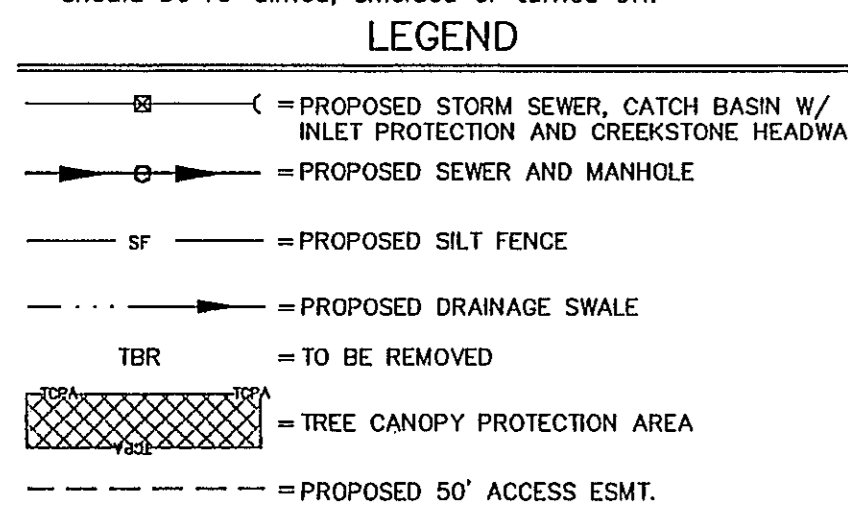


GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 2111C0020D dated February 2, 1994.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- The comprehensive Sediment & Erosion Control & BMP Plan per NRCS recommendations shall include installation of the detention basins to serve as sediment traps prior to any other site disturbance.
- 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 drip-line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- A Tree Preservation Plan will be submitted to the Planning Commission for approval prior to beginning construction.
- All service structures are to be screened per Code.
- The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
- Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff and height of the light standard shall be set so that no light source is visible off-site.
- All lighting on the site shall not glare in the eyes of drivers.
- No signs will be permitted within the right of way.
- Landscape Planting, screening and buffering will be provided in accordance with the L.D.C.
- Refuse pickup will be on own individual unit basis.
- Fire hydrants shall be provided by code & in accordance with Worthington Fire Department.

MSD NOTES:

- 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.
 - Sanitary sewer service will be provided by L.E. and subject to applicable fees. MSD sanitary sewer capacity will be reserved.
 - The site will connect to the Hite Creek Treatment Plant.
 - Crider Silt Loam & Huntington Silt Loam Soil Types.
 - Local floodplain to be established prior to construction approval.
 - Corp of Engineers approval may be required for disturbance of intermittent blue-line stream.
 - On-line basins must function as a benefit to the stream, over detaining, water quality or a combination of both will be required.
 - Velocity controls required at each outlet.
- METRO WORKS & KTC NOTES:**
- Ballardsville Road improvements along the property frontage to be completed by KTC.
 - Construction plans, bond and permits are required by Metro Works prior to construction approval.
 - Right-of-way dedication by deed or minor plat must be recorded prior to construction approval by Metro Works, or shall be recorded as part of the required record plat or minor plat.
 - Verge areas within the public R.O.W. to be provided per Metro Works.
 - Compatible utility lines (electric, phone, cable) shall be placed in common trench unless otherwise required by appropriate agencies.
 - Street Trees shall be planted in a manner that does not affect public safety and maintains proper sight distance. Final location will be determined during construction approval process.
 - All street name 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 building on the street and shall be placed at the time of the bond release.
 - The minimum grade of all streets shall be 1% and maximum grade shall be 10%.
 - The developer will be responsible for any utility relocation on the property, excluding the KTC/Ballardsville Road Improvements.
 - All cut-de-sacs, pavement widths, radii, sidewalk locations and offsets shall be in accordance with Metro Works standards and approved at the time of construction.
 - Curbs & gutter shall be provided along all public streets within the development. Sidewalks shall be provided along all streets where required. Additional comments may be made at construction plan stage.
 - Handicap accessible sidewalk and ramps will be constructed.
 - Landscape buffer may be required to be dedicated to Right-of-way within 60 days of request from Public Works Director.
 - All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
 - An encroachment permit and bond may be required by Metro Public Works for roadway repairs on all surrounding access roads to the subdivision site due to damages caused by construction traffic activities.
 - An encroachment permit and bond will be required for all work done in the right-of-way.
 - Final design of proposed traffic calming devices shall be determined at construction stage as required by Public Works and Fire Department.
 - Crossover agreements and easements may be required for stub streets to adjacent south and east properties.
 - Possible future R/W to be dedicated as required by Metro Public Works.
 - 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.
 - There should be no commercial signs on the right of way.
 - There should be no landscaping in the right of way without an encroachment permit.
 - Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.



