GENERAL

1. Parking areas and drive lanes to be a hard and durable surface.
2. No increase in drainage run off to state roadways.
3. There shall be no commercial signs in the Right of Way.
4. There shall be no landscaping in the Right of Way without an encroachment permit.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
7. No lots shown hereon may be subdivided or re-subdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
8. 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.
9. 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.
10. All open space lots are non-buildable and will be recorded as open space and utility easements.
11. Benchmark Elevation is 714.55 (NAVD 1988) Chiseled square in concrete curb near accessible ramp on the southwest corner of Helm Place Lane and Hartland Ave intersection.
12. Compatible on-site utilities, (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
13. The site is located in a Karst terrain area. Development of the site is subject to Chapter 4, Section 9 of the Land Development Code. No Karst Features were evident during a site visit on 10-27-16 by Kevin M. Young, RLA.
14. D.B. 10183, Page 535 provides a perpetual pedestrian & vehicular cross access easement between all tracts.

MSD NOTES:

1. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0050 E dated December 5, 2006.
2. Drainage pattern depicted by arrows (⟹) is for conceptual purposes. 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. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval. On-site detention will be required post-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream system whichever is more restrictive.
4. A Downstream Facilities Capacity Request was submitted to MSD on Oct. 31, 2016.
5. The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
6. Erosion & Silt Control Plan is conceptual only, and final design will be determined on construction plans.
7. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
8. Runoff from this development is conveyed to an existing on-site detention basin.
9. All proposed sewer and drain easements shall be 15' unless otherwise indicated.
10. Proposed sewers are by both Lateral Extension and connection and are subject to the applicable fees.
11. Portion of the site draining into the English Station Storm system is subject to regional facility fees.

STREETS & SIDEWALKS

1. Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code.
2. Street grades shall not be less than 1% (Min.) or 10% (max.).
3. A Bond & Encroachment Permit is required by Metro Public Works for all work within the South English 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.
4. Verges shall be provided as required by Metro Public Works.
5. All streets, 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.
6. All street name signs shall conform with the MUTCD requirements and shall be installed prior to the recording of the applicable subdivision plat or prior to obtaining the first certificate of occupancy and shall be in place at time of bond release.
7. The location and type of plantings within the street right-of-way will be evaluated for roadway safety and sight distance requirements by Metro Public Works which reserves the right to remove them without the property owner's approval.
8. 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.
9. All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.
10. The minimum driveway length is 25 feet from garage or building facade to back of sidewalk or edge of pavement or curb.

VARIANCES GRANTED

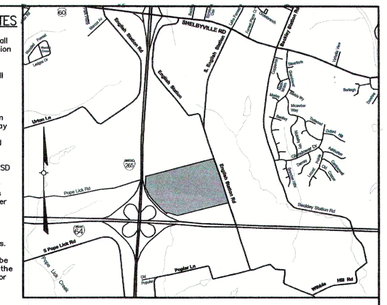
1. A Variance was granted on November 7th 2013 (Case B-247-05) from the Louisville Metro Land Development Code to reduce the PRD minimum rear yard setback to 10 ft.
2. A Variance was granted on July 3rd 2006 (Case B-247-05) from the Louisville Metro Land Development Code to allow the condominium building height to exceed 45 ft.
3. A Variance was granted on June 20th 2005 (Case B-96-05) from the Louisville Metro Land Development Code to allow the clubhouse to be zero ft. from south & north zoning boundary line, proposed apartment building to be zero ft. on the south zoning boundary line and 5 condominiums units to be located zero ft. from the west zoning boundary line.
4. A Variance was granted (Case 8524) from the Louisville Metro Land Development Code to allow the clubhouse to exceed the maximum allowed height.

WAIVER GRANTED

1. A Waiver was granted (Case 9208) from the Louisville Metro Land Development Code to allow a retaining wall within a Landscape Buffer Area.

