

ADJACENT PROPERTY OWNERS

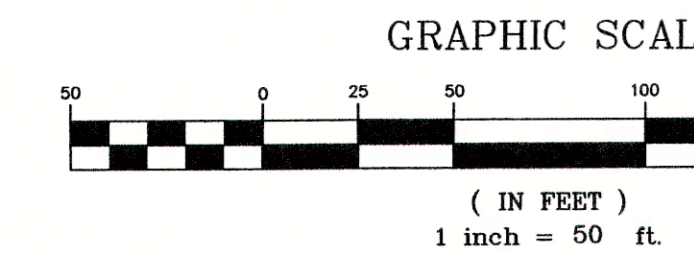
1. Kaelin L. Maria & Johnston Michael
7809 Mary Sue Drive
Louisville, Kentucky 40291
Deed Book/Page 8410 0366
2. Young David & Karen
368 Ashford Drive
Mount Washington, Kentucky 40047
Deed Book/Page 8641 0549
3. Adcock Gregory T & Hargrove Judith Colleen
7904 Shaw Court
Louisville, Kentucky 40291
Deed Book/Page 6819 0309
4. Oliver Robert A Jr. & Doris J
7906 Shaw Court
Louisville, Kentucky 40291
Deed Book/Page 7722 0416
5. Hale Darrell S & Sherry R
7905 Shaw Court
Louisville, Kentucky 40291
Deed Book/Page 8447 0089
6. Peak Gordon K & Leslie K
7908 Gainsborough Court
Louisville, Kentucky 40291
Deed Book/Page 5801 0343
7. Johnson Wm & Beverly
7908 Gainsborough Court
Louisville, Kentucky 40291
Deed Book/Page 4862 0898
8. Hernandez John P & Kathryn M
7910 Gainsborough Court
Louisville, Kentucky 40291
Deed Book/Page 6427 0483
9. Lou & Jeff Co Metro Sewer District
400 South 6th Street
Louisville, Kentucky 40202
Deed Book/page 5626 0621
10. Lou & Jeff Co Metro Sewer District
400 South 6th Street
Louisville, Kentucky 40202
Deed Book/Page 5626 0621
11. Smith John & Mary
1001 Bridge Hill Court
Louisville, Kentucky 40245
Deed Book/Page
12. Smith Gregory W & Susan
8415 Branchtree Place
Louisville, Kentucky 40291
Deed Book/Page 7338 0090
13. Sweet Rose M & Phard Frank E
8416 Branchtree Place
Louisville, KY 40228
Deed Book/Page 7912 0226
14. Giardina John N & Victoria A
8408 Zelma Fields Avenue
Louisville, Kentucky 40228
Deed Book/Page 7861 0708
15. Baker Marlyce J
8407 Zelma Fields Avenue
Louisville, Kentucky 40228
Deed Book/Page 8759 0707
16. Hillwood Subd Inc
C/o Jeff Gray
8201 Casualwood
Louisville, Kentucky 40291
Deed Book/Page
17. Brown Arvin & Amy
8312 Casualwood Way
Louisville, Kentucky 40291
Deed Book/Page 8711 0974
18. Weber Martin L & Grace E
8311 Casualwood Way
Louisville, Kentucky 40291
Deed Book/Page 4319 0250
19. Hillwood Subd Inc
C/o Jeff Gray
8201 Casualwood
Louisville, Kentucky 40291

METRO
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 9-21-06-110-110-110
APPROVAL DATE: July 6, 2006
EXPIRATION DATE: July 6, 2016
SIGNATURE OF PLANNING COMMISSION
[Signature]
PLANNING

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

TRANSPORTATION APPROVAL
PRELIMINARY DEVELOPMENT PLAN
CATEGORY: 20 37 42
CONDITIONS:
BY: *[Signature]*
DATE: *[Signature]*

TYPICAL UNIT LAYOUT
CONDO. INFORMATION:
1st FLOOR AREA = 1,292 S.F. ±
2nd FLOOR AREA = 1,292 S.F. ±
BUILDING HEIGHT = 35 FT. (2 STORIES)



METRO PUBLIC WORKS STANDARD NOTES:

1. ALL ROADWAY INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
2. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
3. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
4. 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.
5. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
6. ALL STREET NAME SIGNS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD) REQUIREMENTS AND INSTALLED PRIOR TO OCCUPANCY OF THE FIRST RESIDENCE ON THE STREET AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE.
7. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1%, MAXIMUM GRADE SHALL BE 10%.
8. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
9. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
10. ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
11. CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.