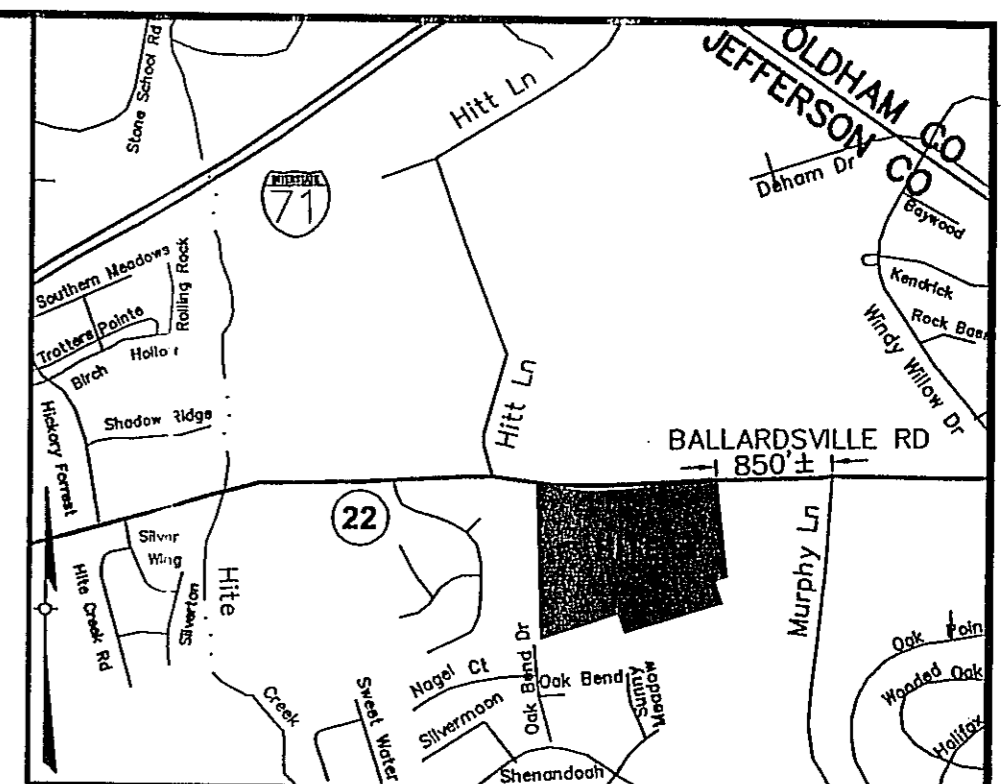
NOTICE
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

METRO
 APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 1-20-06 10 30 26
 APPROVAL DATE August 3, 2006
 EXPIRATION DATE
 SIGNATURE OF PLANNING COMMISSION
 PLANNING COMMISSION

see 1036 for approved plans

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 1,071,576 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 17% (182,168 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 7% (78,339 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	
116 TYPE "A" STREET TREES @ 1 3/4 CAL. (900 SF CREDIT EACH)	= 104,400 S.F.
TOTAL TREE CANOPY TO BE PLANTED	= 9% (104,400 S.F.)
TOTAL TREE CANOPY PROVIDED	= 17% (182,739 S.F.)



