

PRELIMINARY APPROVAL
Condition of Approval:
Tony Hill 3-1-17
Date: 3-1-17
Louisville & Jefferson County Metropolitan Sewer District

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: *Bruce Mackay*
DATE: 3-2-17
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

ELEVATION BENCHMARK
1. Benchmark = railroad spike in the utility pole at 6701 North Drive. Elevation = 441.77 N.G.V.D. 1929 datum.

APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 16ZONE1053
APPROVAL DATE: *Nov 16, 2017*
EXPIRATION DATE: *Nov 11, 2018*
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION

WAIVER GRANTED: APRIL 3, 2003 (DOCKET 9-45-01VLW)
1. A Landscape Waiver was granted to waive the 6 ft. Landscape Buffer Area along the proposed R-5/R-5A property lines and also along the proposed R-5A/existing R-4 Gardens of Valley View Subdivision.

WAIVER REQUESTED:
1. A Waiver is requested from Section 5.3.1.D.1.b.v of the Louisville Metro Land Development Code to waive the requirement for 4 maximum contiguous units.

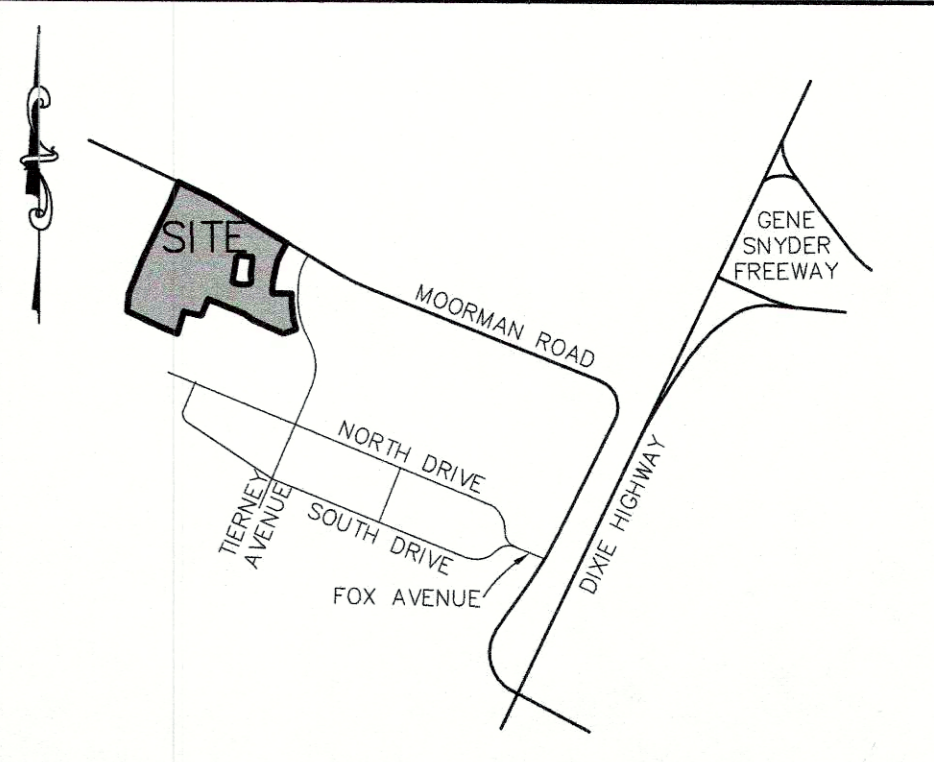
CHAP. 5 PART 5.3.1.D.1.b REQUIREMENTS

- A. ATTACHED UNITS - TOWNHOUSES
i. MINIMUM LOT AREA = 3,000 SF END UNITS; 2,000 SF INTERIOR UNITS
ii. MINIMUM LOT WIDTH = 18 R
iii. MINIMUM FRONT YARD SETBACK = 15 R
iv. MINIMUM SIDE YARD SETBACK = 0 FT BETWEEN ATTACHED UNITS; 0 FT BETWEEN END UNITS
v. MINIMUM REAR YARD SETBACK = 25 FT, ALLEY: 5 FT. (SEE * BELOW)
vi. MAXIMUM CONTIGUOUS UNITS = 4 (WAIVER REQUESTED)

*SINGLE FAMILY RESIDENCES MAY ENCRoACH 30% INTO THE REQUIRED REAR YARD AS PERMITTED BY SECTION 5.4.2.A FOR THE LOUISVILLE METRO LAND DEVELOPMENT CODE. RESIDENCES MAY NOT BE CLOSER THAN 5 FT. TO THE PROPERTY LINE.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 574,323 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (114,865 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (115,200 S.F.)



