

ACCESSIBLE PARKING SPACES

NO SCALE

GELHAUS LANE SHALL BE IMPROVED TO 3 LANE WITH 6'-8" SHOULDERS AND STRIPING PLAN TO MEET PUBLIC WORKS APPROVAL (SEE MPW NOTE #21)

50' R/W TO BE DEDICATED FROM

PROPOSED 5' SIDEWALK TO TIE INTO EX. SIDEWALK

PROP. STORM SYSTEM OUTFLOW FROM EX. DETENTION BASIN

EX. STORM SYSTEM

254.43' APPROX. DISTANCE TO ADJ. ELEM. SCHOOL ENTRANCE

EXISTING DETENTION BASIN

VEGETATIVE SCREEN

15' R/Y & LBA

15' SAN. SEWER & DRAIN ESMT.

387.8' S.F.

SCREENED DUMPSTER PAD (TYP.) (SEE NOTE #9)

PROPOSED 5' SIDEWALK TO TIE INTO SCHOOL SITE

VEGETATIVE SCREEN

MINI FIELD HOCKEY FIELD

EXISTING ZONING LINE

15' R/Y & LBA

MINI FIELD HOCKEY FIELD

VEGETATIVE SCREEN

15' R/Y & LBA

MINI FIELD HOCKEY FIELD

VEGETATIVE SCREEN

15' R/Y & LBA

MINI FIELD HOCKEY FIELD

VEGETATIVE SCREEN

15' R/Y & LBA

MINI FIELD HOCKEY FIELD

VEGETATIVE SCREEN

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 SEEDS 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 SEEDS, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

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

SEDIMENT-LOADED 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.

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:
BY: *[Signature]*
DATE: 7/13/16
LOUISVILLE-JEFFERSON COUNTY METRO PUBLIC WORKS

BENCHMARK (NAVD 1988 DATUM)

ALL ELEVATIONS ARE BASED ON NAVD88 DATUM & WERE DERIVED FROM LOIC MONUMENT A21 8638-2001 BY MEANS OF GPS METHODS.

SOURCE BENCHMARK A21 8638-2001 NAVD88 ELEV=739.70'

TBM #36 RAILROAD SPIKE IN UTILITY POLE LOCATED 25 FT. SOUTH OF THE CENTERLINE OF GELHAUS LANE, APPROXIMATELY 990 FT. EAST OF THE INTERSECTION OF BILTOWN RD AND GELHAUS LN.

ELEV=687.35'

TBM #37 RAILROAD SPIKE IN 36" MAPLE LOCATED 32 FT. SOUTHWEST OF EXISTING 2 STORY FRAME RESIDENCE AND 18 FT. NORTH OF THE CENTERLINE OF AN EXISTING GRAVEL DRIVE.

ELEV=691.25'

PUBLIC WORKS AND KTC NOTES

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN (STATE AND) METRO WORKS RIGHT-OF-WAY.
2. TREES AND SHRUBBERY ALONG GELHAUS LANE SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
3. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
4. 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.
5. THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
6. ALL CUL-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
7. 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.
8. ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION."
9. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
10. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
11. VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
12. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
13. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
14. METRO PUBLIC WORKS BOND & ENCROACHMENT PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT OF WAY.
15. ALL CURB RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
16. ADDITIONAL REQUESTS BY METRO PUBLIC WORKS TO BE SUBMITTED FOR REVIEW AT A LATER DATE (I.E. 20 SCALE SCHEMATIC DRAWINGS, CROSS-SECTIONS, AND ROAD WIDENING EXHIBITS).
17. 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.
18. K.D.O.T. APPROVAL REQUIRED FOR ANY WORK WITHIN THE BILTOWN RD R/W.
19. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATION'S, FINAL SURFACE OVERLAY, & STRIPING ASSOCIATED W/ REQUIRED ROAD IMPROVEMENTS.
20. GELHAUS LANE SHALL BE IMPROVED TO PROVIDE A 3-LANE SECTION PER THE APPROVED SCHEMATIC ROADWAY IMPROVEMENT AND STRIPING PLAN PROVIDED (I.E., ROAD IMPROVEMENT EXHIBIT).
21. DEVELOPER SHALL PROVIDE A WESTBOUND RIGHT-TURN LANE ON BILTOWN RD AT GELHAUS LANE INTERSECTION PER KTC REQUIREMENTS. KTC PERMIT REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
22. ROADSIDE DRAINAGE IMPROVEMENTS REQUIRED ALONG GELHAUS LANE.
23. THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY.