PROJECT DATA

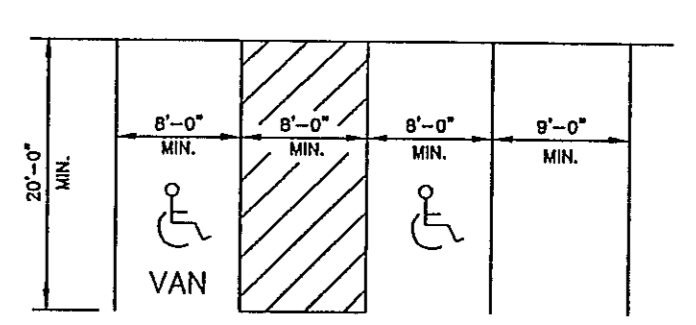
TOTAL SITE AREA	= 26.2± Ac.
BALLARDSVILLE RD ROW DEDICATION	= 1.5± Ac.
NETHERWOOD LANE ROW	= 1.5± Ac.
NET AREA	= 23.2± Ac.
NET DENSITY	= 3.6± DU/Ac.
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
PROPOSED ZONING	= R-5A
EXISTING USE	= RESIDENCE
PROPOSED USE	= CONDOMINIUMS
NUMBER OF UNITS	= 83
BUILDING HEIGHT	= 1 STORY
BUILDING AREA	= 204,943 S.F.
F.A.R.	= 0.20

PARKING

REQUIRED (1.5 SPACES/UNIT MIN.)	= 125 SPACES
REQUIRED (2.5 SPACES/UNIT MAX.)	= 208 SPACES
CLUBHOUSE/POOL	= PER PLANNING DIRECTOR
PROVIDED	
GARAGE (2 SPACES/UNIT)	= 166 SPACES
GUEST PARKING (INCLUDES 2 HANDICAP SPACES)	= 100 SPACES
TOTAL SPACES PROVIDED	= 266 SPACES

