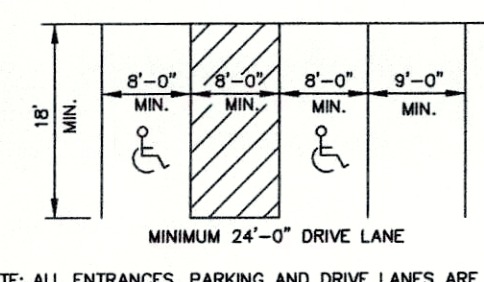


LEGEND

	EX. TREE		PR. PROPERTY LINE & DISTANCE
	EX. FIRE HYDRANT		PR. STORM SEWER w/ EPSC ROCK CHOK
	EX. LIGHT POLE		PR. SANITARY SEWER
	EX. SIGN		PR. DRIVE
	EX. MAJOR CONTOURS		PR. DRAINAGE FLOW ARROWS
	EX. MINOR CONTOURS		PR. CONCRETE
	EX. FENCE		PR. EDGE OF PAVEMENT
	EX. WATER LINE		PR. LIMITS OF DISTURBANCE
	EX. GAS LINE		PR. SLOTTED FENCE
	EX. OVERHEAD ELECTRIC		PR. RETAINING WALL (HEIGHT T.B.D.)
	EX. UNDERGROUND ELECTRIC		PR. FIRE HYDRANT
	EX. SIGN		PR. LIGHT POLE
	EX. STORM SEWER		PR. SIGN
	EX. SANITARY SEWER		PR. LIMITS OF PROPOSED BUILDING
	EX. CONCRETE		PR. DUMPSTER W/ ENCLOSURE
	EX. EDGE OF PAVEMENT		PR. TREE CANOPY PROTECTION AREA
	EX. SLOPES 20% OR GREATER		
	EX. BLUE LINE STREAM		

R-4 (VFD)
LAURA PLOETNER
KELLEY PLOETNER
DB 7094, PG 759



TYPICAL PARKING SPACE LAYOUT
NOT TO SCALE

MSD EASEMENTS (PROPOSED)

- PROPOSED 15' SANITARY SEWER AND DRAINAGE EASEMENT
 - PROPOSED VARIABLE SANITARY SEWER AND DRAINAGE EASEMENT
- NOTE: FOR CLARITY, ALL PROPOSED EASEMENTS ARE SHOWN ON DEVELOPMENT PLAN BUT LABELED WITH THE 'A' OR 'B' INDICATION AS SHOWN ABOVE FOR TYPE. FINAL REQUIRED EASEMENTS, LOCATIONS AND MINIMUM WIDTHS WILL BE DETERMINED AT TIME OF CONSTRUCTION PER MSD MINIMUM REQUIREMENTS.

RUNOFF CALCULATIONS

$$X = \frac{\Delta C R A}{12}$$

$$\Delta C = 0.75 - 0.30 = 0.45$$

$$A = 1,327,296 \text{ SF (30.471 Acres)}$$

$$R = 2.8 \text{ INCHES}$$

$$X = (0.45)(1,327,296)(2.8) / 12 = 139,366 \text{ CUBIC-FEET}$$

$$\text{BASIN AREA} = 65,500 \text{ SF}$$

$$\text{TOTAL} = 65,500 \text{ SF @ APPROX. 3.5 FT. DEPTH} = 230,625 \text{ CU.FT.} > 139,366 \text{ CU.FT.}$$