GENERAL NOTES

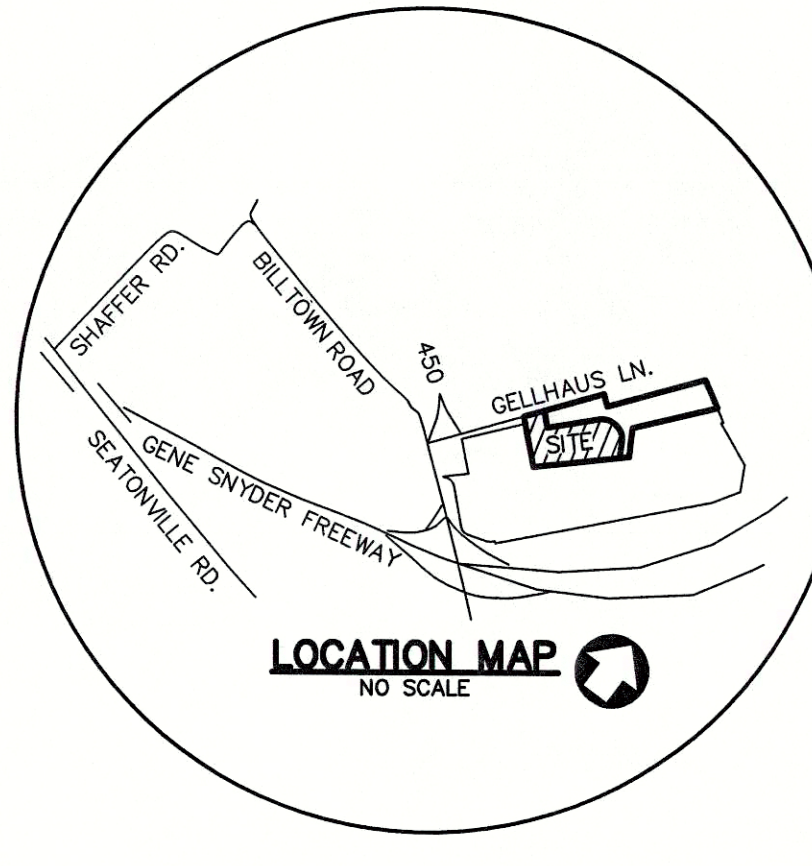
1. DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED 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 ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE JEFFERSONTOWN & FERN CREEK FIRE DISTRICT.
6. SIGNATURE ENTRANCE WALLS 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 OF THE LDC.
7. 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 PROJECTED OPEN SPACES (IE CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE.
8. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
9. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
10. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
12. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK SITES ON JUNE 14, 2016 AND POTENTIAL KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
13. ALL EXISTING STRUCTURES AND ENTRANCES SHALL BE REMOVED.
14. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
15. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
16. DEVELOPER SHALL COORDINATE THE LOCATION OF TARC REQUIRED FACILITIES DURING THE CONSTRUCTION PLAN APPROVAL PROCESS IF NECESSARY.
17. DEVELOPER IS ONLY ALLOWED TO BUILD 199 APARTMENT UNITS UNTIL A SECOND ENTRANCE TO SERVE THE DEVELOPMENT IS APPROVED BY METRO PUBLIC WORKS.

