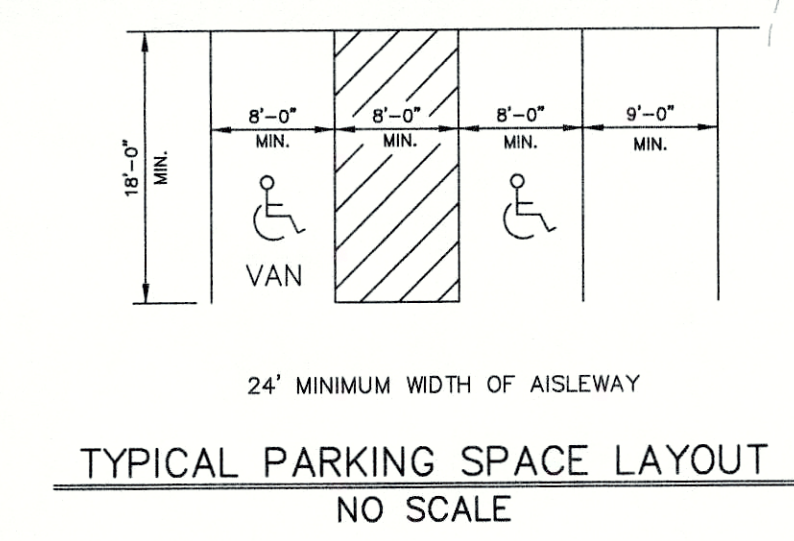


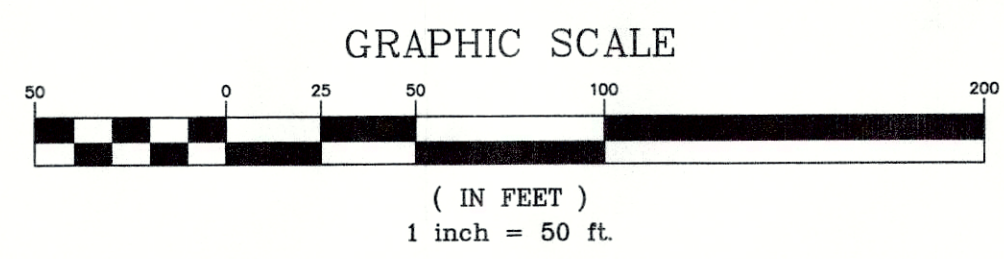
LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 19-20-VE-0087
 APPROVAL DATE: 6-18-2020
 EXPIRATION DATE:
 SIGNATURE OF PLANNING COMMISSION
 PLANNING COMMISSION

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 DATE: 05/21/2020
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



LEGEND

- 722 --- = EXISTING CONTOUR
- STM --- = PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- S --- = EXISTING STORM SEWER
- SAN --- = EXISTING SEWER AND MANHOLE
- SAN --- = PROPOSED SEWER AND MANHOLE
- EX --- = EX. DRAINAGE SWALE
- PROP --- = PROP. DRAINAGE SWALE
- CR --- = CURB RAMP
- EX --- = EXISTING FENCE
- EX --- = EXISTING TREE LINE
- TCCA --- = TCCA (TREE CANOPY CREDIT AREA)
- EX --- = EXISTING WETLANDS



TREE CANOPY CALCULATIONS

TOTAL SITE AREA (NET ACREAGE)	=	378,419 SF
EXISTING TREE CANOPY	=	86% (319,393 SF)
EXISTING TREE CANOPY TO BE PRESERVED	=	3% (10,300 SF)
TOTAL TREE CANOPY AREA REQUIRED (CLASS C)	=	27% (102,173 SF)
PROPOSED NEW TREE CANOPY TO BE PLANTED	=	24% (92,160 SF)
TOTAL TREE CANOPY TO BE PROVIDED	=	27% (102,460 SF)

DETENTION BASIN CALCULATIONS

X = 8 CRA/12
 AC = 0.75 - 0.23 = 0.52
 A = 9.6 ACRES
 R = 2.8 INCHES
 X = (0.52)(9.6)(2.8)/12 = 1.16 AC.-FT.
 REQUIRED X = 50,530 CU.FT.
 PROVIDED BASIN = 13,800 SQ.FT.

TOTAL = 13,800 SQ.FT. @ APPROX. 4 FT. DEPTH = 55,200 CU.FT. > 50,530 CU.FT.

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

PROJECT DATA

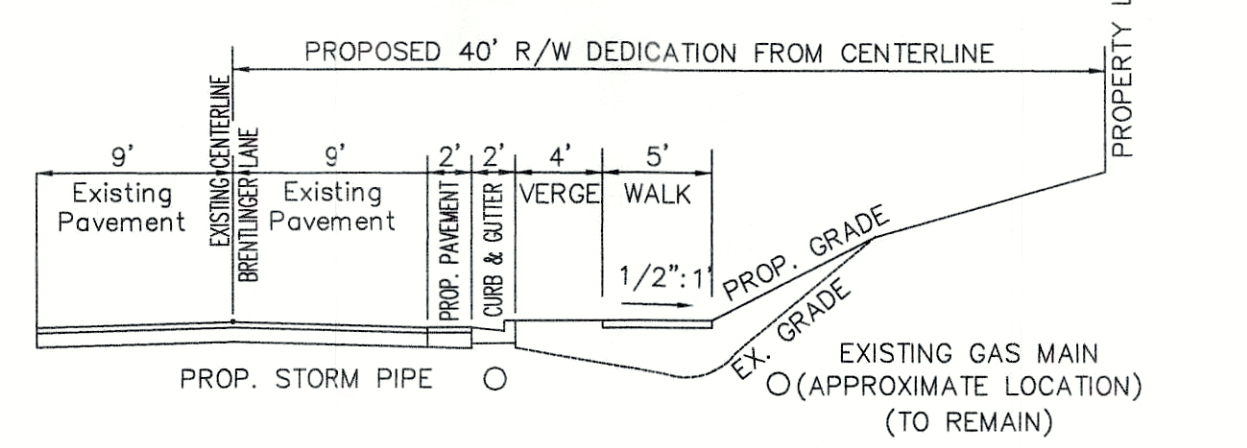
TOTAL SITE AREA	=	8.60± AC (418,133 SF)
R/W DEDICATION AREA	=	0.23± AC (9,942 SF)
R/W AREA	=	0.68± AC (29,772 SF)
NET SITE AREA	=	8.69± AC (378,419 SF)
EXISTING ZONING	=	R-4
PROPOSED ZONING	=	R-4
FORM DISTRICT	=	NEIGHBORHOOD
EXISTING USE	=	SINGLE FAMILY RESIDENTIAL
PROPOSED USE	=	MULTI-FAMILY RESIDENTIAL
PROPOSED NO. OF UNITS	=	113 UNITS
BUILDING HEIGHT	=	2 STORY (35' MAX. ALLOWED)
RESIDENTIAL BLDG FOOTPRINT	=	80,400 SF
CLUBHOUSE BLDG FOOTPRINT	=	2,200 SF
GARAGES BLDG FOOTPRINT	=	3,162 SF
BUILDING AREA	=	180,800 SF
RESIDENTIAL BLDG AREA	=	2,200 SF
CLUBHOUSE BLDG AREA	=	3,162 SF
GARAGES BLDG AREA	=	186,162 SF
TOTAL BUILDING AREA	=	192,524 SF
F.A.R.	=	0.49 (0.75 MAX. ALLOWED)
NET DENSITY	=	13.23 DU/AC (17.42 DU/AC MAX. ALLOWED)
GROSS DENSITY	=	11.77 DU/AC (17.42 DU/AC MAX. ALLOWED)
PARKING REQUIRED	=	MIN. 170 SP, MAX. 339 SP
MULTI-FAMILY RESIDENTIAL	=	113 X 1.5 SPACES MIN., 113 X 3 SPACES MAX.
CLUBHOUSE	=	4
GARAGES	=	4
TOTAL PARKING REQUIRED	=	174 SP, 343 SP
PARKING PROVIDED	=	227 SPACES
SURFACE PARKING	=	11 SPACES
GARAGE PARKING	=	7 SPACES
CLUBHOUSE PARKING	=	4 SPACES
TOTAL PARKING PROVIDED	=	245 SPACES (8 HC SP INCLUDED)
OPEN SPACE REQUIRED	=	1.28 AC (15%)
OPEN SPACE PROVIDED	=	1.29 AC (15%)
RECREATIONAL OPEN SPACE REQUIRED	=	0.64 AC (50% REQUIRED O.S.)
RECREATIONAL OPEN SPACE PROVIDED	=	0.64 AC (50% O.S.)
TOTAL VEHICULAR USE AREA	=	101,706 SF
INTERIOR LANDSCAPE AREA REQUIRED	=	7,627 SF (7.5% VUA)
INTERIOR LANDSCAPE AREA PROVIDED	=	9,106 SF
EXISTING IMPERVIOUS	=	12,953 SF
PROPOSED IMPERVIOUS	=	309,868 SF (2,292% INCREASE)

GENERAL NOTES:

