

[illegible]

WASTEWATER
SANITARY SEWER WILL DISCHARGE TO THE DROWTOW WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION
AGREEMENT, SUBJECT TO FEES. EACH LOT MUST CONNECT TO ITS OWN SANITARY SEWER PISC.

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1. DRAINAGE / STORM WATER DETENTION:
ALL SHOWN PROPOSED DRAINAGE INFRASTRUCTURE ON THIS PLAN ASSOCIATED WITH THE DRAINAGE OF 833 AVALY
COLLEGE BL. SHALL BE CONSTRUCTED WITH PHASE 1 OF THE DEVELOPMENT.

2. DRAINAGE PATTERN DERIVED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE
INFRASTRUCTURE CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS.

3. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.

4. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MS4 SITE LAYOUT MAP
CHANGES TO THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (211110C 230 D).

6. A C.O.E. APPROVAL REQUIRED FOR ALL WORK WITHIN THE BANKS OF THE INTERMITTENT BLUE LIME STREAM.

7. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER
DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.

8. SITE IS SUBJECT TO REGIONAL FACILITY FEE FOR UNDETAINED DRAINAGE.

9. DRAINAGE WILL SHEET FLOW INTO THE EXISTING SWALE ON THE JEFFERSON COUNTY OWNED PROPERTY.

10. EROSION & SILT CONTROL:
A SLOPE 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 DEPARTMENT FOR REVIEW AND GRANTING OF CONSTRUCTION ACTIVITIES.

11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING
EXISTING ROADS AND NEIGHBORHOODS.

1. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS DEPARTMENT.

2. VORGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO WORKS.

3. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCES. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.

4. AN EROSION CONTROL FURNISHING SYSTEM SHALL BE INSTALLED PRIOR TO ANY BUILDING WORK ON ANY ROADWAY OR LAND SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.

5. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PRELIMINARY SIGNAGE STANDARDS AS INSTALLED PRIOR TO THE BEGINNING OF CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE.

6. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% MAXIMUM GRADE SHALL BE 10%.

7. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION OF THE PROJECT.

8. 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 PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR WATER CHARACTER).

9. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.

10. CURBS AND GUTTER SHALL BE PROVIDED ALONG STREETS "A" & TRAILN STATION WORK IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG STATIONS "B" THROUGH "F".

11. DRILL ROAD AND LOWER RIVER ROAD IMPROVEMENTS ALONG PROPERTY FRONTAGE ARE REQUIRED TO PROVIDE 12 FT. FROM CENTERLINE PAVEMENT WIDENING (MIN. 2 FT. WIDENING) AND 8' - 8 FT. SHOULDERS PER METRO PUBLIC WORKS STANDARDS.

12. THE DEVELOPER WILL BE RESPONSIBLE FOR FINAL SURFACE UPGRADE AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.

13. ALL BACKS TO BE 2% UNLESS OTHERWISE INDICATED.

14. THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT OF WAY.

15. THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.

16. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.

17. 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 STREETS.

18. MINIMUM DRIVEWAY LENGTH IS 25 FEET FROM GARAGE OR BUILDING FACE TO BACK OF SIDEWALK OR EDGE OF PAVEMENT OR CURB (WHICHEVER IS APPLICABLE) MAXIMUM DRIVEWAY WIDTH IS 20 FEET.

19. MINIMUM LOT LOCATION TO BE DETERMINED DURING CONSTRUCTION APPROVAL PHASE. DRIVE WIDTHS PER LDC.

20. 4' SIDEWALKS FOR ALL SINGLE FAMILY RESIDENTIAL LOTS WILL BE REQUIRED AT PAVEMENT EDGES.

21. 73x2 W. ORELL ROAD SHALL NOT HAVE DIRECT ACCESS TO ORELL ROAD.

22. CONSTRUCT TEMPORARY HAMMHEARD TURNAROUND REFERR TO CONSTRUCTION PLANS FOR DETAILS.

1. COMPATIBLE UTILITY (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES, METRO PUBLIC WORKS.

2. MINIMUM DRIVEWAY LENGTH IS 25 FEET FROM GARAGE OR BUILDING FACE TO BACK OF SIDEWALK OR EDGE OF PAVEMENT OR CURB. DRIVEWAY IS 15' MINIMUM WIDE AND 15' MINIMUM HIGH TO 20 FEET.

3. SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.

4. MOSQUITO ABATEMENT REQUIREMENTS ON ALL DRAINAGE DITCHES AND DETENTION BASINS.

5. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE LMPHIN IN ACCORDANCE WITH ORDINANCE 115.290.

6. PRIVACY FENCES ARE NOT PERMITTED BETWEEN BUILDINGS AND ORELL OR LOWER RIVER ROADS.

7. MULTIPLE PRINCIPLE STRUCTURES TO MAINTAIN SETBACK STANDARDS FROM SECTION 5.3.1,C.8.

8. PROPOSED LOT 20 WILL BE CREATED USING A PORTION OF 7302 S. ORELL ROAD.

9. THE APPLICANT SHALL SUBMIT A LANDSCAPE PLAN FOR APPROVAL BY PLANNING COMMISSION STAFF SHOWING PLANTINGS AND/OR OTHER SCREENING MATERIALS AND BUFFERING MATERIALS IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE SITE.

10. THIS DEVELOPMENT FALLS UNDER THE AREA COVERED BY THE OHIO RIVER CORRIDOR MASTER PLAN, APPROVED UNDER THE OHIO RIVER CORRIDOR REDEVELOPMENT ACT. SUGGESTED: IN THIS AREA OF LOWER RIVER ROAD BE DESIGNATED A SCENIC CORRIDOR UNDER THE SCENIC CORRIDOR PROGRAM OUTLINED IN LDC CHAPTER 10, NEW SINGLE FAMILY HOMES WOULD HAVE A MINIMUM SETBACK OF 50 FEET FROM THE ROW. ADDITIONAL LANDSCAPING REQUIREMENTS ARE LISTED IN TABLE 10.3.2, 10.3.3 AND 10.3.4. TREE FOR THE OHIO RIVER CORRIDOR (TO BE LOCATED WITHIN THE SCENIC CORRIDOR AND THE STRUCTURE) AND 1 TYPE A TREE FOR EACH 50 FEET OF SCENIC CORRIDOR FRONTAGE. INDIVIDUAL HOME PERMIT TO BE LOCATED WITHIN 15 FEET OF THE RIGHT-OF-WAY. ADDITIONAL PLANTING TO TAKE PLACE AS DURING CONSTRUCTION.

11. CONSTRUCTION WILL BE BROKEN INTO 2 PHASES AS SHOWN, (OR SIMILAR)

DEVELOPER'S APPROVAL

PRELIMINARY APPROVAL

Condition of Approval:

[Signature]

Date: 11/22/2010

NEIGHBORHOOD

R-5A

VACANT

JEFFERSON COUNTY

PLATON SEWER DISTRICT

SINGLE FAMILY RESIDENTIAL

FORM DISTRICT
EXISTING ZONING
EXISTING LAND USE
PROPOSED LAND USE
GROSS LAND AREA
ROW DEDICATED
NET LAND AREA
NO. OF DWELLING UNITS
GROSS DENSITY
NET DENSITY

SITE AREA	762,415.01± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	31,362± S.F. (10.67%)
EXISTING TREE CANOPY TO BE PRESERVED	41,018± S.F. (5.40%)
A1=3,784 SF + A2=22,161 SF+A3 10,152 SF + A4 1,569 SF+	A5 3,314±SF, 41,180 S.F.
NEW TREE CANOPY REQUIRED	121,986± S.F. (16%)
NEW TREE CANOPY PROVIDED	121,986± S.F. (16%)
TOTAL TREE CANOPY REQUIRED	144,859± S.F. (19%)
TOTAL TREE CANOPY PROVIDED	144,859± S.F. (19%)

*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOGIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

JAN 27 2020

PLANNING & DESIGN
SERVICES

Project: **O'RELL STATION SUBDIVISION**
(PHASE II)
Title: **REVISED DETAILED DISTRICT DEVELOPMENT & SUBDIVISION PLAN**

OWNER / DEVELOPER:
ORELL DEVELOPMENT, LLC.
833 VALLEY COLLEGE DR., STE. 1
LOUISVILLE, KY. 40272

Drawn By: CW	Checked By: CW/CTC
Scale: 1"=50'	
Drawing Date: 7/30/2019	
Drawing Name: 2013-08-RDDDP8	
Sheet: P8.00	

