

Development Plan Conditions

This statement of Development Plan Conditions is filed pursuant to Section 3.11 of the Joint Zoning Ordinance of Warren County, Kentucky,

Property Owner: Robert & Lue Nell Brown Estate, Executor: Michael Brown & Linda Burks

Applicant: Michael Brown, Executor

Source of Title: deed book 435, page 332

PVA Parcel Numbers: 068A-51

Acreage: 11.03

CONDITIONS:

- 1) The maximum building height shall be 2 stories. Any new residence constructed on the property shall have an exterior comprised of brick, stone, engineered wood siding of cementitious siding. Exposed plain faced or split faced block is not permitted for building foundations.
- 2) Any new residence constructed on the property shall contain a minimum of 1,800 sq.ft. of conditioned living space, in addition to a minimum 2-car attached garage. For those lots that front on H.E. Johnson Road would have a front building setback minimum of 75 feet.
- 3) Any new home constructed on the property shall have a front façade that faces HE Johnson Road or Old MT. Pleasant School Road.
- 4) A septic permit from the Barren River District Health Department shall be obtained prior to the issuance of a building permit, for each residence.
- 5) Access to the property shall be coordinated with and approved by the Warren County Public Works.
- 6) Existing mature and healthy trees not located within building envelopes, areas of utility placement, parking areas, or areas of vehicular movement shall be preserved.

- 7) At least 2 trees per lot, to be planted as the time of construction of the residence.
- 8) Sinkholes detected on the Property prior to or during construction will be repaired or protected with a sinkhole structure using methods approved by the Warren County Public Works Department.