LANDSCAPE REQUIREMENTS

LOT 1	V.U.A.	0 S.F.
7.5% I.L.A. REQUIREMENT	0 S.F.	
I.L.A. PROVIDED	NA S.F.	
LOT 2	V.U.A.	7023 S.F.
7.5% I.L.A. REQUIREMENT	527 S.F.	
I.L.A. PROVIDED	8107 S.F.	
LOT 3	V.U.A.	7504 S.F.
7.5% I.L.A. REQUIREMENT	563 S.F.	
I.L.A. PROVIDED	12,921 S.F.	

REGIONAL DRAINAGE FEE

RES	
Existing Conditions	0.3000
Proposed Conditions	0.5500
Acres	11.98
REGIONAL FACILITIES FEE per Acre	
CHANGE IN RUNOFF CALCULATION (Cprop - Cex)(2.8/12)(Area) =	
STORAGE	0.69883 AC FT
EXP(-.32 X AC FT) =	0.79961
.2 + .35 X (EXP(-.32 X AC FT)) =	\$0.4799/CF
PER/AC	\$ 1219
RESIDENTIAL	\$ 14608

MSD NOTES:

1. SANITARY SEWER SERVICE TO CEDAR CREEK WTP AVAILABLE BY MSD LATERAL EXTENSION CONTRACT AND IS SUBJECT TO APPLICABLE FEES.
2. DIVISION OF WATER APPROVAL WILL BE REQUIRED FOR CONSTRUCTION PLANS.
3. LOGIC MAPS PURCHASED FROM MSD, ELEVATIONS TO BE VERIFIED PRIOR TO SITE CONSTRUCTION PLAN PHASE.
4. DRAINAGE & SANITARY SEWER CONCEPTS DEPICTED ARE PRELIMINARY.
5. MSD EASEMENTS WILL BE PROVIDED FOR ALL THROUGH DRAINAGE ON THE CONDOMINIUM PLAT.
6. SANITARY SEWER CAPACITY TO BE RESERVED.
7. NO INCREASE IN UPSTREAM WATER SURFACE ELEVATIONS ON ADJOINING PROPERTY OWNERS.
8. THE DEVELOPER SHALL OBTAIN PROFESSIONAL SERVICES OF A GEO-TECHNICAL ENGINEER TO PROVIDE INFORMATION REGARDING SLOPE, SOIL, AND ROADWAY STABILIZATION.
9. INCREASED RUNOFF VOLUME TO BE COMPENSATED AT 1.0:1.
10. SITE ENGINEER MUST VERIFY CAPACITY OF DOWNSTREAM STORMWATER SYSTEM.
11. INTERNAL DRAINAGE SYSTEMS NOT CARRYING THROUGH DRAINAGE WILL BE PRIVATE.
12. DRAINAGE ANALYSIS REQUIRED FOR THRU-DRAINAGE SYSTEM INCLUDING BUT NOT LIMITED TO:
 - A. DETERMINATION OF LOCAL FLOODPLAIN.
 - B. UPSTREAM OF ANY DOWNSTREAM IMPACTS.
 - C. SETTING OF MOE'S & FFE FOR ALL BUILDINGS WITHIN LOCAL FLOODPLAIN.
13. SANITARY SEWER LE REQUIRED.
14. SANITARY SEWER CAPACITY CHARGE TO BE CALCULATED.
15. LOWER LEVEL OF ALL UNITS LOCATED IN BLDGS LABELED 6 - 28 WILL HAVE A REQUIRED MINIMUM OPENING ELEVATION OF 631.5.
16. MANHOLE LIDS I FLOODPLAIN TO BE WATER TIGHT.

