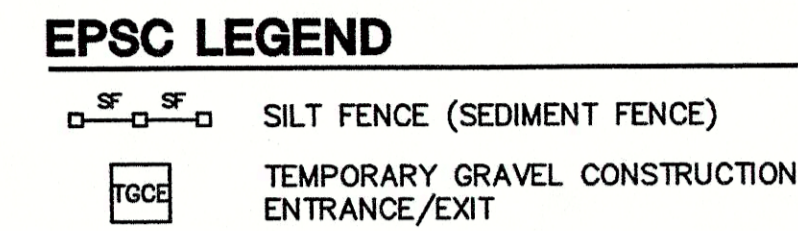
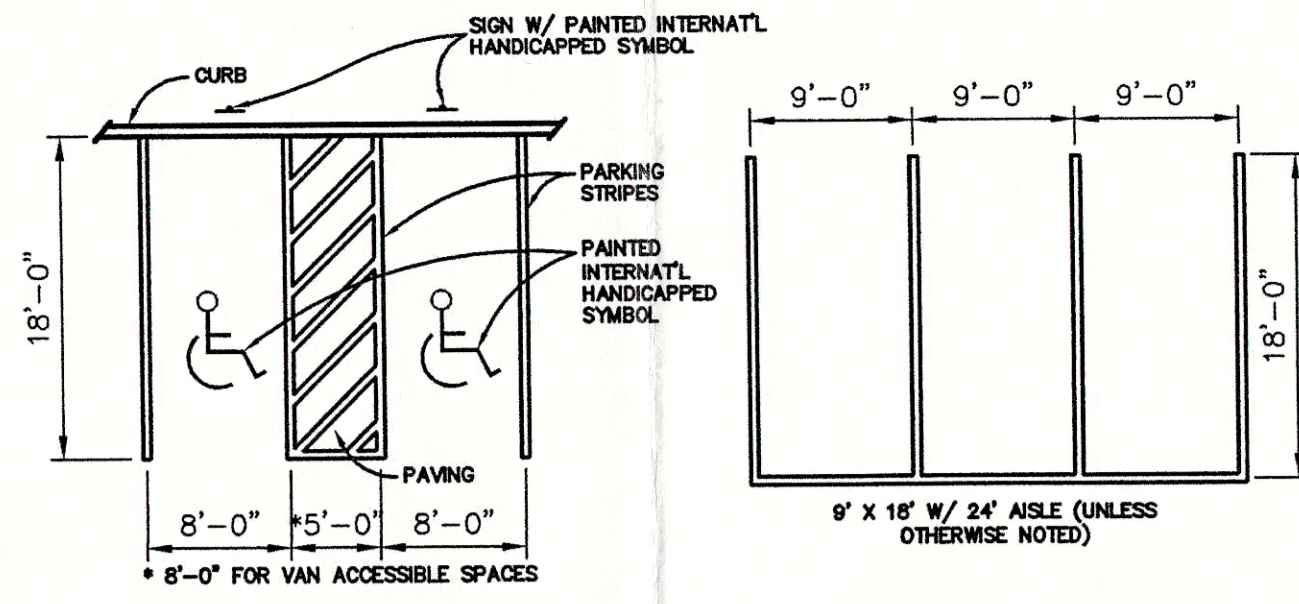
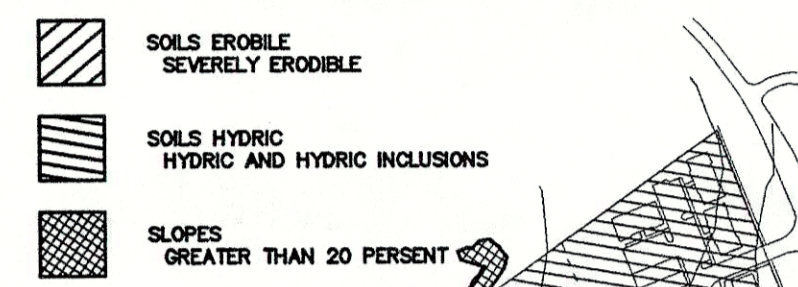