MSD NOTES

1. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO SEES, SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
2. DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED OFFSITE ON RESIDUAL TRACT AND THEN PIPED TOWARDS CHENOWETH RUN. NO ON-SITE DETENTION IS REQUIRED. DETENTION TO BE COMPENSATED THROUGH REGIONAL FACILITY FEES. BASIN ON SITE DEDICATED TO POST-DEVELOPMENT PEAK FLOWS SHALL NOT EXCEED PRE-DEVELOPMENT PEAK FLOWS FOR THE 2, 10, 25, & 100 YEAR STORMS. DRAINAGE PATTERN (DEPicted BY FLOW ARROWS) IS FOR CONSIDERATION 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.
3. EROSION AND SILT CONTROL: A 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 GROUND CONSTRUCTION ACTIVITIES.
4. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211102086).
5. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
6. PRIOR TO FILLING THE EXISTING POND(S) ON SITE, A GEOTECHNICAL STUDY SHALL BE PERFORMED FOR REVIEW AND APPROVAL BY MSD AND PUBLIC WORKS.
7. FINAL SEDIMENT BASIN'S LOCATION, SIZE, TIMING AND CONSTRUCTION METHODS TO BE DETERMINED AND APPROVED BY THE METROPOLITAN SEWER DISTRICT IN CONJUNCTION WITH THE PROJECTS CONSTRUCTION PHASING.
8. APPROVAL FROM THE DIVISION OF WATER WILL BE REQUIRED.
9. AN MSD DRAINAGE BOND WILL BE REQUIRED.

LEGEND:

- EXISTING CONTOUR
- PROPOSED STORM STRUCTURES W/ PIPE (CONCEPT)
- PROPOSED SANITARY SEWER W/ MANHOLE (CONCEPT)
- PROPOSED FLOW ARROW
- PROPOSED SILT FENCE
- PROPOSED BUILDING NUMBER
- LANDSCAPE BUFFER AREA
- REQUIRED YARD
- EXISTING STRUCTURES AND ENTRANCE TO BE REMOVED (SEE NOTE #16)
- INTERIOR LANDSCAPE AREA
- TREES TO BE REMOVED
- TEMPORARY SEDIMENT BASIN (SEE NOTE #43)
- EXISTING ZONING LINE



PROJECT DATA:

| | |
|--------------------------------------|---------------------------------------|
| FORM DISTRICT | NEIGHBORHOOD |
| EXISTING ZONING | R6 |
| EXISTING LAND USE | VACANT |
| PROPOSED LAND USE | MULTI- FAMILY RESIDENTIAL |
| GROSS LAND AREA | 12,944 AC. |
| NET LAND AREA | 12,634 AC. |
| GROSS DENSITY (D.U./AC.) | 16.682 |
| NET DENSITY (D.U./AC.) | 17,102 |
| BUILDING AREA (INCLUDES CLUBHOUSE) | 322,195± S.F. |
| FLOOR AREA RATIO (0.75 MAX. ALLOWED) | 0.59 |
| BUILDING HEIGHT (MAX 35' MEAN) | 35' |
| NO. OF UNITS | 216 |
| PARKING REQUIRED: | |
| APT. MIN. REQUIRED: | 324 SPACES (1.5 SP./D.U.) |
| APT. MAX. ALLOWED | 648 SPACES (3.0 SP./D.U.) |
| CLUBHOUSE MIN. REQUIRED | 11 SPACES (1 SP./100 SF.) |
| CLUBHOUSE MAX. ALLOWED | 32 SPACES (1 SP./100 SF.) |
| PARKING PROVIDED TOTAL | 50 SPACES (INCLUDES 2 HANDICAP SP.) |
| PARKING RATIO | 398 SPACES (INCLUDES 10 HANDICAP SP.) |
| RECREATIONAL OPEN SPACE REQUIRED | 1.84 SP./UNIT |
| RECREATIONAL OPEN SPACE PROPOSED | 55,016± S.F. (10%) |
| RECREATIONAL OPEN SPACE REQUIRED | 27,508± S.F. (50% OF OPEN SPACE) |
| RECREATIONAL OPEN SPACE PROPOSED | 121,804± S.F. (22%) |
| | 78,974± S.F. (15%) |