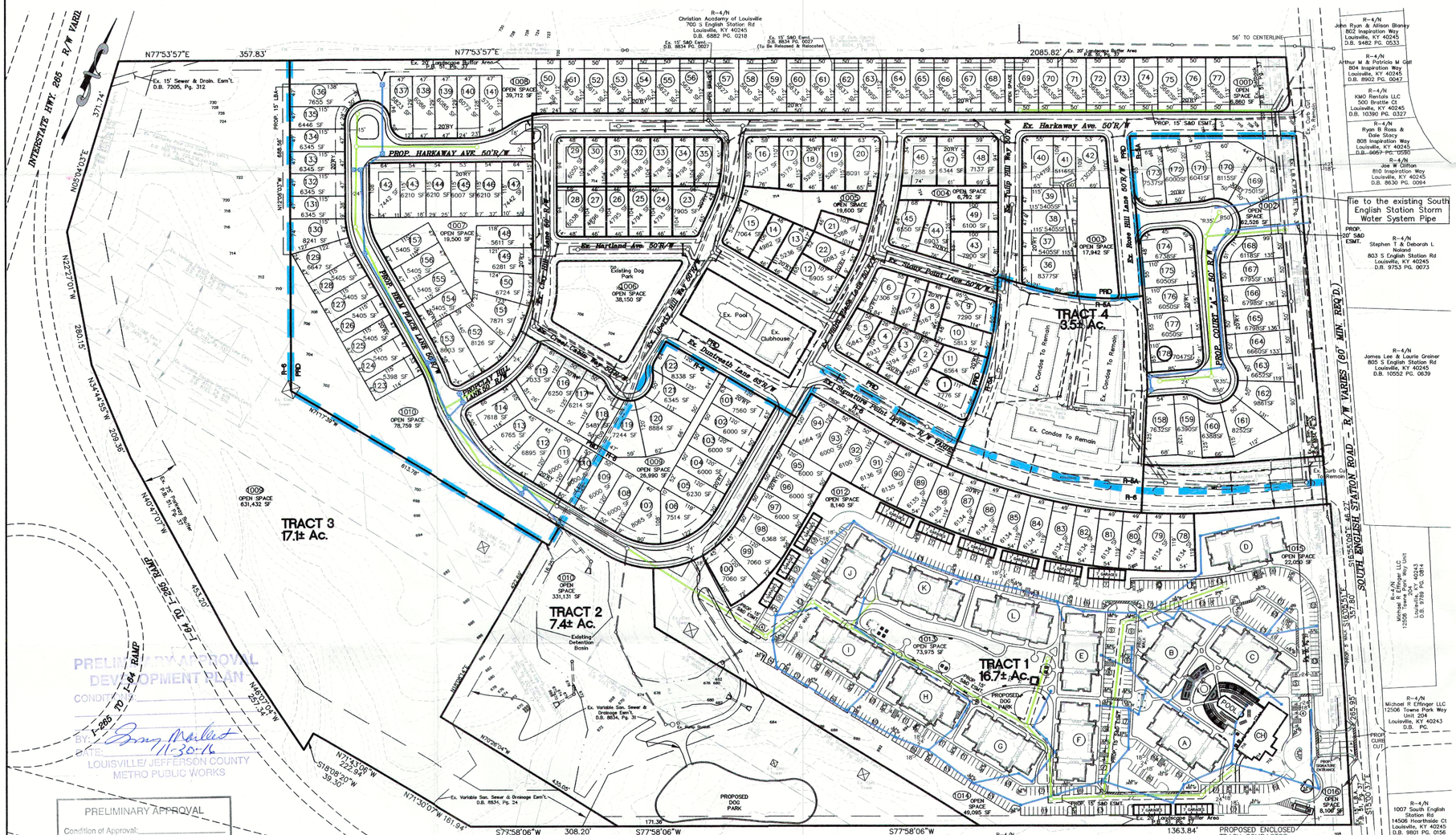
EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
2. Any modifications to the approval EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
3. 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.
4. 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.
5. 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.
6. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
7. 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 calender days after the activity has ceased.
8. Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
9. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.



LOCATION MAP

NOT TO SCALE



PROJECT DATA

TOTAL SITE AREA	= 88.5± Ac.
EXISTING ZONING	= R-5A, R-6, PRD
FORM DISTRICT	= NEIGHBORHOOD
R-5A ZONED AREA	= 9.0± Ac.
R-6 ZONED AREA	= 48.8± Ac.
PRD ZONED AREA	= 30.7± Ac.

GARDEN HOMES DATA (SINGLE FAMILY LOTS 1-178)

GARDEN HOMES SITE AREA	= 43.7± Ac.
TOTAL AREA OF ROW	= 11.1± Ac.
NET SITE AREA	= 32.6± Ac.
EXISTING ZONING	= R-5A, R-6, PRD
EXISTING USE	= VACANT
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL NO. OF LOTS	= 178 LOTS
GROSS DENSITY	= 4.1 DU/Ac.
NET DENSITY	= 5.5 DU/Ac.
TOTAL AREA OF LOTS	= 26.2± ±Ac. (1,139,635 SF)
OPEN SPACE REQUIRED (10% OF 43.7 Ac.)	= 4.4±Ac. (191,664 SF)
OPEN SPACE PROVIDED	= 7.3±Ac. (316,831 SF)

TRACT 1 DATA (APARTMENTS)

TRACT 1 AREA	= 16.7± Ac.
EXISTING ZONING	= R-6
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
TOTAL # OF UNITS	= 288
BUILDING HEIGHT	= 35' - 3 STORY (35' MAX. BLDG. HGT.)
APARTMENT BUILDING FOOTPRINT	= 10,735 SF
CLUBHOUSE FOOTPRINT	= 6,284 SF
TOTAL BUILDING AREA	= 392,744 SF
F.A.R.	= 0.5 (0.75 MAX. ALLOWED)
DENSITY	= 17.25 (17.42 DU/Ac. MAX. ALLOWED)
OPEN SPACE REQUIRED (10% OF 16.7 Ac.)	= 1.7 Ac. (72,745 SF)
OPEN SPACE PROVIDED	= 3.7 Ac. (161,180 SF)
PARKING REQUIRED	MIN. MAX.
288/1.5 SP MIN.	= 432 SP
288/3 SP MAX.	= 864 SP
PARKING PROVIDED	
COMMON SPACES	= 509 SP
GARAGE SPACES	= 73 SP
TOTAL PARKING PROVIDED	= 582 SPACES (20 HC SPACES INCLUDED)
TOTAL VEHICULAR USE AREA	= 188,377 SF
INTERIOR LANDSCAPE BUFFER AREA REQUIRED (7.5%)	= 14,128 SF
INTERIOR LANDSCAPE BUFFER AREA PROVIDED	= 17,827 SF

TRACT 2 DATA

TRACT 2 AREA	= 7.4± Ac.
EXISTING ZONING	= R-6
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= OPEN SPACE

TRACT 3 DATA

TRACT 3 AREA	= 17.1± Ac.
EXISTING ZONING	= R-6
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= OPEN SPACE

TRACT 4 DATA (CONDOS)

TRACT 4 AREA	= 3.5± Ac.
EXISTING ZONING	= R-5A
EXISTING USE TO REMAIN	= CONDOMINIUMS
BUILDING FOOTPRINT AREA	= 28,292 SF
TOTAL BUILDING AREA	= 56,584 SF
TOTAL # OF UNITS	= 20
BUILDING HEIGHT	= 45' (VARIANCE GRANTED)
F.A.R.	= 0.4 (0.75 MAX. ALLOWED)
DENSITY	= 5.7 (17.42 DU/Ac. MAX. ALLOWED)

PRD DIMENSIONAL STANDARDS (13ZONE1010 NOVEMBER 7TH, 2013)

LDC 5.3.1.D HOUSING STYLE	= DETACHED UNITS
PROPOSED MAX. F.A.R.	= 2.0
MAXIMUM NO. OF STORIES (SINGLE FAMILY)	= 35' - 2 STORY
MINIMUM DISTANCE BETWEEN BUILDINGS	= 6'
MINIMUM LOT SIZE	= 4600 SF
MINIMUM LOT WIDTH	= 46' AT THE BUILDING LIMIT LINE
MINIMUM FRONT YARD	= 20'
GARAGE SETBACK	= 22'
MINIMUM SIDE YARD	= 0'
MINIMUM STREET SIDE YARD	= 0
MINIMUM REAR YARD	= 10' (VARIANCE GRANTED) (NOV. 7 2013)(13ZONE1010)

R-5A DIMENSIONAL STANDARDS (TABLE 5.3.1 LAND DEVELOPMENT CODE)