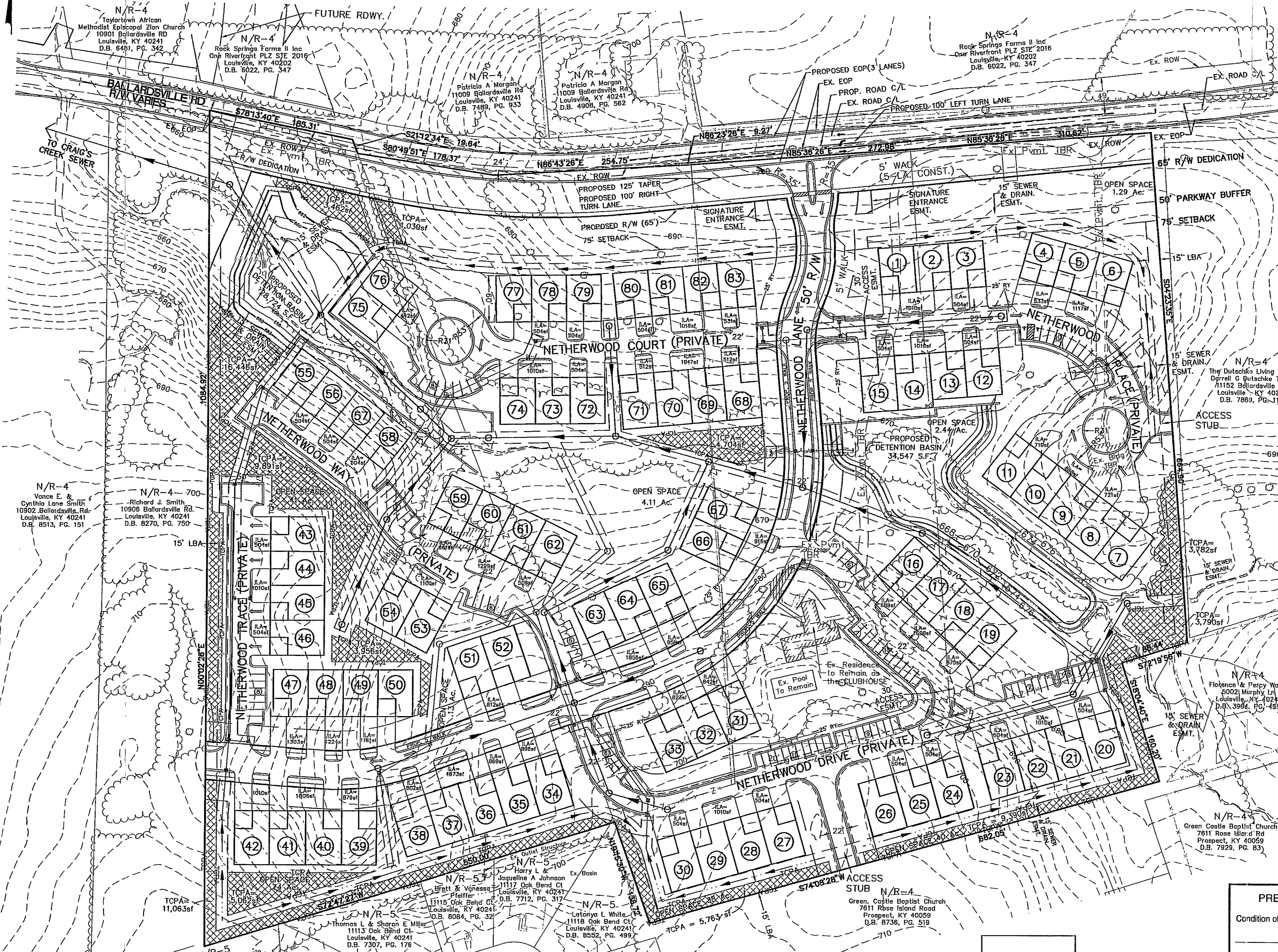
V.U.A. DATA

TOTAL VUA	= 200,987 SF
ILA REQUIRED	= 15,074 SF
ILA PROVIDED	= 47,713 SF



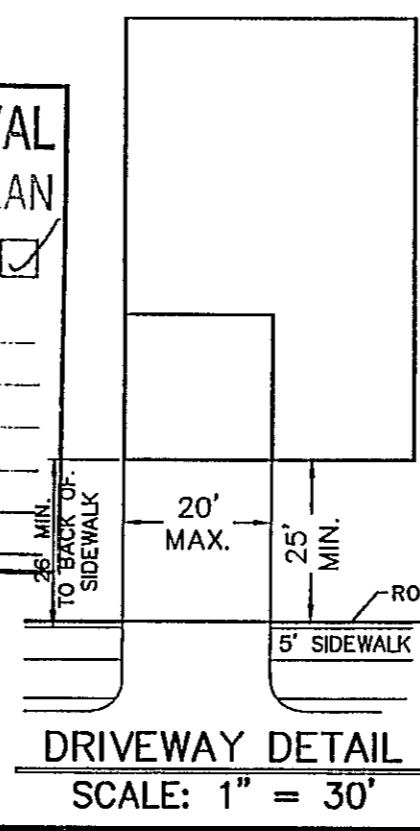
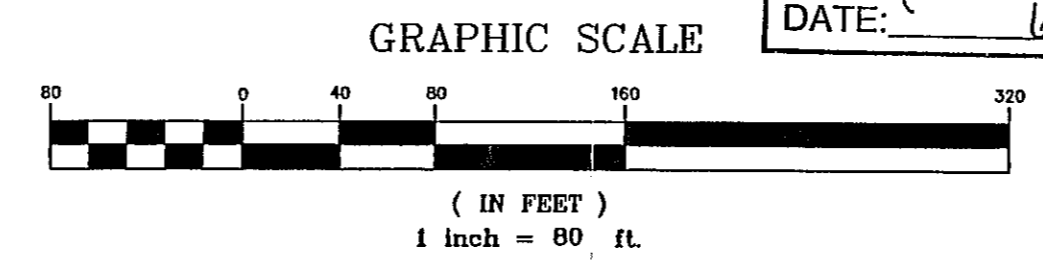
DETENTION BASIN CALCULATIONS