PROJECT DATA

TOTAL SITE AREA	= 13.2± Ac. (574,323 SF)
EXISTING ZONING	= R-5A
PROPOSED ZONING	= PRD
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= ATTACHED SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS	= 81
TOTAL AREA OF LOTS	= 7.2± Ac. (313,259 SF)
TOTAL # OPEN SPACE LOTS	= 6
OPEN SPACE PROVIDED	= 3.3± Ac. (144,358 SF)
DENSITY	= 6.1 DU/AC. (7.26 DU/AC. MAX. ALLOWED BY SECTION 2.7.3.F)
F.A.R.	= 2.0 MAX. ALLOWED

PARKING REQUIRED

SINGLE-FAMILY DWELLINGS	MIN.	MAX.
2 SP/UNIT MIN. (81 UNITS)	=	162 SP
3 SP/UNIT MAX. (81 UNITS)	=	243 SP

PARKING PROVIDED

GARAGE SPACES	= 127 SPACES
DRIVE WAY SPACES	= 93 SPACES
TOTAL PARKING PROVIDED	= 220 SPACES

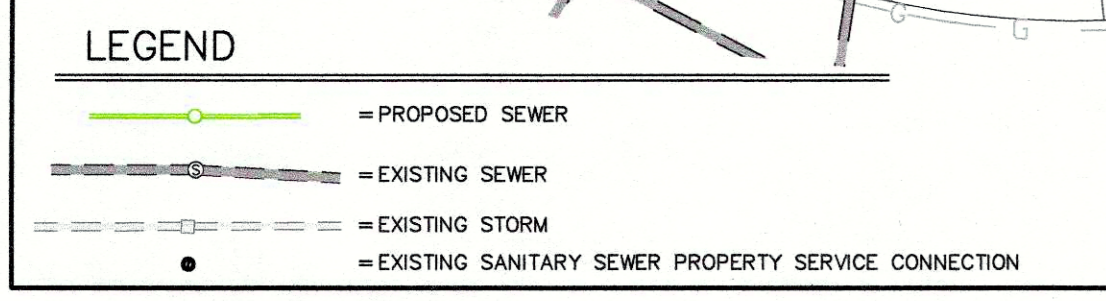
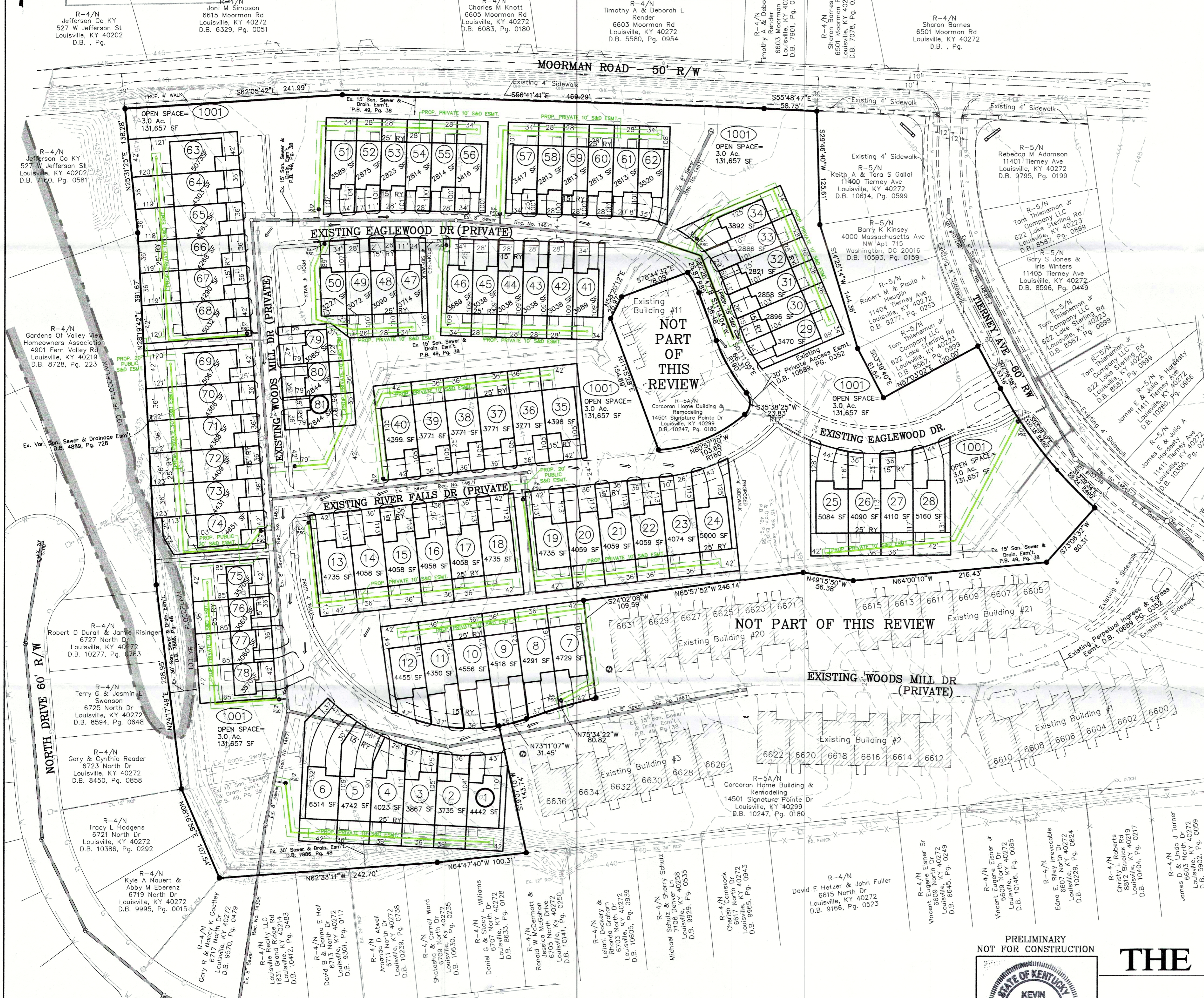
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PLANNING & DESIGN SERVICES