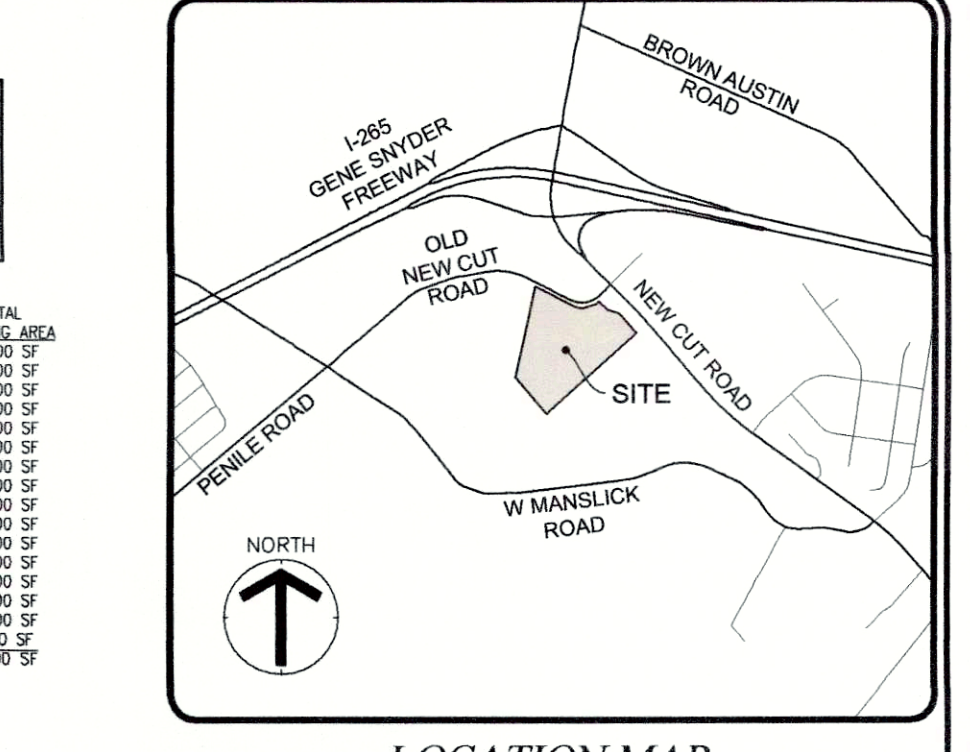
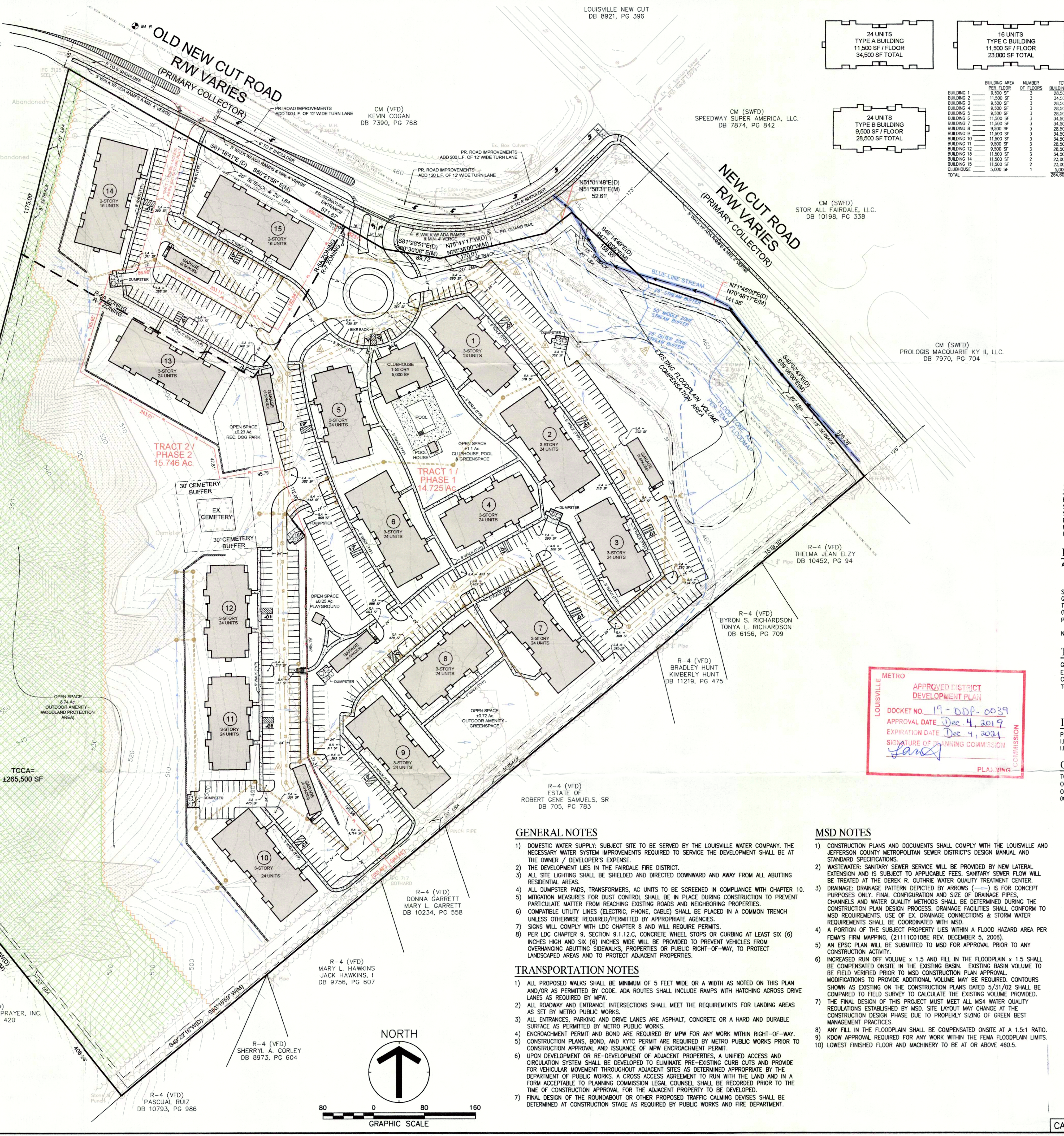
PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
BY:
DATE: 12/04/19
LOUISVILLE JEFFERSON COUNTY METRO PUBLIC WORKS