TREE CANOPY MULTIFAMILY

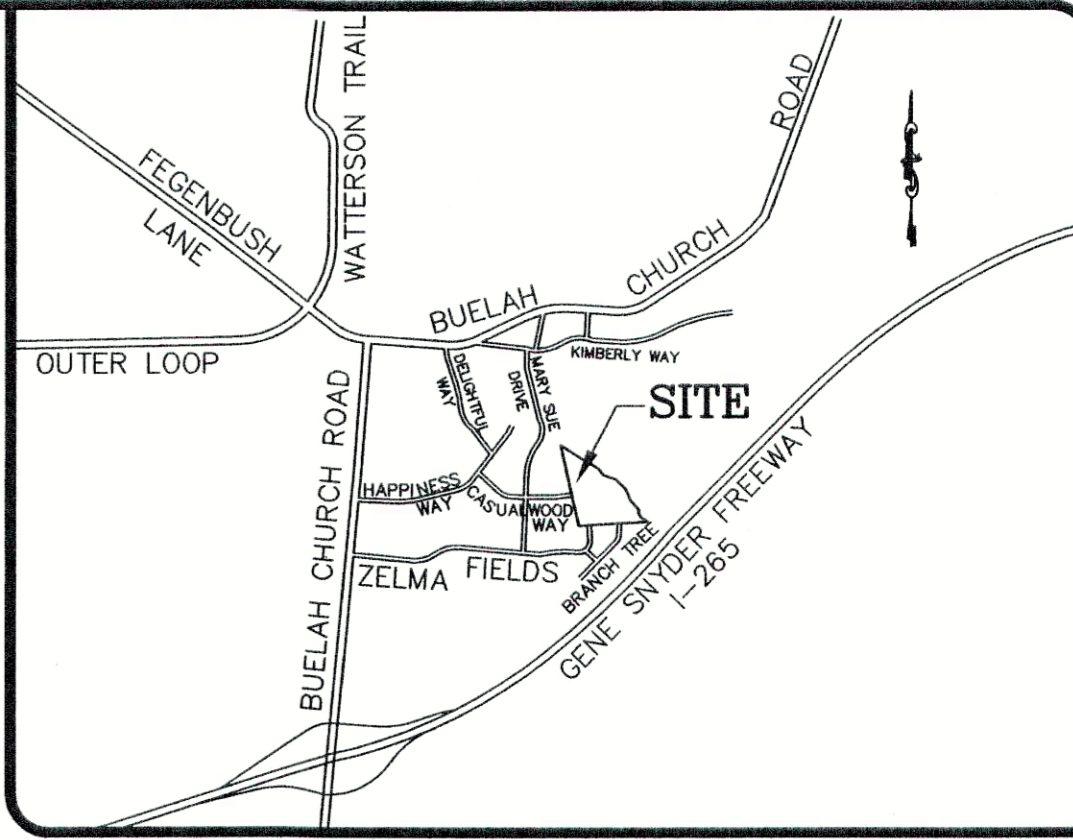
TCPA CATEGORY	C
TCPA REQUIRED	15%
SITE AREA	521,849 S.F.
EXISTING TCPA (43,229 S.F.)	12.07%
PROPOSED TCPA (15,670 S.F.)	3.0%
LOT 1 PROPOSED TCPA (8,470 S.F.)	57.2%
LOT 2 PROPOSED TCPA (3930 S.F.)	3.2%
LOT 3 PROPOSED TCPA (3270 S.F.)	1.1%
OPEN SPACE	
SITE	521,849 S.F.
REQUIRED OPEN SPACE (15%)	78,277 S.F.
OPEN SPACE PROVIDED (34%)	176,142 S.F.
COMMON OPEN SPACE (50%)	88071 S.F.
RECREATIONAL OPEN SPACE (50%)*	88071 S.F.
LOT 1 RECREATIONAL OPEN SPACE (49.3%)*	7300 S.F.
LOT 2 RECREATIONAL OPEN SPACE (5.3%)*	6460 S.F.
LOT 3 RECREATIONAL OPEN SPACE (24.8%)*	74,311 S.F.

