

NOTES

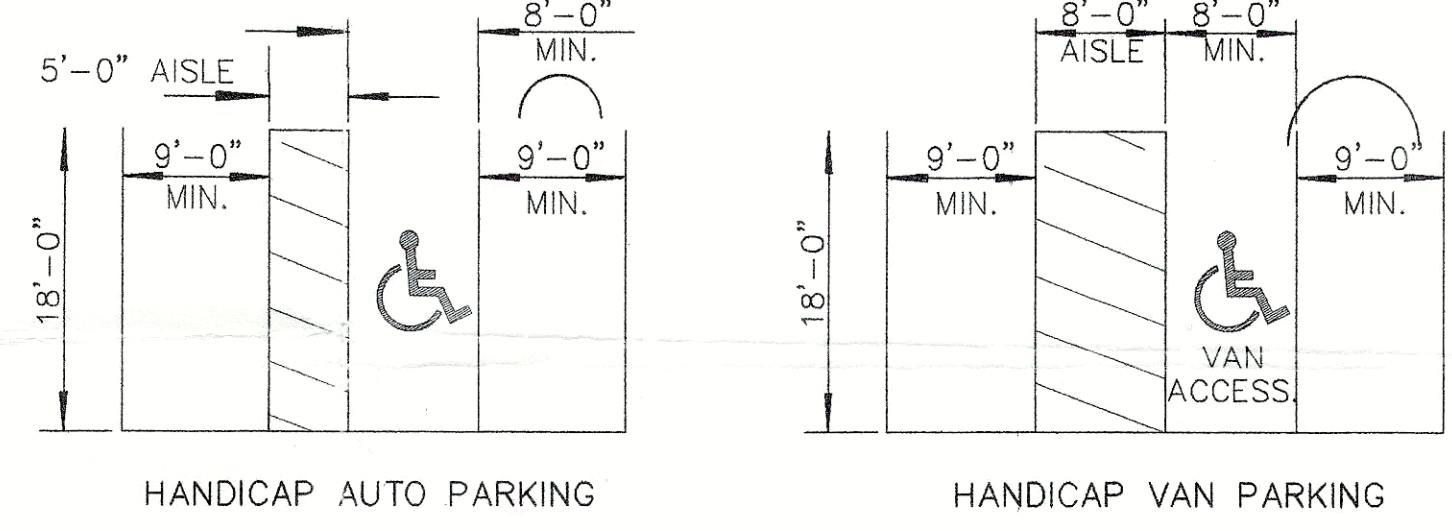
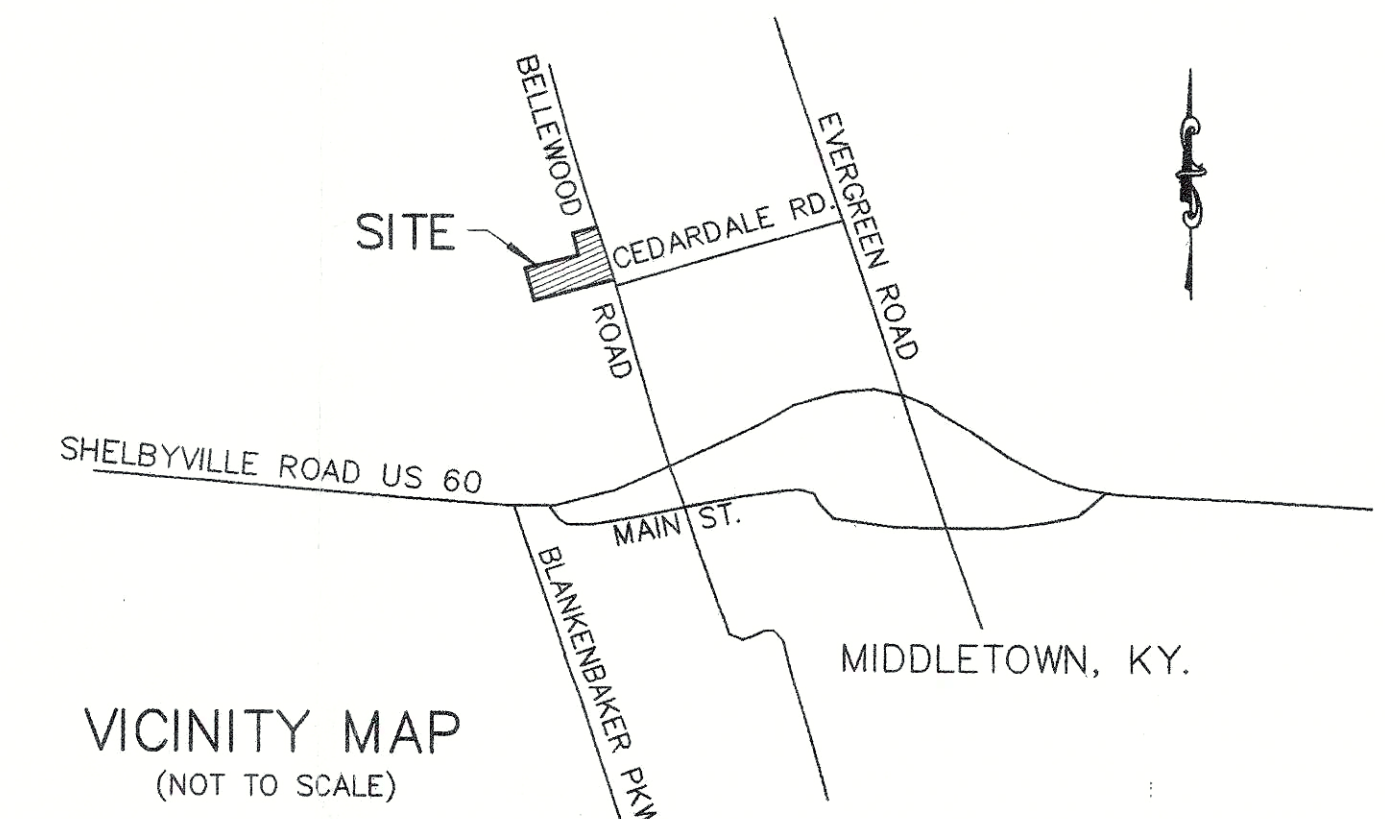
- PARKING SPACES ARE 9.0' X 18.0'
- ALL LIGHTING IS TO BE DIRECTED DOWN AND AWAY FROM ADJACENT RESIDENTIAL AREAS
- SUITABLE TREES ON THIS PROJECT ARE TO REMAIN.
- SANITARY SEWERS ARE AVAILABLE BY LATERAL EXTENSION AND SUBJECT TO MSD AND DIVISION OF WATER APPROVAL. CAPACITY FEES MAY BE CHARGED.
- SEWAGE TO BE TREATED AT MORRIS FOREMAN WASTEWATER TREATMENT PLANT.
- THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD AREA AS INDICATED ON FLOOD MAP 2111100105 D TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- THE ANTICIPATED SOIL TYPE AT FINISHED GRADE IS TYPE 'C'.
- RIGHT-OF-WAY DEDICATION BY MINOR PLAT OR DEED MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
- IF BELLEWOOD ROAD IS CUT FOR PROPOSED SEWER LINE, FULL WIDTH RESURFACING WILL BE REQUIRED BY METRO PUBLIC WORKS.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- PER MSD, THE DEVELOPER IS TO WORK WITH THE DOWNSTREAM PROPERTY OWNER (MCCOY PROPERTY) TO IMPROVE OFF SITE DRAINAGE DURING THE CONSTRUCTION PHASE.