UTILITY NOTE:
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detailled by
2	10/24/19	AGENCY COMMENTS (2ND REVIEW) & REV. PROPERTY LINE	JDC
1	9/26/19	AGENCY COMMENTS (1ST REVIEW) & ADD PROPERTY LINE	JDC



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

OWNER

LDG LAND HOLDINGS, LLC.
1469 S. 4TH STREET, SUITE 1
LOUISVILLE, KY 40208

SITE DATA

6501 OLD NEW CUT ROAD
LOUISVILLE, KY 40118
D.B. 11077, PG. 265
TAX BLOCK 1050, LOT 721

SETBACK DATA

FRONT YARD 25'
STREET SIDE YARD 25'
SIDE YARD 3'
REAR YARD 25'
MAX. BUILDING HEIGHT 35'
PR. BUILDING HEIGHT 35'

PARKING SUMMARY

APARTMENTS 344 UNITS
MIN. PARKING REQUIRED (1.5 SPACES/UNIT) 516 SPACES
MAX. PARKING PERMITTED (3 SPACES/UNIT) 1,032 SPACES

TREE CANOPY CALCULATIONS

GROSS SITE AREA 1,327,296.81 SF (30.471 Ac.)
EXISTING TREE CANOPY ON-SITE 830,047 SF (62.5%)
CANOPY COVERAGE CLASS CLASS D
TOTAL TREE CANOPY REQUIRED 265,500 SF (20%)
TREE CANOPY (TO BE PRESERVED) 265,500 SF (20%)
TREE CANOPY (TO BE PLANTED) 7.8 D.

