

NO.	DATE	REVISIONS

**RECEIVED**  
DESIGN SERVICES  
DEC 23 2016

**14156**  
JOB NO.

**SHEET 1**  
OF 1

**WM #11076**  
RELATED CASE: L202000408  
COUNCIL DISTRICT - 23  
FIRE PROTECTION DISTRICT - HIGHVIEW

**14156**  
JOB NO.

**SHEET 1**  
OF 1

**PROJECT DATA**

TOTAL SITE AREA	= 18.04 AC. (794,879 SF)
TRACT 1 LEFT OF WAY AREA	= 0.34 AC. (14,763 SF)
TRACT 1 RIGHT OF WAY AREA	= 7.74 AC. (335,478 SF)
TRACT 1 TOTAL AREA	= 8.08 AC. (352,241 SF)
EXISTING ZONING (TRACT 1)	R-5A
PROPOSED ZONING (TRACT 1)	R-5A
FORM DISTRICT	EDGEHURGHOOD
EXISTING USE	UNDEVELOPED
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
EXISTING UNITS (TRACT 2)	104 UNITS
PROPOSED UNITS (TRACT 1)	44 UNITS
TOTAL # OF UNITS	148 UNITS
PROPOSED BUILDING HEIGHT (TRACT 1 ONLY)	= 2 STORY (30' MAX. ALLOWED)
PROPOSED BUILDING HEIGHT (TRACT 2 ONLY)	= 4 STORY (48' MAX. ALLOWED)
TOTAL GROSS BUILDING AREA (TRACT 1 ONLY)	= 71,400 SF
F.A.R. (TRACT 1)	= 0.21 (0.5 MAX. ALLOWED)
BUILDING FOOTPRINT (TRACT 1 ONLY)	= 6,400 SF
TOTAL GROSS BUILDING AREA (TRACT 2 ONLY)	= 1,385,500 SF
F.A.R. (TRACT 2)	= 2.10 (3.0 MAX. ALLOWED)
BUILDING FOOTPRINT (TRACT 2 ONLY)	= 275,000 SF
TOTAL GROSS BUILDING AREA (TRACT 1 & 2)	= 1,456,900 SF
F.A.R. (TRACT 1 & 2)	= 0.51 (3.5 MAX. ALLOWED)
BUILDING FOOTPRINT (TRACT 1 & 2)	= 281,400 SF
OPEN SPACE PROVIDED (TRACT 1) = (134) 1.2 AC. = 92,640 SF	
OPEN SPACE PROVIDED (TRACT 2) = (134) 5.9 AC. = 258,547 SF	
RECREATIONAL OPEN SPACE PROVIDED (TRACT 1) = (52) 0.6 AC. = 26,880 SF	
RECREATIONAL OPEN SPACE PROVIDED (TRACT 2) = (52) 1.1 AC. = 57,440 SF	
PARKING SPACES PROVIDED (TRACT 1)	44/3 SP. MAX.
PARKING SPACES PROVIDED (TRACT 2)	68 SP.
TOTAL PARKING SPACES PROVIDED	112 SP.
100% REDUCTION PER SECTION 4.1.2.2	= 60 SP. 132 SP.
100% REDUCTION PER SECTION 4.1.2.3	= 34 SP. 68 SP.
TOTAL PARKING PROVIDED	= 98 SP.
MINIMUM LANDSCAPE AREA PROVIDED (TRACT 1)	= 2,875 SF
MINIMUM LANDSCAPE AREA PROVIDED (TRACT 2)	= 4,035 SF
TOTAL LANDSCAPE AREA PROVIDED (TRACT 1 & 2)	= 6,910 SF

**SETBACKS**

FRONT YARD SETBACK	= 20'
SIDE YARD SETBACK	= 5'
REAR YARD SETBACK	= 25'

**LOCATION MAP**  
NOT TO SCALE

**WAIVER REQUESTED:**

- Tract 1 and 2: A Waiver is requested from Section 10.2.4 of the Ordinance regarding the requirement for a 10-foot wide Landscape Buffer Area along the boundary between the proposed site and the existing site. The waiver is requested for the portion of the site that is adjacent to the existing site.

**WAIVERS GRANTED:**

- Tract 2: A Waiver is granted for Tract 2 from Section 10.2.4 of the Ordinance regarding the requirement for a 10-foot wide Landscape Buffer Area along the boundary between the proposed site and the existing site. The waiver is granted for the portion of the site that is adjacent to the existing site.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to the start of any earthmoving activities. The EPSC plan shall be approved by the Louisville Jefferson County Metropolitan Planning Commission (MPC) prior to the start of any earthmoving activities. The EPSC plan shall be approved by the Louisville Jefferson County Metropolitan Planning Commission (MPC) prior to the start of any earthmoving activities.

