/10

PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	BY
1	4/10/10	REV. PER AGENCY REVIEW COMMENTS	KMY
2	5/17/10	OFF STREET PARKING ADDED	KMY
3	6/1/10	METRO WORKS COMMENTS	KMY
4	7/12/10	METRO WORKS COMMENTS	KMY
5	7/23/10	METRO WORKS COMMENTS	KMY

PROFESSIONAL STAMP

STATE OF KENTUCKY
 KEVIN M. YOUNG
 543
 REGISTERED PROFESSIONAL ENGINEER
 7/23/10