SITE SUMMARY

TOTAL SITE AREA	1.579	1.504 ACRES
DEDICATED R/W	0.076	1.504 ACRES
NET AREA	1.503	1.504 ACRES
EXISTING ZONING DISTRICT	R-4	
EXISTING FORM DISTRICT	NEIGHBORHOOD	
EXISTING USE	VACANT	
PROPOSED ZONING DISTRICT	R-5A	
PROPOSED FORM DISTRICT	NEIGHBORHOOD	
PROPOSED USE	MULTI FAMILY RESIDENTIAL (CONDOMINIUM)	
PARKING SPACES REQUIRED	27	
PARKING SPACES PROVIDED	48	37 AT
(SEE PARKING CALCULATIONS)		
AREA OF BUILDING FOOTPRINT	1,220 SQ. FT.	
AREA OF BUILDINGS	9,760	10,368 SQ. FT.
AREA OF PAVEMENT		21,109 SQ. FT.
BUILDING HT.		34 FT.
VEHICLE USAGE AREA (VUA)		18,809 SQ. FT.
FLR. AREA		941 SQ. FT.
FLOOR AREA RATIO (FAR)		0.30
GROSS FLOOR AREA		10.01 DU/AC
GROSS DENSITY		10.65 DU/AC
NET DENSITY		10.65 DU/AC

TREE CANOPY CALCULATIONS

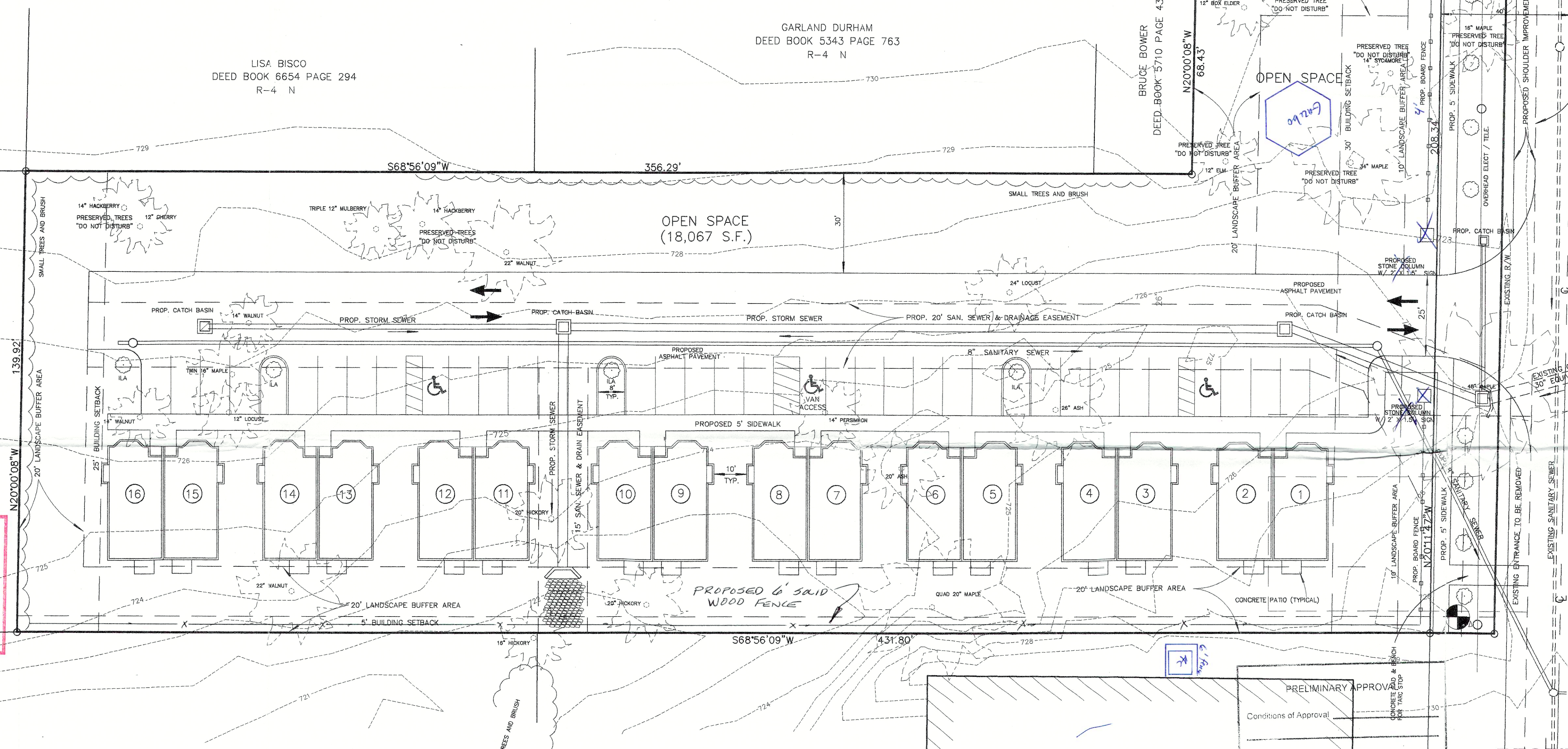
TOTAL SITE AREA	1.504 ACRES
TOTAL CANOPY REQUIRED	10,482 S.F. (16%)
EXISTING PRESERVED CANOPY	12% OR 7,862 S.F.
NEW CANOPY REQUIRED	4% OR 2,620 S.F.
STREET TREES CANOPY	
TYPE "B"	8 TREES X 360 S.F. = 2,880 S.F.
TOTAL	2,880 S.F.
INTERIOR LANDSCAPE AREA	
TYPE "B"	4 TREES X 360 S.F. = 1,440 S.F.
TOTAL	1,440 S.F.
TOTAL CANOPY PROVIDED	4,320 S.F.