LANDSCAPE DATA

PROPOSED V.U.A. 203,769 SF
L.L.A. REQUIRED (7%) 15,263 SF
L.L.A. PROVIDED 16,224 SF

OPEN SPACE DATA

TOTAL SITE AREA 30.471 ACRES
OPEN SPACE REQUIRED 4.57 ACRES (15%)
OPEN SPACE PROVIDED 10.81 ACRES (35%)
(INC. RECREATIONAL OPEN SPACE AT POOL/CLUBHOUSE, PLAYGROUND, DOG PARK AND GREENSPACE)

EROSION CONTROL NOTES

- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWMP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREETS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED. SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH-BASIN.

PRELIMINARY APPROVAL
Condition of Approval: _____

NOV 01 2019
PLANNING & DESIGN SERVICES

BUILDING	FLOOR	AREA	TOTAL
24 UNITS	TYPE A BUILDING	11,500 SF FLOOR	34,500 SF TOTAL
16 UNITS	TYPE C BUILDING	11,500 SF FLOOR	23,000 SF TOTAL
24 UNITS	TYPE B BUILDING	9,500 SF FLOOR	28,500 SF TOTAL

BUILDING	FLOOR	AREA	TOTAL
BUILDING 1	9,500 SF	28,500 SF	
BUILDING 2	11,500 SF	34,500 SF	
BUILDING 3	9,500 SF	28,500 SF	
BUILDING 4	9,500 SF	28,500 SF	
BUILDING 5	11,500 SF	34,500 SF	
BUILDING 6	11,500 SF	34,500 SF	
BUILDING 7	9,500 SF	28,500 SF	
BUILDING 8	9,500 SF	28,500 SF	
BUILDING 9	11,500 SF	34,500 SF	
BUILDING 10	11,500 SF	34,500 SF	
BUILDING 11	9,500 SF	28,500 SF	
BUILDING 12	9,500 SF	28,500 SF	
BUILDING 13	11,500 SF	34,500 SF	
BUILDING 14	11,500 SF	34,500 SF	
BUILDING 15	11,500 SF	34,500 SF	
CLUBHOUSE	5,000 SF	15,000 SF	
TOTAL		286,000 SF	

CM (SWF)
STOR ALL FAIRDALE, LLC.
DB 10198, PG 338

CM (SWF)
PROLOGIS MACQUARIE KY II, LLC.
DB 7970, PG 704

CM (SWF)
THELMA JEAN ELZY
DB 10452, PG 94

R-4 (VFD)
BYRON S. RICHARDSON
TONYA L. RICHARDSON
DB 6156, PG 709

R-4 (VFD)
BRADLEY HUNT
KIMBERLY L. HUNT
DB 11219, PG 475

R-4 (VFD)
ESTATE OF
ROBERT GENE SAMUELS, SR
DB 705, PG 783

R-4 (VFD)
DONNA GARRETT
MARY L. GARRETT
DB 10234, PG 538

R-4 (VFD)
MARY L. HAWKINS
JACK HAWKINS, I
DB 9756, PG 607

R-4 (VFD)
SHERRYL A. CORLEY
DB 8973, PG 604

R-4 (VFD)
PASCUAL RUIZ
DB 10793, PG 986

APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 19-DDP-0039
APPROVAL DATE Dec 4, 2019
EXPIRATION DATE Dec 4, 2021
SIGNATURE OF PLANNING COMMISSION

PLANNING COMMISSION

GENERAL NOTES

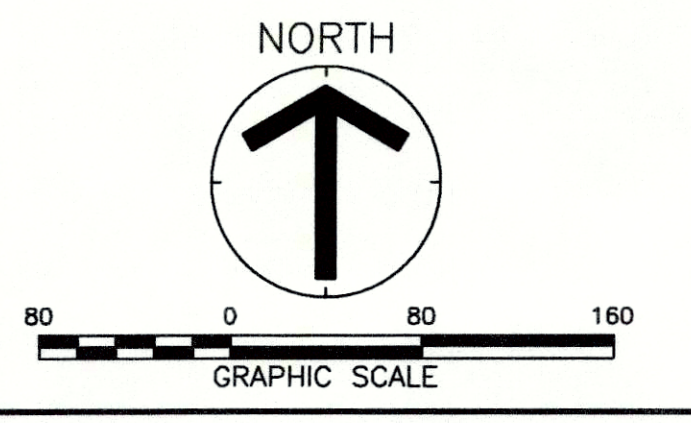
- DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- THE DEVELOPMENT LIES IN THE FAIRDALE FIRE DISTRICT.
- ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
- SIGNS WILL COMPLY WITH LDC CHAPTER 8 AND WILL REQUIRE PERMITS.
- PER LDC CHAPTER 9, SECTION 9.1.12.C, CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE WILL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHT-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJUTING PROPERTIES.