GENERAL NOTES:

1. "TREE PROTECTION FENCING SHALL BE ERRECTED ADJACENT TO ALL TREE PROTECTION AREAS (TPAs) PRIOR TO SITE DISTURBANCE ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS. ALL TREE PROTECTION FENCING SHALL BE LOCATED AT LEAST 3 FEET FROM THE OUTSIDE 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. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITY SHALL BE PERMITTED WITHIN THE FENCED AREA."
2. NO FURTHER DIVISION OF LOTS WITHOUT PLANNING COMMISSION APPROVAL.
3. B.M. - TOPOGRAPHIC INFORMATION DERIVED FROM LOGIC MAPPING.
4. A SOIL EROSION AND SEDIMENTATION PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA SOIL CONSERVATION SERVICE RECOMMENDATIONS AS A PART OF THE SITE CONSTRUCTION PLAN SET.
5. BOUNDARY INFORMATION DEPICTED IS PRELIMINARY. ROAD & LOT LAYOUT IS SUBJECT TO REVISION & DOES NOT CONSTITUTE A B.M. MASTER PLAN.
6. SENSITIVE FEATURES ON THIS SITE INCLUDE THE TPA'S, 100 YEAR FLOOD PLAN AND BLUE LINE STREAM CORRIDOR.
7. ROADWAY PROFILE GRADES SHALL NOT EXCEED 10% SLOPE, OR BE LESS THAN 1%.
8. WATER SERVICE BY LOUISVILLE WATER COMPANY WITH DEVELOPER INSTALLED OPTION.
9. SITE IS LOCATED WITHIN THE FERN CREEK FIRE DISTRICT.
10. METRO WORKS APPROVAL REQUIRED.
11. THE SIGNATURE ENTRANCES SHALL BE SUBMITTED TO THE PLANNING COMMISSION STAFF FOR REVIEW.
12. THE SITE WILL REQUIRE TESTING SOIL MATERIAL AND REPLACED NON-STRUCTURAL FILL MATERIAL WITH ENGINEERED FILL IN COMPLIANCE WITH THE GEO-TECHNICAL REPORT COMPLETED FOR THIS SITE.
13. ALL CONSTRUCTION ACTIVITY FOR THIS SITE SHALL COMPLY WITH THE RECOMMENDATIONS FOR CONSTRUCTION ON HYDROLOGIC SOILS AND FILL AREAS PER THE GEO-TECHNICAL REPORT COMPLETED FOR THIS SITE.
14. ROLL OUT TRASH CANS WILL BE PROVIDED FOR R-5A LOTS.
15. 6" SCREEN/LANDSCAPE AT R-4 & R-5A PROPERTIES WILL BE PROVIDED AT LANDSCAPE PLAN STAGE.
16. WALKING TRAIL TO BE CONSTRUCTED OF IMPERVIOUS MATERIAL & APPROVED AT LANDSCAPE PLAN STAGE.

LEGEND:

- x SILT FENCE
- * SEDIMENT TRAP
- RECREATIONAL WALKING PATH
- TREE PRESERVATION AREA
- SIGNATURE ENTRANCE
- STONE BAG VELOCITY CHECK
- CONSTRUCTION ENTRANCE
- DESIGNATED OPEN SPACE
- HEADWALL VELOCITY DISSIPATER
- EXISTING HYDRANT LOCATION
- PROPOSED HYDRANT LOCATION
- RUNOFF COMPESATION AREA
- SITE BOUNDARY
- HIGH POINT
- DRAINAGE ARROW
- DRAINAGE DITCH
- CREEK STONE HEADWALL
- CATCH BASIN
- DRAINAGE MANHOLE
- SANITARY MANHOLE
- PROPOSED PICNIC AREA
- TCPA
- TBR
- EXISTING TREE LINE
- PROPOSED TREE LINE
- TREES TO BE REMOVED
- TREE PRESERVATION FENCE