LOCATION MAP
NO SCALE

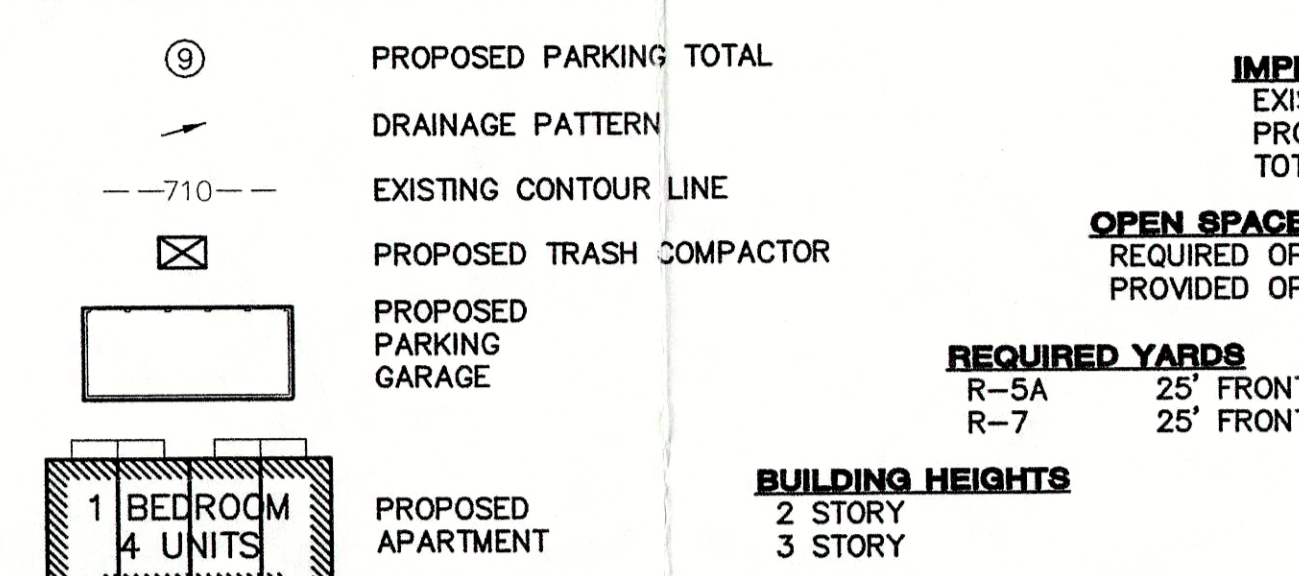


SENSITIVE FEATURES MAP



PARKING STRIPING DETAIL

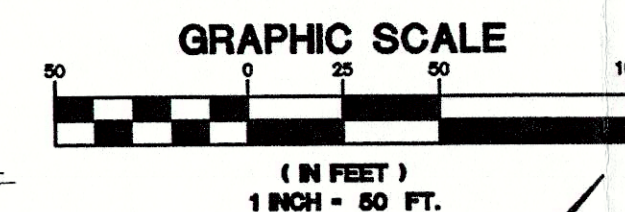
LEGEND



SITE DATA

ZONING		
R-4 TO R-5A	3.0 AC	
R-4 TO R-7	28.4 AC	
	29.4 AC	
UNITS		
CLUBHOUSE / POOL	3,800 S.F.	
APARTMENTS	420 UNITS	
NET DENSITY:	14.29 UNITS/AC	
PARKING REQUIRED		
APARTMENTS (1.5/424 Unit)	636 SPACES	
CLUBHOUSE / POOL (1/100sf)	38 SPACES	
	674 SPACES	
PARKING PROVIDED		
TOTAL PARKING PROVIDED	717 SPACES	
OF THESE SPACES, 15 ARE HANDICAP ACCESSIBLE.		
OF THESE HANDICAP SPACES, 2 ARE VAN ACCESSIBLE.		
VUA & ILA		
PROPOSED VEHICLE USE AREA (VUA)	223,240 S.F.	
INTERIOR LANDSCAPE AREA (ILA)	11,162 S.F.	
REQUIRED:	13,054 S.F.	
PROPOSED:		
IMPERVIOUS AREA		
EXISTING IMPERVIOUS SURFACE	0 S.F.	
PROPOSED IMPERVIOUS SURFACE	514,876 S.F.	
TOTAL AREA OF SITE	1,280,664 S.F.	
OPEN SPACE RT		
REQUIRED OPEN SPACE (384x600sf)	5.29 AC	
PROVIDED OPEN SPACE	15.89 AC	
REQUIRED YARDS		
R-5A 25' FRONT & REAR - 5' SIDE YARDS		
R-7 25' FRONT & REAR - 5' SIDE YARDS		