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

CORDELL BLAIR, ET. AL.
 DEED BOOK 6951 PAGE 110
 R-4 N

LOUISVILLE METRO PLANNING COMMISSION
 APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 9-30-05
 APPROVAL DATE: 09/20/05
 EXPIRATION DATE: 11/16/07
 SIGNATURE OF PLANNING COMMISSION: *Alisa Tomber*

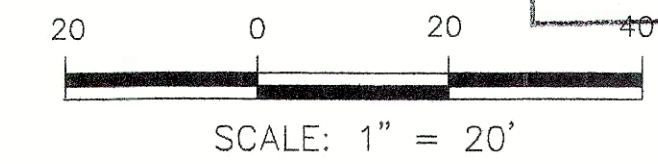


PARKING CALCULATIONS

1.5 PARKING SPACES PER DWELLING (MINIMUM)
 NUMBER OF DWELLINGS = 16
 16 DWELLINGS X 1.5 (MIN.) = 24 SPACES
 16 DWELLINGS X 3.0 (MIN.) = 48 SPACES
 PARKING SPACES PROVIDED = 37 SPACES

PRELIMINARY APPROVAL
 Conditions of Approval
 Date: 4/7/05
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

TRANSPORTATION APPROVAL
 PRELIMINARY DEVELOPMENT PLAN
 CATEGORY: 2 3 4
 CONDITIONS:
 BY: *P. Wahl*
 DATE: 4/7/05



WM# 5240
 106-04

OWNER / DEVELOPER
 JASON COMPANIES, L.L.C.
 706 EVERGREEN ROAD
 LOUISVILLE, KY 40223
 DEED BOOK 8452 PAGE 477
 SITE ADDRESS
 500 & 506 BELLEWOOD ROAD
 LOUISVILLE, KENTUCKY
 TAX BLOCK 22 LOT 127
 TAX BLOCK 22 LOT 183