Detention basins, if approved, shall be constructed and shall perform sedimentation basins during construction until the contributing drainage areas are sealed and stabilized. All detention basins shall be constructed in accordance with the approved plan and shall be maintained in accordance with the approved plan.

All structures shall be located away from streams, creeks, rivers and other bodies of water. Structures shall be located away from streams, creeks, rivers and other bodies of water. Structures shall be located away from streams, creeks, rivers and other bodies of water.

Construction methods shall be selected prior to any earthmoving or grading activities. Construction methods shall be selected prior to any earthmoving or grading activities. Construction methods shall be selected prior to any earthmoving or grading activities.

**TREE CANOPY CALCULATIONS (CLASS C) (0%-40% COVERAGE) (TRACT 1 ONLY)**

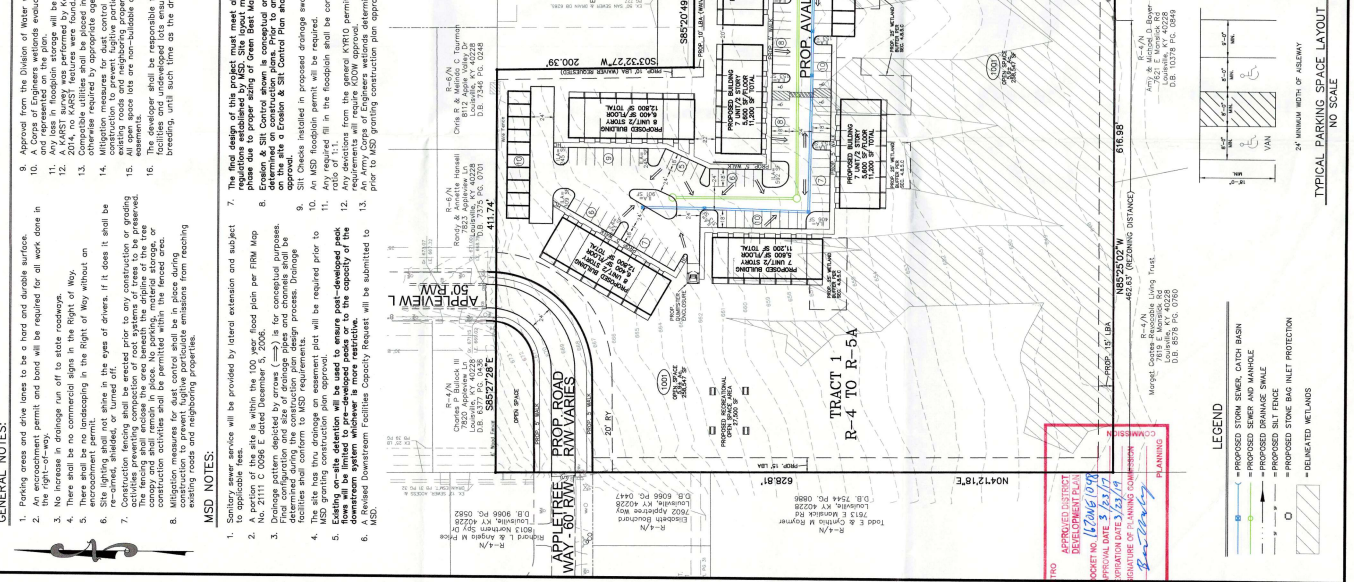
TOTAL TREE CANOPY AREA REQUIRED	= 347,739 S.F.
TOTAL TREE CANOPY AREA PRESERVED	= 20% (69,547 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (69,547 S.F.)

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**DETENTION BASIN CALCULATIONS (TRACT 1 ONLY)**

X = 0 CWA/2	
AC = 0.69-0.23=0.46	
R = 2.8 INCHES	
X = (0.46)(0.35)(2.8)/2 = 1.97 AC.-FT.	
REQUIRED X = 85,795 CUFT.	
PROVIDED BASIN = 31,000 CUFT.	
TOTAL = 31,000 SQA.F.T. @ APPROX. 3 FT. DEPTH = 93,000 CUFT. > 85,795 CUFT.	



### Binding Elements

1. The development shall be in accordance with the approved revised 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. 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.
3. 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 revised development plan must receive full construction approval from Louisville Metro Department of Codes and Regulations Construction Permits, Transportation Planning Review and the Metropolitan Sewer District.
  - 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 Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - d. 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.
4. 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.
5. 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.
6. 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, TPAs) 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.
7. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the February 2, 2017, Planning Commission meeting.
  8. A 6 ft. high solid wood shadow box fence shall be provided along the north property line between the multi-family portion of the Ashton Park 2 project adjoining the Fountains Condominiums. This new fence shall tie into the existing Fountains Condominiums fence and shall be stained the same color as the existing fence.
  9. The applicant shall install landscaping as shown on the proposed landscape plan presented at the February 2, 2017, public hearing.
  10. The connection from Appleview Lane to Appletree Way shall be labeled as "No Parking" on both sides.