TREE CANOPY DATA:

| | |
|--------------------------------------|---------------------------|
| GROSS SITE AREA | 550,163± S.F. (12.63 AC.) |
| TREE CANOPY CATEGORY | CLASS C (0%-40%) |
| EXISTING TREE CANOPY | 25,399 S.F. (0.58 AC.) |
| EXISTING TREE CANOPY TO BE PRESERVED | 0 S.F. (0%) |
| TOTAL TREE CANOPY REQUIRED/PLANTED | 110,033± S.F. (2.54 AC.) |

LANDSCAPE DATA:

| | |
|------------------------------|---------------|
| L.L.A. REQUIRED (7.5% X VUA) | 126,535± S.F. |
| L.L.A. PROVIDED | 9,482± S.F. |
| | 11,711± S.F. |

PRELIMINARY APPROVAL

Condition of Approval:

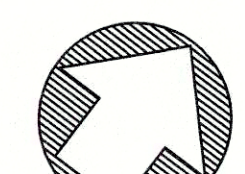
[Signature] 7/13/16
Date: 7/13/16

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JUL 17 2016

DESIGN SERVICES

LOUISVILLE-JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



PREVIOUS CASE #160DEVPLAN1107

MSD SUB # 1206

OLD CASE #9-36-06 & #10-28-06

#11486 & 10686

Mindel, Scott & Associates, Inc.
Planner - Engineering - Surveying - Landscape Architecture
Urban Consulting - Property Management
Phone: (502) 485-1587 Fax: (502) 485-1588 Email: info@msai.com

DEVELOPER
LD6 DEVELOPMENT
1473 SOUTH 4TH STREET
LOUISVILLE, KY. 40208

OWNER
THROUGH THE VALLEY FOUNDATION, INC
1156 BARSTOWN ROAD
LOUISVILLE, KY. 40204

REVISED DETAILED DISTRICT DEVELOPMENT AND PRELIMINARY SUBDIVISION PLAN
BRISTOL BLUFFS APARTMENTS
6203 GELHAUS LANE
LOUISVILLE, KY. 40299
T.B. 52 LOT 39
D.B. 9807 PG. 419

| | | |
|---------|----------------------------------|--|
| 6/17/16 | REVISIONS PER AGENCY COMMENTS | |
| 6/22/16 | REVISIONS PER AGENCY COMMENTS #2 | |
| 7/17/16 | SITE DATA CORRECTED & LBA ADDED | |

Vertical Scale: N/A

Horizontal Scale: 1"=80'

Date: 5/16/16

Job Number: 2427

Sheet

1

of 1

16 DEPLAN 1 0 7

Binding Elements

1. The development shall be in accordance with the approved district development and 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. No further subdivision of the land into a greater number of lots than originally approved will occur without approval of the Planning Commission. 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. The density of the development shall not exceed 17.10 dwelling units per acre (216 units on 12.63 net acres) on Parcel B. The density of the development on Parcel A shall not exceed 2.74 dwelling units per acre (37 units on 13.50 acres).
3. Signs shall be in accordance with Chapter 8.
4. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
5. A note shall be placed on the preliminary subdivision plan, construction plan and the record plat that states, "Construction fencing shall be erected 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 driveline of the tree canopy -v and shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."
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 all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
7. An original stamped copy of the approved Tree Preservation Plan shall be present on site during all clearing, grading, and construction activity and shall be made available to any DPDS inspector or enforcement officer upon request. All plans setting out Tree Canopy Protection Areas (TCPAs) must contain the following notes:
 - a) 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.
 - b) Dimension lines have been used on this plan to establish the general location of TCPAs and represent minimum distances. The final boundary for each TCPA shall be established in the field by the applicant/developer, or property owner to include canopy of all trees at or within the dimension line.
 - c) Tree protection fencing shall be erected around all TCPAs prior to site disturbance to protect the existing tree stands and their root systems. The fencing shall be located at least 3 feet beyond the edge of the tree canopy and shall remain in place until all construction is completed. When trees must be removed, the fence shall be relocated to protect all remaining trees within that TCPA.
 - d) No parking, material storage, or construction activities are permitted within the TCPAs beyond that allowed for preliminary site investigation work.
 - e) Clearing necessary to provide access for survey work, rock soundings or other usual and customary site investigations shall be permitted prior to Site Disturbance Approval. Preliminary site investigations shall be carefully planned to minimize the amount of clearing required. Clearing should follow proposed roadway centerlines and should not result in a clear access way of more than twenty (20) feet in width. Cleared access ways beyond proposed roadways to assess individual lots shall not exceed twelve (12) feet in width or encroach into any proposed open space lots. No trees exceeding eight (8) inches in diameter measured at breast height (DBH) shall be removed without prior approval by DPDS.
8. Prior to the recording of the record plat to create the single family portion of the plan, copies of the recorded documents listed 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, Kentucky, evidencing the incorporation of a Homeowners Association for the single family lots.
 - b) Bylaws of the Homeowners Association in a form approved by the Counsel for the Planning