FLOOR AREA RATIO	
R-5A	
(2614 sf x 2 floors x 9 units) / (3.0 ac) = 0.36	
R-7	
(6591 sf x 3 floors x 7 units) = 138,411 sf	
(8923 sf x 3 floors x 5 units) = 133,845 sf	
(9568 sf x 3 floors x 4 units) = 114,816 sf	
(387,072 sf) / (26.4 ac) = 0.34	



MSD NOTES:

1. THERE SHALL BE NO INCREASE IN WSEL UPSTREAM OR DOWN STREAM OF THIS SITE.
2. DOW APPROVAL REQUIRED PRIOR TO CONST. APPROVAL.
3. C.O.E. APPROVAL REQUIRED PRIOR TO CONST. APPROVAL.
4. MSD FLOOD PLAIN PERMIT REQ'D PRIOR TO CONST. APPROVAL.
5. INCREASES IN RUNOFF VOLUME TO BE COMPENSATED @ 1 1/2:1.
6. FILL IN THE FLOOD PLAIN SHALL BE COMPENSATED @ 1 1/2 : 1.
7. GEOTECHNICAL REPORT MAY BE REQUIRED.
8. ANY BUILDINGS IN THE FLOODPLAIN WILL REQUIRE ELEV. CERTIFICATES.
9. SEWERS BY LE AND SUBJECT TO ALL APPLICABLE FEES. SEWERS TO BE TREATED AT WEST COUNTY TREATMENT PLANT.

FLOODPLAIN - RUNOFF CALCULATIONS

FILL IN FLOODPLAIN	ENTRANCE ROAD: 1.4 AcFt. X 1.5 = 2.1 AcFt.
INCREASED RUNOFF	AFFECTED SITE AREA = 29.4 AC.
Ex C = 0.33	PROP. C = 0.6028
Δ C = 0.2728	A = 29.4 AC.
R = 2.9 IN.	INCREASED RUNOFF = 0.2728x2.9x28.4/12 = 1.98 AcFt.
TOTAL FLOODPLAIN COMPENSATION REQUIRED	2.1 AcFt. + 2.91 AcFt. = 5.01 AcFt.
FLOODPLAIN COMPENSATION PROVIDED:	11.58 AcFt. (2.3 x REQ'D)