- GENERAL
- No lots shown hereon may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
 - 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.
 - All open space lots are non-buildable and will be recorded as open space and utility easements.
 - There shall be no access to any lot within proposed subdivision from Moorman Road.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
 - There shall be no landscaping in the Right of Way without an encroachment permit.
 - A Revised Detailed District Development Plan & Partially Revised Preliminary Subdivision Plan was approved for the site on April 3, 2003 per Docket No. 9-45-01VLW and 10-21-01.
 - A Tree Preservation Plan and a Landscape Plan have been approved by the Planning Commission per L-113-03.
 - Minimum driveway length is 25 ft from garage or building face to back of sidewalk or edge of pavement or curb. Maximum residential driveway width is 20 ft.
 - The developer will be responsible for any utility relocation on the property.
 - Revised Construction Plans, Replacement Bond and Replacement Encroachment Permit are required prior to construction approval by Metro Public Works.
 - The proposed Woods of Farnsley Moorman single family subdivision shown hereon will be subject to a Blanket Cross-Over Access Agreement for vehicular ingress and egress purposes for vehicular traffic and pedestrian traffic and covers the driving areas and sidewalks, prior to Metro Public Works construction plan approval.
 - A Perpetual Easement for ingress and egress across and over the asphalt road known as Eaglewood Dr in front of existing building 11 and Woods Mill Drive in front of existing buildings 1, 2, 3, 20 & 21 for the benefit of the proposed development has been recorded by Deed Book 10689, Page 352 dated August 16th, 2016.
 - The Army Corp of Engineers approval has been provided for the wetlands determination and to place fill in the wetlands by their letter dated Jan. 11, 2002 and the Permit Number 200100898.

- MSD NOTES:
- Runoff from this development must be conveyed to an adequate public outlet.
 - A portion of the site is located in a floodplain per FIRM map 21111 C 0121 E dated December 5, 2006. Lowest finished floor or machinery shall be located at or above 4.51.
 - Sanitary sewer service will be provided by existing connection and subject to applicable fees.
 - A "Request for Sanitary Sewer Capacity" has been filed with MSD.
 - All proposed sewer and drain easements shall be 15' unless otherwise indicated.
 - 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.
 - Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
 - Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
 - The developer will record deed restrictions to require the Home Owners Association to provide all the maintenance and repair for all the common drainage swales, ditches and pipes not placed in a MSD easement.
 - The developer will record deed restrictions to require the Home Owners Association to provide for all the maintenance and repair for all the Sanitary Sewer Property Service Connections outside of a MSD easement and for any private sewers not placed in a MSD easement.
 - 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.
 - Site may be subject to regional facility fees.
 - Any fill in the floodplain shall be compensated on site at a ratio of 1:1.
 - Health department and state plumbing code approval required for the use of a common PSC for multiple addresses prior to MSD construction plan approval.
 - Record plat required to create lots prior to MSD construction plan approval listing which lots are served with which PSC's.