MINIMUM LOT SIZE	= 6,000 SF
MINIMUM LOT WIDTH	= 50 FT
MINIMUM FRONT AND STREET SIDE SETBACK	= 20 FT
MINIMUM SIDE YARD	= 5 FT
MINIMUM REAR YARD	= 25 FT

R-6 DIMENSIONAL STANDARDS (TABLE 5.3.1 LAND DEVELOPMENT CODE)

MINIMUM LOT SIZE	= 6,000 SF
MINIMUM LOT WIDTH	= 25 FT
MINIMUM FRONT AND STREET SIDE SETBACK	= 15 FT
MINIMUM SIDE YARD	= 3 FT
MINIMUM REAR YARD	= 25 FT

RECEIVED
NOV 29 2016
PLANNING & DESIGN SERVICES

TREE CANOPY CALCULATIONS (CLASS C)

TOTAL SITE AREA	= 3,858,269 S.F.
EXISTING TREE CANOPY	= 10% (385,827 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 20% (771,653 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 10% (385,827 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 10% (385,920 S.F.)
TOTAL TREE CANOPY TO BE PROVIDED	= 20% (771,747 S.F.)

GRAPHIC SCALE

120 0 60 120

(IN FEET)
1 inch = 120 ft.

LEGEND

- = PROPOSED STORM SEWER
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	11/7/16	REVISED PER AGENCY COMMENTS	KMY
2	11/21/16	REVISED PER AGENCY COMMENTS	KMY
3	11/29/16	REVISED PER AGENCY COMMENTS	KMY

STATE OF KENTUCKY
KEVIN M. YOUNG
543
LICENSED PROFESSIONAL ENGINEER
11/29/16
PROFESSIONAL STAMP

OWNERS:
PBI BANK INC
2500 EASTPOINT PKWY
LOUISVILLE, KY 40223

SITE ADDRESS:
14407 COOL SPRINGS DR
TAX BLOCK: 3794, LOT 0005
D.B. 9822, PG. 0680

SITE ADDRESS:
14405 COOL SPRINGS DR
TAX BLOCK: 3794, LOT 0004
D.B. 9822, PG. 0680

SITE ADDRESS:
804R S ENGLISH STATION RD
TAX BLOCK: 3794, LOT 0003
D.B. 9542, PG. 0153

OWNERS:
SIGNATURE POINT DEVELOPMENT LLC
16218 SHELBYVILLE RD
LOUISVILLE, KY 40245

SITE ADDRESS:
HARKAWAY AVE
TAX BLOCK: 3794, LOT 2003
D.B. , PG.

SITE ADDRESS:
800 S ENGLISH STATION RD
TAX BLOCK: 3794, LOT 0001
D.B. 9542, PG. 0153

SITE ADDRESS:
800 S ENGLISH STATION RD
TAX BLOCK: 3794, LOT 2002
D.B. , PG.

SITE ADDRESS:
1111 ROSE HILL LN
TAX BLOCK: 3794, LOT 0006
D.B. 10412, PG. 0449

SITE ADDRESS:
1200 HELM PLACE LN
TAX BLOCK: 3794, LOT 1000
D.B. , PG.

SITE ADDRESS:
1210 HELM PLACE LN
TAX BLOCK: 3794, LOT 1001
D.B. , PG.

SIGNATURE POINT

REVISED PRELIMINARY SUBDIVISION PLAN & REVISED DETAILED DISTRICT DEVELOPMENT PLAN

DEVELOPER:
ELITE HOMES
16218 SHELBYVILLE ROAD
Louisville, Ky 40245
PHONE: (502) 245-6159

COUNCIL DISTRICT - 20
FIRE PROTECTION DISTRICT - MIDDLETOWN

CASE: 16DEVPLAN1182
RELATED CASES:
B-247-05
8524
B-96-05W
9208
15369
9-59-02VW
13ZONE1010

PREPARED BY:
LAND DESIGN & DEVELOPMENT, INC.
503 WASHBURN AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40222
PHONE: (502) 426-9374
FAX: (502) 426-9375
JOB: 14170
DATE: 09/01/16
WM #7533

16 DEVPLAN 1182

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