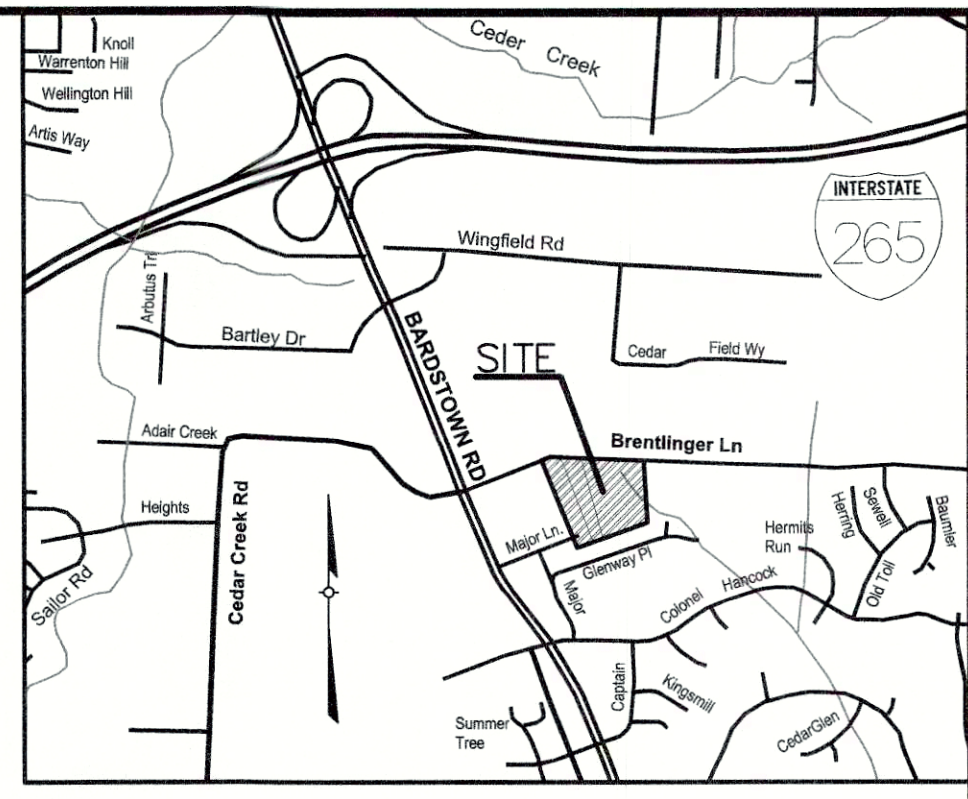
- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the Metro Public Works right-of-way.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems 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.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Karat features were not observed on site during a site visit on October 20, 2019, by Kevin Young, R.L.A.
- All dumpsters shall be screened to comply with the Louisville Metro Land Development Code Chapter 10 requirements.
- A Record Plat shall be recorded prior to issuance of a Certificate of Occupancy. The Record Plat shall grant the Leaders Lane right of way and shall dedicate additional right of way to Brentlinger Lane.
- Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
- All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
- 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 residence or building on the street and shall be in place at the time of the bond release/prior to receiving a certificate of occupancy.
- The minimum grade of all streets shall be 1% and maximum grade shall be 10%.
- Curbs and gutter shall be provided along all public streets in the development.
- Developer shall be responsible for utility relocations (if required), final surface overlay, signage and striping associated with Major Lane and Leaders Lane required road extensions.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request has been approved by MSD by letter dated October 21, 2019. Offsite easements required for sewer access.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0097 E dated December 5, 2015.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- 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 Mgmt. Practices.
- MSD drainage bond is required prior to construction plan approval.
- The applicant shall provide an evaluation of the sewer shed upstream of this property. Sewer alignment and easement locations may be modified from locations depicted on this conceptual plan and shall be placed and sized to adequately serve the sewer shed. MSD and the applicant shall execute an agreement consistent with MSD's excess cost policy prior to construction approval.



PROPOSED BRENTLINGER LANE PROPOSED SECTION NO SCALE



PRELIMINARY APPROVAL
 Condition of Approval:
 Development Review Date: 5-15-20
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

REVISIONS

NO.	DATE	DESCRIPTION
4	1/14/20	AGENCY REVIEW COMMENTS
5	2/18/20	REVISED PER AGENCY COMMENTS
6	2/25/20	REVISED PER AGENCY COMMENTS
7	3/14/20	REVISED PER AGENCY COMMENTS
8	4/7/20	REVISED PER AGENCY COMMENTS

PROJECT DATA
 FILE NAME: 19157-DEV-PLAN
 DATE: 10/14/19
 SCALE: AS SHOWN
 CHECKED BY: JY/JBY/AN
 SURVEYOR'S SEAL
 ENGINEER'S SEAL

LAND DESIGN & DEVELOPMENT, INC.
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING, LAND SURVEYING, LANDSCAPE ARCHITECTURE
 505 WILSON AVENUE SUITE 100 PLAZA 200 WILSON
 LOUISVILLE, KY 40202
 TEL: 502.251.1111 FAX: 502.251.1111
 WEB SITE: WWW.LDD-INC.COM