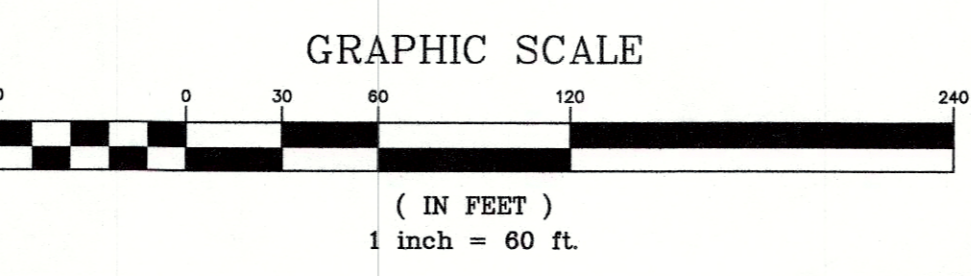
- STREETS & SIDEWALKS
- Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code.
 - Should any existing drainage structures and/or utilities located within offsite rights-of-way become necessary to be altered, extended or relocated, such work shall be at the owner's/developer's expense.
 - A Bond and Encroachment Permit will be required by Metro Works for roadway repairs within the site due to damage caused by construction traffic activities.

- EROSION PREVENTION AND SEDIMENT CONTROL NOTES
- 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 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 seeded 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 seeded, mulched, and adequately contained through the use of silt fence.
 - All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
 - 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 calendar days after the activity has ceased.
 - 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.
 - 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.



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2/8/17	REVISED PER AGENCY COMMENTS	AER



PRELIMINARY NOT FOR CONSTRUCTION
PROFESSIONAL STAMP
KEVIN M. YOUNG
543
LANDSCAPE ARCHITECT

THE WOODS OF FARNSELEY MOORMAN
PRELIMINARY SUBDIVISION PLAN
DETAILED DISTRICT DEVELOPMENT PLAN

SITE ADDRESS:
6635 WOODS MILL DRIVE
TAX BLOCK 3579, LOT 17
D.B. 10247, PG. 0180

DEVELOPER:
CORCORAN HOME BUILDING & REMODELING
14501 SIGNATURE POINTE DRIVE
LOUISVILLE, KY 40299

PREPARED BY:
LAND DESIGN & DEVELOPMENT, INC.
503 WASHBURN AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40222
PHONE: (502) 426-9374
FAX: (502) 426-9375

CASE: 16ZONE1053
RELATED CASE: 09-045-01VLW
RELATED CASE: 10-21-01

JOB: 01133
MSD WM# 7042
DATE: 01/17/17

COUNCIL DISTRICT = 14
FIRE PROTECTION DISTRICT = PLEASURE RIDGE PARK

BINDING ELEMENTS

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. There shall be no direct vehicular access to Moorman Drive
3. No outdoor advertising signs, small free-standing signs, pennants, balloons, or banners shall be permitted on the site.
4. There shall be no outdoor storage on the site.
5. 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.
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. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Codes and Regulations Construction Permits and Transportation Planning Review 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 permit for building or any clearing/grading activities. 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, except that grading/clearing and foundation only permits may be issued to ensure the accuracy of property lines as they relate to common side walls for residential units.
8. 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.
9. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line or permitted on the site.
10. 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.

11. If work is required within the easements causing removal or damage of landscape materials, the property owner shall be responsible for replacement of materials according to the approved landscape plan.
12. The site shall be developed in accordance with the tree preservation areas delineated on the tree preservation/landscaping plan. Any modification of the tree preservation plan requested by the applicant may be approved by the designated DPDS staff if the changes are in keeping with the intent of the approved tree preservation plan.
13. The following note shall be provided within the deed restrictions for the subject site prior to recording of the record plat:
 - a. Tree Canopy Protection Areas (TCPAs) are individual trees and/or groupings of trees (trees may be existing or proposed) designated to meet the Tree Canopy requirements of Chapter 10 Part 1 of the Land Development Code (LDC), and are to be permanently protected. There shall be no disturbance or removal of any trees in the TCPAs identified on the tree preservation/landscape plan on file in the offices of the Planning Commission. All clearing, grading, and fill activity in these areas must be in keeping with restrictions established at the time of preliminary plan approval. No further clearing, grading, construction or other land disturbing activity shall take place beyond pruning to improve the general health of the tree or to remove dead or declining trees that may pose a public health and safety threat. 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 preliminary subdivision plan.
14. Prior to the recording of the record plat, copies of the recorded documents listed below 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 and the Certificate of Incorporation of the Homeowners Association.
 - b. 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, maintenance of noise barriers, maintenance of WPAs, TCPAs and other issues required by these binding elements / conditions of approval.
 - c. Bylaws of the Homeowner's Association in a form approved by the Counsel for the Planning Commission.
15. 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.
16. Moorman Road pavement width shall be widened to 12 feet from center adjacent to the subject property, and a 6-8 foot earthen shoulder shall be constructed along the frontage of the subject property, as required by the Director of Metro Public Works. These improvements shall be completed prior to requesting a certificate of occupancy for any structure on the subject property.