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19-8518 679

Binding Elements
Case No. 19-DDP-0045

RESOLVED, the Louisville Metro Development Review Committee does hereby **APPROVE** the requested **Revised Detailed District Development Plan** and the requested **Revised Major Preliminary Subdivision Plan** subject to the following binding elements:

- The development shall be in accordance with the approved district development 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.
- 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:
 - Proposed site plan (showing buildings, edges of pavement, property/lot lines, easements, existing topography, and other significant site features (LOJIC topographic information is acceptable)
 - Preliminary drainage considerations (retention/detention, ditches/swales, etc.).
 - Location of all existing trees/tree masses existing on the site as shown by aerial photo or LOJIC maps.
 - Location of construction fencing for each tree/tree mass designated to be preserved.
- Before any permit (including but not limited to building, parking lot, change of use, site disturbance permit) is requested:
 - 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.
 - 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.
 - A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
 - A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services.
- A note shall be placed on the preliminary plan, construction plan, and the record plat that states, "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."

- 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.
- An original stamped copy of the approved Tree Preservation Plan shall be present on site during all clearing, grading, or construction activity and shall be made available to any DPDS inspector or enforcement office upon request.
- All plans setting out Tree Canopy Protection Areas (TCPAs) must contain the following notes:
 - 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 development plan approval. As trees are lost thru natural causes new trees shall be planted in order to maintain minimum tree canopy as specified in Chapter 10, Part 1 of the LDC and as specified on the approved development or preliminary subdivision plan.
 - Dimension lines have been used on this plan to establish the general location of TCPAs and represent the minimum distances. The final boundary for each TCPA shall be established in the field by the applicant, developer, or property owner to include canopy area of all trees at or within the dimension line.
 - 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.
 - No parking, material storage, or construction activities are permitted within the TCPAs beyond that allowed for preliminary site investigation work.
 - 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.
- Prior to the recording of the record plat, copies of the recorded documents listed below shall be filed with the Planning Commission.
 - 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 Homeowners Association.
 - 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, TCPAs, WPAs.
 - Bylaws of the Homeowner's Association in a form approved by the Counsel for the Planning Commission.

- 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.
- 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.
- 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 the Chapter 10, Part 1 of the LDC. 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.
- The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the March 09, 2017 meeting of the Land Development & Transportation Committee.
- At the time the developer turns control of the homeowner's association over to the homeowners, the developer shall (1) provide sufficient funds to ensure there is no less than \$3000 cash in the homeowner's association account and (2) provide public amenities in the designated open space areas to be reviewed and approved by the staff Landscape Architect.
- The signature entrance plan shall be submitted to Planning Commission staff for review and approval prior to recording of the Record Plat.
- The applicant shall provide a wetlands determination letter from the US Army Corps of Engineers for this site prior to any clearing, grading, or construction. If wetlands are identified, the applicant shall demonstrate to the Planning Commission that the wetlands on site will be preserved or shall revise the plan to mitigate any impact on the wetlands. The location of any wetlands and associated buffers must be identified on construction plans and/or record plats.
- The applicant shall submit a landscape plan for approval by Planning Commission staff showing plantings and/or other screening and buffering materials to comply with the Chapter 10 of the Land Development Code prior to approval of the record plat. The applicant shall provide the landscape materials on the site as specified on the approved landscape plan prior to issuance of Certificates of Occupancy for the site.
- The applicant shall install signs, approved by the Metro Public Works Dept., which indicate the future extension of the public right-of-way for Road A. Such signs shall be installed prior to release of bonds for the installation of street infrastructure.
- 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.
- Developer shall provide irrigation systems to ensure that the signature entrance to be located along West Oreil Road is properly watered.
- The applicant shall provide a 20-foot pedestrian easement to Louisville Metro for public access to extend the Oreil Road sidewalk from Lower River Road west along the northern property line of Tract 5 to the Ohio River Levee Trail to be recorded on the record plat. Developer is not responsible for the building of the sidewalk.