PRELIMINARY SUBDIVISION PLAN AND DETAILED DISTRICT DEVELOPMENT PLAN
BRENTLINGER TOWNHOMES
 DEVELOPER
 D&K Holdings, LLC
 79.35 Zeima Fields Ave
 LOUISVILLE, KY 40228

RECEIVED
 APR 27 2020
 PLANNING & DESIGN SERVICES
 CASE#19-ZONE-0087
 RELATED CASE#19-ZONEPA-0070
 COUNCIL DISTRICT - 22
 FIRE PROTECTION DISTRICT - BREN CREEK
 MUNICIPALITY - LOUISVILLE
 WM#12064
 JOB NO. 19157
 SHEET 1 OF 1

Binding Elements
Case No. 19-ZONE-0087

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the Detailed District Development Plan/Major Preliminary Subdivision **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 be in accordance with the approved Preliminary Subdivision Plan. No further subdivision of the land into a greater number of lots than originally approved shall occur without approval of the Planning Commission.
3. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
4. 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.
5. 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 Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. 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.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
 - e. Final elevations/renderings shall be submitted for review and approval by Planning Commission staff. A copy of the approved rendering shall be available in the case file on record in the offices of the Louisville Metro Planning Commission.
6. 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.
7. 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.

8. Developer shall repair or replace to existing condition, or substantial equivalent, any and all damages to buildings, decks/porches, and/or streets on the Fairways of Glenmary Condominiums property, (i) caused by the proposed development/construction on the subject property, and/or (ii) caused by developer's work on the sanitary sewer connection on the Fairways of Glenmary Condominiums property pursuant to the sanitary sewer easement being granted.
9. Developer shall repair or replace any damage to the Fairways of Glenmary Condominiums property irrigation system caused by the developer's construction activities, including, but not limited to, damages to the sprinkler heads and controller wiring.
10. Developer shall re-fill with top soil and re-sod all damages to the lawns and/or landscaping on the Fairways of Glenmary Condominiums property caused by developer's construction activities (being replaced with sod and not merely grading and sowing of grass seed).
11. Developer shall maintain the sanitary sewer connection to the existing sanitary sewer line on the Fairways of Glenmary Condominiums property leading to and from the subject property, to the extent same is not maintained by the metropolitan sewer district ("MSD").
12. Developer shall construct an eight (8) foot tall fence, being either an iron fence or a maintenance free shadow box fence with 6 inch x 6 inch posts, in the location from the southeast corner of the Kohl's property, along the Fairways of Glenmary Condominiums property common property line with the subject property (in the approximate area of the existing wood fence – which is to be removed), designed to prevent walking traffic from/to the subject property through the Fairways of Glenmary Condominiums property), and shall thereafter maintain the fence in perpetuity.
13. Developer shall protect the trees on the Fairways of Glenmary Condominiums property from damage, except where storm pipes exit the detention basin.
14. Developer shall locate any portable toilets in the northwest or northeast corner of the subject property construction site.
15. Developer shall direct storm water runoff during construction to be drained through a silt control basin before any storm water naturally flows onto any of the Fairways of Glenmary Condominiums property so as not to adversely affect the property of neighboring residents.
16. Developer shall prohibit construction personnel vehicles, construction vehicles, and equipment from parking on the Fairways of Glenmary Condominiums property, unless specific written permission is granted for the purpose of sanitary sewer connections.
17. Developer shall periodically clean the subject property construction site for dirt and mud buildup.
18. Operation of construction equipment on the subject property during construction thereof shall be during the hours between 9:00 am – sundown.
19. Developer shall provide first tier adjacent property owners with an up-to-date list of the general contractor and supervisor personnel, as well as the apartment community business owner telephone numbers, to report complaints, which shall be updated at least annually.
20. Developer shall be responsible for any and all costs of repair and clean-up on the Fairways of Glenmary Condominiums property resulting from any sewage backups until MSD accepts maintenance

responsibility for the sanitary sewer connection to the Subject Property, which may occur in the residential units in the Fairways of Glenmary Condominiums property – if such damage is determined to be the result of the aforementioned additional sewer connection to the existing residential sewer and the increase of sewage volume.

21. Developer shall provide general screening of dumpsters and service structures for aesthetics, health and odor issues.
22. Any and all lighting along the common property line with the Fairways of Glenmary Condominiums property shall be directed down and away from the Fairways of Glenmary Condominiums property, with the minimum amount of lumens practical.
23. Prior to issuance of a building permit, developer, its successors or assigns shall dedicate along its Brentlinger Lane frontage such additional right-of-way (ROW) as to assure a total ROW of 40 feet from centerline. And then prior to issuance of a Certificate of Occupancy (CO), on its side of Brentlinger Lane within that ROW, it shall construct (a) added drive-lane pavement to increase the south lane from 9 to 11 feet, (b) 2 feet curb and gutter, and (c) a 5 foot sidewalk.