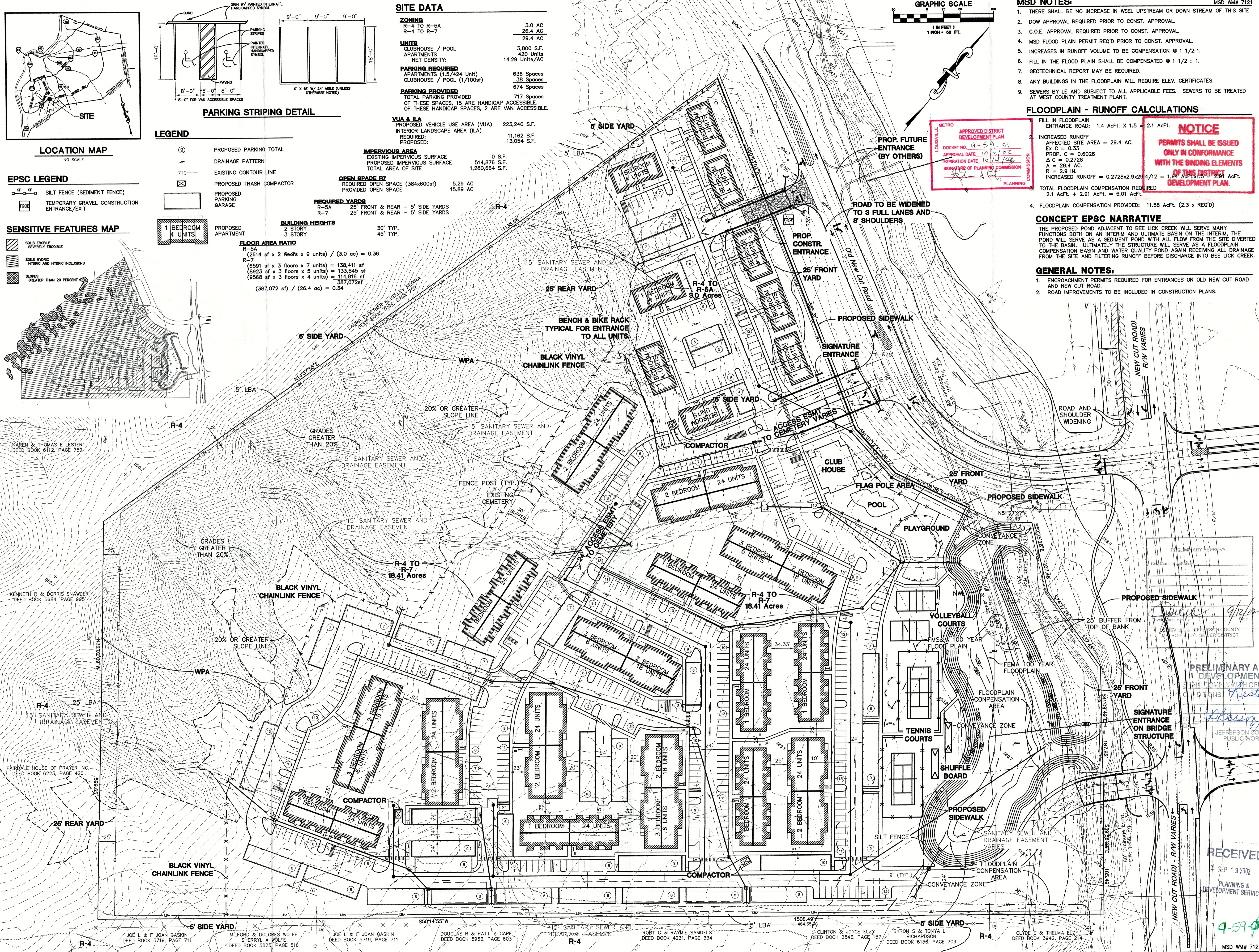
NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

CONCEPT EPSC NARRATIVE

THE PROPOSED POND ADJACENT TO BEE LICK CREEK WILL SERVE MANY FUNCTIONS BOTH ON AN INTERIM AND ULTIMATE BASIS ON THE INTERIM, THE POND WILL SERVE AS A SEDIMENT POND WITH ALL FLOW FROM THE SITE DIVERTED TO THE BASIN. ULTIMATELY THE STRUCTURE WILL SERVE AS A FLOODPLAIN COMPENSATION BASIN AND WATER QUALITY POND AGAIN RECEIVING ALL DRAINAGE FROM THE SITE AND FILTERING RUNOFF BEFORE DISCHARGE INTO BEE LICK CREEK.

GENERAL NOTES:

1. ENCROACHMENT PERMITS REQUIRED FOR ENTRANCES ON OLD NEW CUT ROAD AND NEW CUT ROAD.
2. ROAD IMPROVEMENTS TO BE INCLUDED IN CONSTRUCTION PLANS.



PRESNELL ASSOCIATES INC
717 West Main Street, Louisville, Kentucky 40202
Phone: 502-585-2222 Fax: 502-585-2222
www.presnellgroup.com

WYNDAMERE
6801 OLD NEW CUT ROAD
GENERAL DISTRICT DEVELOPMENT PLAN
City of Louisville
Jefferson County
Jefferson County Public Works

PRELIMINARY APPROVAL DEVELOPMENT PLAN
ALL TO BE COMPLIED WITH ORDINANCE #28
JEFFERSON COUNTY PUBLIC WORKS

RECEIVED
SEP 13 2002
PLANNING & DEVELOPMENT SERVICES

DATE	10-30-01
JOB NO.	98199.F00
MADE BY	SLF
CHKD BY	DJR
HOR. SCALE	1" = 50'
VERT. SCALE	
DATE	
General District Development Plan	
REVISION NO.	001
DRAWING NO.	C0.1