TRANSPORTATION NOTES

- ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MFW.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
- ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- CONSTRUCTION PLANS, BOND, AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- UPON DEVELOPMENT OR RE-DEVELOPMENT OF ADJUTING PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJUTING SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJUTING PROPERTY TO BE DEVELOPED.
- FINAL DESIGN OF THE ROUNDABOUT OR OTHER PROPOSED TRAFFIC CALMING DEVICES SHALL BE DETERMINED AT CONSTRUCTION STAGE AS REQUIRED BY PUBLIC WORKS AND FIRE DEPARTMENT.

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW LATERAL EXTENSION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (---) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111C0108E REV. DECEMBER 5, 2005).
- AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- INCREASED RUN OFF VOLUME x 1.5 AND FILL IN THE FLOODPLAIN x 1.5 SHALL BE COMPENSATED ON-SITE IN THE EXISTING BASIN. EXISTING BASIN VOLUME TO BE FIELD VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. MODIFICATIONS TO PROVIDE ADDITIONAL VOLUME MAY BE REQUIRED. CONTOURS SHOWN AS EXISTING ON THE CONSTRUCTION PLANS DATED 5/31/02 SHALL BE COMPARED TO FIELD SURVEY TO CALCULATE THE EXISTING VOLUME PROVIDED.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- ANY FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON-SITE AT A 1.5:1 RATIO.
- KDOW APPROVAL REQUIRED FOR ANY WORK WITHIN THE FEMA FLOODPLAIN LIMITS.
- LOWEST FINISHED FLOOR AND MACHINERY TO BE AT OR ABOVE 460.5.



HERITAGE ENGINEERING, LLC
642 South 4th Street
Louisville, KY 40202
(502) 582-1412
(502) 962-1413 Fax

LDG Development
1469 SOUTH 4TH STREET
LOUISVILLE, KY 40208
PHONE: (502) 638-0534

REVISOR/DETAILED DISTRICT DEVELOPMENT PLAN FOR LDG - OLD NEW CUT ROAD APARTMENTS 6501 OLD NEW CUT ROAD LOUISVILLE, KY 40118

JOB NO: 19011
HORIZ. SCALE: 1"=80'
VERT SCALE: N/A
DESIGNED BY: JDC
CHECKED BY: SWH
DATE: JULY 9, 2019
SHEET **C05**

Case No. 19-DDP-0039 Binding Elements

RESOLVED, that the Louisville Metro Development Review Committee does hereby **APPROVE** the requested 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 for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Prior to development (includes clearing and grading) of each site or phase of this project, the applicant, developer, or property owner shall obtain approval of a detailed district development plan in accordance with Chapter 11, Part 6. Each plan shall be in adequate detail and subject to additional binding elements.
3. 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.
4. The residential character of the structure shall be maintained. Changes to the following items shall not be made without prior approval of the Planning Commission or its designee:
 - a. roof line
 - b. building material
 - c. porch
 - d. windows
 - e. (Other items may be added at the time of development plan approval.)
5. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
6. 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.
7. 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. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.
 - 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. 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.
8. 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.
9. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
10. 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.
11. The site shall be developed in accordance with the recommendations as described in the geotechnical report provided by Greenbaum Associates, Inc.
12. 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:
 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 Louisville Metro 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.