9. Trees will be preserved and/or provided on site 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 LDC and for open spaces shown on the development plan. The landscaping shall be substantially similar to that shown on the development plan and concept landscape submitted for this site. 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.

10. 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.

11. The applicant shall submit a plan for approval by Planning Commission staff showing trees/tree masses to be preserved prior to beginning any construction procedure (i.e. clearing, grading, demolition). Adjustments to the tree preservation plan which are requested by the applicant may be approved by Planning Commission staff if the revisions are in keeping with the intent of the approved tree preservation plan. The plan shall exhibit the following information:

1. Proposed site plan (showing buildings, edges of pavement, property/lot lines, easements, existing topography, and other significant site features (LOJIC topographic information is acceptable).
2. Preliminary drainage considerations (retention/detention, ditches/large swales, etc.).
3. Location of all existing trees/tree masses existing on the site as shown by aerial photo or LOJIC maps.
4. Location of construction fencing for each tree/tree mass designated to be preserved.

12. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit is requested:

- a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
- b. 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.
- c. 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.

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. 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.

15. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the July 28, 2016 Land Development and Transportation meeting.

16. At the time a building permit is requested, the applicant shall submit a certification statement to the permit issuing agency, from an engineer, or other qualified professional stating that the lighting of the proposed development is in compliance with Chapter 4 Part 1.3 of the land development code and shall be maintained thereafter. No building permits shall be issued unless such certification statement is submitted. Lighting shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the land development code.

17. 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.

18. 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 C. Such signs shall be installed prior to release of bonds for the installation of the street infrastructure.

19. 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.

20. The developer shall be responsible for maintenance of all drainage facilities and undeveloped lots ensuring prevention of mosquito breeding, until such time as the drainage bond is released.

21. After release of the drainage bond, mosquito abatement on open space lots shall be the responsibility of the Homeowners Association. Accumulations of water in which mosquito larvae breed or have the potential to breed are required to be treated with a mosquito larvicide approved by the Louisville Metro Health Department: larvicides shall be administered in accordance with the product's labeling. This language shall appear in the deed of restrictions for the subdivision.

22. Developer shall provide a west-bound right-turn lane on Billtown Road to Gellhaus Lane per KTC requirements. KTC permit required prior to construction approval by Metro Public Works.

23. As required by Public Works, the Gellhaus Lane Right-of-way shall be dedicated by deed or minor plat that must be recorded prior to Public Works construction approval or shall be recorded as part of the required record plat.

24. Developer shall be responsible for utility relocations, final surface overlay and striping associated with required road improvements. Gellhaus Lane shall be improved to provide a three-lane section per the approved schematic roadway and improvement striping plan provided (i.e. "Road Improvement Exhibit").

25. Prior to filling the existing pond on site, a geotechnical study shall be performed for review and approval by MSD (and Public Works).

26. No junked or unusable cars shall be stored on the property.

27. Any landscaping between an approved multi-family structure and the right of way of Gellhaus Lane shall be irrigated, and any landscaping material that dies shall be removed and replaced within 60 days.