WHEREAS, Fiscal Court further finds that the existing zoning classification of the subject property is inappropriate and the proposed classification is appropriate and there have been major changes of an economic, physical and social nature which were not anticipated by the Comprehensive Plan which have substantially altered the basic character of the area;

NOW, THEREFORE, BE IT ORDAINED BY THE FISCAL COURT OF JEFFERSON COUNTY, KENTUCKY:

Section 1. That the above property located at 6501 Old New Cut Road in unincorporated Jefferson County and more particularly described in the minutes and records of the Planning Commission in Docket No. 9-59-01V is hereby changed from R-4 Single Family Residential to R-5A and R-7 Multi-Family Residential, provided said property shall be subject to the following 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. The density of the development shall not exceed 14.29 dwelling units per acre (420 units on 29.4 acres).
3. There shall be no freestanding sign permitted on site without prior approval. Monument style signs that meet the size and height limits established in the "Policies for Future Development Along Designated Parkways" may be approved by DPDS staff. Signs that exceed those limits are permitted only if approved by LD&T or the Commission. LD&T or the Planning Commission may require that the signs be smaller than would otherwise be permitted by the Zoning District Regulations.
4. A signature entrance may be provided at the main entrance(s) in accordance with Section 9.1.A of the Louisville and Jefferson County Development Code. Any freestanding signs in accordance with the parkway designation standards and Article 11 of the Louisville and Jefferson County Development Code may be approved by Planning Commission staff.
5. No outdoor advertising signs, small free-standing signs, pennants, balloons, or banners shall be permitted on the site.
6. There shall be no outdoor storage, display or sales permitted on the site.
7. Outdoor lighting (for parking lot illumination and security) shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a

000230

90-degree cutoff and height of the light standard shall be set so that no light source is visible off-site. Light levels due to lighting on the subject site shall not exceed 0.5 foot candles measured at the property line. The applicant shall obtain certification by a qualified expert in measurement of lighting levels prior to requesting a certificate of occupancy. Such certification shall be maintained on site at all times thereafter.

8. Construction fencing shall be erected when off-site trees or tree canopy exists within three (3) feet 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.
9. A Tree Preservation Plan shall be approved by Planning Commission staff prior to transmittal to the office responsible for permit issuance. No clearing and/or grading activities may take place until a Tree Preservation Plan has been approved. The Tree Preservation Plan shall identify and submit for approval by designated DPDS staff, a plan showing the location of Tree Preservation Areas on site (exclusive of areas dedicated as public right-of-way) prior to beginning any construction procedure (i.e., clearing, grading, demolition). All construction shall be conducted in accordance with the approved Tree Preservation Plan. A partial plan may be submitted to delineate clearing necessary for preliminary site investigation. All Tree Preservation Plans must be prepared in accordance with the standards set forth by DPDS.
10. 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 the Jefferson county Department of Public Works and Transportation (400 Fiscal Court Building) and the Metropolitan Sewer District (700 West Liberty).
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
11. 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

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unless a revised district development plan is approved or an extension is granted by the Planning Commission.

12. 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.
13. 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.
14. 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.
15. 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.
16. The site shall be developed in accordance with the tree preservation areas delineated on the site plan and related notes. 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. All plans setting out tree preservation areas must contain the following notes:
 - a. Tree preservation areas (TPAs) identified on this plan represent portions of the site the developer has designated to be left undisturbed during the development of roadways, utilities and similar infrastructure. These are not permanent preservation areas. Trees in these areas may be removed during construction of homes or buildings on individual lots.
 - b. Dimension lines have been used on this plan to establish the general location of TPAs and represent minimum distances. The final boundary for each TPA shall be established in the field by the applicant, developer, or property owner to include canopy area of all trees at or within the dimension line.