X = ΔCRA/12
 C = 0.70 - 0.26 = 0.44
 A = 24.6 ACRES
 R = 2.8 INCHES
 X = (0.44)(23.2)(2.8)/12 = 2.38 AC.-FT.
 REQUIRED X = 103,754 CU.FT.
 PROVIDED BASINS = +103,754 CU.FT.
 (SEE MSD NOTE 7)



TRANSPORTATION APPROVAL
 PRELIMINARY DEVELOPMENT PLAN
 CATEGORY: 2 3 4
 COMMENTS: *[Signature]*
 BY: *[Signature]*
 DATE: 6/15/06

PRELIMINARY APPROVAL
 Condition of Approval:
 Development Review: *[Signature]* 6/14/06 Date
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



SITE ADDRESSES:

11150 BALLARDSVILLE RD LOUISVILLE, KY 40241 TAX BLOCK 8, LOT 95 D.B. 5701, PG. 14	11000 BALLARDSVILLE RD LOUISVILLE, KY 40241 TAX BLOCK 8, LOT 59 & 94 D.B. 8752, PG. 285
10826 BALLARDSVILLE RD LOUISVILLE, KY 40241 TAX BLOCK 8, LOT 93 D.B. 8752, PG. 285	4976 MURPHY LANE LOUISVILLE, KY 40241 TAX BLOCK 8, LOT 30 D.B. 8752, PG. 285

OWNERS:
 PHILIP MARRBY
 11150 BALLARDSVILLE RD
 LOUISVILLE, KY 40241
 NETHERWOOD LLC
 11000 & 11100 BALLARDSVILLE RD
 LOUISVILLE, KY 40241
 W.M. # 9157

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	1-3-06	Transportation Comments	TLC
2	2-2-06	R/W Dedication	JH
3	2-7-06	Detention/Sewers	PAB
4	2-23-06	MSD & Neighborhood mtg.	TLC
5	3-1-06	LS&P Metro Works	CY
7	5-1-06	Revised Sewer	CY
8	5-22-06	TCFA	CY
9	5-28-06		PAB

PROJECT DATA

FILE NAME: 0514-BASE.dwg
 DATE: 9-30-05
 CHECKED BY: CY
 SCALE: 1" = 80'
 DRAWN BY: TLC

PROJECT DATA

DESIGNED BY: CY
 DRAWN BY: TLC
 CHECKED BY: CY
 SCALE: 1" = 80'

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERS - LANDSCAPE ARCHITECTURE
 10000 NORTONVILLE RD., SUITE 100
 LOUISVILLE, KY 40241
 PHONE: (502) 444-9999 FAX: (502) 444-9974

PRELIMINARY SUBDIVISION, DEVELOPMENT & DETAILED DISTRICT DEVELOPMENT PLAN

NETHERWOOD
 DEVELOPER
 NETHERWOOD LLC
 209 TOWNPARK CIRCLE, SUITE 100
 LOUISVILLE, KY 40243-2323
 PHONE: 502-244-0444/FAX: 245-6373

RECEIVED
 JUN 16 2006
 PLANNING & DESIGN SERVICES

GENERAL & DETAILED DISTRICT DEVELOPMENT PLAN

NETHERWOOD
 DEVELOPER
 NETHERWOOD LLC
 11000 & 11100 BALLARDSVILLE RD
 LOUISVILLE, KY 40241
 W.M. # 9157

SHEET 1 OF 1

Binding elements for Docket No. 9-20-06 & 10-20-06

RESOLVED That the Louisville Metro Planning Commission does hereby **APPROVE** the district development plan **SUBJECT** to the following binding elements:

1. 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. 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 development shall not exceed 83 units on 26.2 acres (3.6 DU per acre)
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. 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.
6. 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.
7. 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.

8. There shall be no outdoor music (live, piped, radio or amplified), outdoor entertainment, or outdoor PA system audible beyond the property line.
9. 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.
10. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the August 3, 2006 Planning Commission meeting.
11. 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 there after. 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. Lighting shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the land development code.
12. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.