REVISIONS

4-6-2005	AGENCY COMMENTS
7/21/05	7/21/05

DRAWN BY: TJW
 CHECKED BY: MAT
 FILE NAME: C:\JOBS2004\STANFORD

Advanced
 Civil Engineering
 Land Surveying
 Planning - Design

MORRIS A. TALBOTT, PE, PLS
 319 TUCKER STATION ROAD
 LOUISVILLE, KENTUCKY 40243
 (502) 244-3876

DEVELOPMENT PLAN / ZONING CHANGE
 BELLEWOOD GARDENS
 CONDOMINIUMS

DATE: 12-13-2004
 (SEE ABOVE FOR REVISIONS)
 PROJECT NO. 08804
 SCALE: 1" = 20'
 SHEET 1 OF 1

BINDING ELEMENTS

DOCKET NO. 9-30-05

RESOLVED, that the Louisville Metro Planning Commission does hereby **RECOMMEND** to the legislative council of the Louisville/Jefferson County Metro Government that the change in zoning from R-4 Single Family Residential to R-5A Multi-Family Residential on property described in the attached legal description be **APPROVED**.

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 density of the development shall not exceed 10.65 dwelling units per acre (16 units on 1.503 acres).
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 or site disturbance permit is requested:
 - a. The development plan must receive full construction approval from 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 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; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - 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.
6. If a building permit is not issued within one year of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.
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. 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.

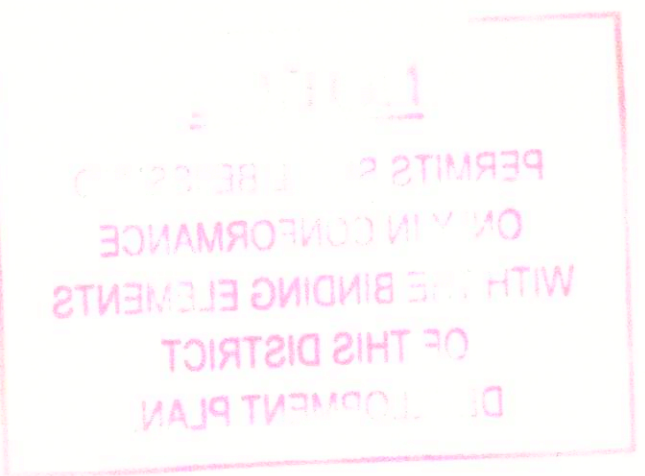
9. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the August 4, 2005, Planning Commission meeting.
10. At the time a building permit is requested, the applicant shall submit a certification statement to the permit issuing agency, 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 thereafter. 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.
11. 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.
12. Multi-family development of the property shall be limited to development under a horizontal property regime.

SPECIAL BINDING ELEMENT PROPOSED BY APPLICANT

13. The Homeowners Association of the proposed development will be responsible for the maintenance and upkeep of the exterior of each unit as well as the exterior landscaping on the property.

SPECIAL BINDING ELEMENTS PROPOSED BY NEIGHBORS

14. The proposed 6-foot tall solid wood fence along the south property line shall be constructed as shown on the approved development plan. The fence shall be maintained in good repair by the property owner.
15. The air conditioning units on the adjacent Middletown Lodge property to the south shall be fenced by the developer.
16. The developer shall grade the site in accordance with the grading cross sections that have been submitted at the LD&T meeting on June 9, 2005, including grading on the adjacent Middletown Lodge property to ensure a stable slope and appropriate drainage.
17. The drainage easement for downstream drainage improvements shall be recorded prior to transmittal of the plans. The construction of the downstream drainage improvements must be completed before requesting a building permit.
18. The developer shall provide evergreen trees a minimum of 8-feet tall planted 15-feet on center along the south property line. Trees shall be replaced by the property owner if they die.



Proposed & approved
by Metro Council
1/16/05

19. Upstream areas draining through the proposed development and proposed buildings and pavement drainage shall be transmitted to the Old Harrods Creek Road drainage system within recorded drainage easements.