000228

- c. Tree protection fencing shall be erected around all TPAs prior to site disturbance (except as provided in these notes) to protect the existing tree stands and their root systems. The fencing shall be located at least three (3) feet beyond the edge of the tree canopy and shall remain in place until all construction is completed. When trees must be removed in a TPA, the fence shall be relocated to protect all remaining trees within that TPA. When a tree mass contains both WPAs and TPAs, fencing shall only be required at the outer most perimeter of that tree mass.
 - d. No parking, material storage, or construction activities are permitted within the TPAs beyond that allowed for preliminary site investigation work.
 - e. Clearing necessary to provide access for survey work, rock soundings or other usual and customary site investigations shall be permitted prior to Site Disturbance Approval. Preliminary site investigations shall be carefully planned to minimize the amount of clearing required. Clearing should follow proposed roadway centerlines and should not result in a clear access way of more than twenty (20) feet in width. Cleared access ways beyond proposed roadways to assess individual lots shall not exceed 12 feet in width or encroach into any proposed open space lots. No trees exceeding eight (8) inches in diameter measured at a height of four and one-half feet above ground level shall be removed without prior approval by DPDS.
17. The site shall be developed in accordance with the woodland protection areas delineated on the site plan, tree preservation plan and related notes. Any modification of the woodland protection area requires notification of adjoining property owners and LD&T action.
18. The applicant shall provide deeds of restriction ensuring that WPAs will be permanently protected in a manner consistent with these binding elements and the approved plan. The form of the deed restrictions shall be approved by Planning Commission counsel. Deed Restrictions must be recorded prior to tree preservation approval. All plans setting out woodland protection areas must contain the following notes:
- a. Woodland Protection Areas (WPAs) identified on this plan represent portions of the site that shall be permanently preserved. All clearing, grading and fill activity in these areas must be in keeping with restrictions established at the time of development plan approval. No further clearing, grading, construction or other land disturbing activity shall take place within designated WPAs 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.

000277

- b. Dimension lines have been used on this plan to establish the general location of WPAs and represent the minimum boundary of the designated WPAs. The final boundary for each WPA shall be established in the field by the applicant, developer, or property owner to include canopy area of all trees at or within the dimension line.
 - c. Tree protection fencing shall be erected around all WPAs prior to Site Disturbance Approval to protect the existing tree stands and their root systems. The fencing shall be located at least three (3) feet beyond the edge of the tree canopy and shall remain in place until all construction is completed.
 - d. No parking, material storage or construction activities are permitted within the WPAs.
19. The dumpster shall not be emptied between the hours of 10 p.m. and 7 a.m.
20. Construction drawings for roadways and drainage system will be submitted to a qualified geotechnical engineer for review and approval before beginning construction.
21. During earthwork operations a qualified geotechnical engineer will provide field inspection for the following:
- a. Topsoil stripping;
 - b. Compaction of fill for roadway and overlot grading;
 - c. Proof-rolling roadway subgrade;
 - d. Under drains under pavement where necessary.
22. Foundations shall be approved by a qualified geotechnical engineer before beginning foundation construction of buildings. Also a qualified geotechnical engineer shall inspect the subgrade before beginning construction of foundations.
23. Landscaping for the site shall utilize only native species trees and shrubs.
24. Roadway improvements:
- a. The first one hundred seventy (170) units may begin construction upon receipt of approval of a detailed district development plan and construction drawings. However no certificates of occupancy for these units may be requested until the following roadway improvements are completed by the developer:


000226

9-59-01V

1. Addition of south bound right turn lane on New Cut Road at Old New Cut Road intersection.
 2. Widening of Old New Cut Road to three (3) lanes from New Cut Road to the west property line of the subject property.
- b. No certificates of occupancy for the next one hundred twenty-five (125) units may be requested until the substantial completion of the New Cut Road widening between Outer Loop and the Gene Snyder Freeway as determined by County Public Works.
- c. No building permits may be obtained for the remaining one hundred twenty-five (125) units until final completion of the New Cut Road widening between Outer Loop and Gene Snyder Freeway.
25. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the December 20th, 2001 Planning Commission meeting.

Section 2. This Ordinance shall take effect upon passage.

Adopted this 26th day of February, 2002.


 REBECCA JACKSON
 COUNTY JUDGE/EXECUTIVE

ATTEST:



 FISCAL COURT CLERK

APPROVED AS TO FORM AND LEGALITY:
 IRV MAZE
 JEFFERSON COUNTY ATTORNEY



 BY: DEBORAH A. BILITSKI

000225