SITE DATA

GROSS SITE AREA	11.98 ACRES
EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING USE	VACANT
EXISTING ZONING	R-4
PROPOSED ZONING	R-5A
PROPOSED USE	RESIDENTIAL/ CONDOMINIUM FLATS
NO. OF DWELLING UNITS	64
RIGHT OF WAY	1.98 ACRE
NET DENSITY (MAX. 12.01 D.U./ ACRE)	5.34 D.U./ ACRE
LOT 1 DATA	
LOT SIZE	0.34 ACRE
NUMBER OF UNITS	0.00
DENSITY (D.U./ ACRE)	0.00 D.U./ ACRE
FAR	0.0
LOT 2 DATA	
LOT SIZE	2.79 ACRE
NUMBER OF UNITS	32 UNITS
DENSITY (D.U./ ACRE)	11.47 D.U./ ACRE
FAR	0.17
LOT 3 DATA	
LOT SIZE	6.87 ACRE
NUMBER OF UNITS	32 UNITS
DENSITY (D.U./ ACRE)	4.66 D.U./ ACRE
FAR	0.07
TOTAL FLOOR AREA 1292 x 32	82,688 S.F.
FAR (0.5 MAX)	1292 x 32
	0.36 FAR
PARKING REQUIRED	
MINIMUM	96
1.5 SP./UNIT	
MAXIMUM	192
3 SP./UNIT	
PARKING PROVIDED	114 SPACES
76 GARAGE SPACES	
38 DRIVE SPACES	
LOT 1 GARAGE SP 0 DRIVE SP 0 TOTAL SP 0	
LOT 2 GARAGE SP 35 DRIVE SP 16 TOTAL SP 51	
LOT 3 GARAGE SP 41 DRIVE SP 22 TOTAL SP 63	
CONDO. HEIGHT	35 FT. (2 STORIES)

PRELIMINARY APPROVAL
Condition of Approval:
[Signature]
Date: *[Signature]*
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

MSD SUB# 1019
ZPA#15-06

REVISIONS

NO.	DATE	DESCRIPTION
1	4/6/2006	REVISED PER PRE-APP AGENCY COMMENTS
2	4/17/2006	REVISED PER PRE-APP AGENCY COMMENTS
3	4/27/2006	REVISED PER PRE-APP AGENCY COMMENTS
4	5/19/2006	REVISED PER AGENCY COMMENTS
5	5/30/2006	REVISED PER UDOT COMMENTS

BTM ENGINEERING, INC.
Consulting Engineers Landscape Architects Planners
3001 Taylor Springs Drive
Louisville, Kentucky 40220
Phone: (502)-459-8402
Fax: (502)-459-8427

DATE
SIGNATURE

DATE
SIGNATURE

OWNER/DEVELOPER:
Weber Terrace at Little Cedar Creek
8314 Casualwood Way
Louisville, KY 40291
Tel. 646 Lot. 262

DRWN BY: CW
CHKD BY: CW
DATE: 12/20/2005
DRAWING: 040202SP7
SCALE: 1"=50'
SHEET: 1 OF 1

BINDING ELEMENTS & CONDITIONS OF APPROVAL

DOCKET NOS. 9-21-06 & 10-21-06

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 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. Lot 2 = The net density of the development shall not exceed 11.47 dwelling units per acre (32 units on 2.79 acres).
Lot 3 = The net density of the development shall not exceed 4.66 dwelling units per acre (32 units on 6.87 acres).
4. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
5. 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.
6. 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 Louisville Metro Department of Inspections, Permits and Licenses, 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 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.
 - 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.
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. 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, open spaces, 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.
10. 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.
11. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the July 6, 2006 Planning Commission meeting.
12. 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.
13. All street name signs shall be installed prior to requesting a certificate of occupancy for any structure. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
14. Multi-family development of the property shall be limited to development under a horizontal property regime.
15. Front entrance doors of all buildings shall have architectural detailing so that the back of the buildings facing Zelma Fields appear similar to the front facades. Varied colors and textures for the exterior materials and roofs shall be used. Specifically, brick and wood shall be used, with varied colors for the painted wood.



RECORDED
DECEMBER 11 2006
METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL

Condition of Approval

Development Review Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT