

GENERAL NOTES

- Parking areas and drive lanes to be a hard and durable surface.
- This site is within Zone X of the 100 year flood plain per FIRM Map No. 2111 C 0072 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- A Tree Preservation Plan will be submitted for approval to the Planning Commission for approval prior to beginning construction.
- All dumpsters and service structures are to be screened per Chapter 10.
- The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
- MSD sanitary sewer service available by L.E., subject to fees and charges. Sewage from this development will be treated at the Derek R. Guthrie WQTC.
- Site will be subject to MSD Regional Facilities Fee.
- Verge areas within public right-of-way to be provided per Metro Public Works.
- 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.
- 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.
- The minimum grade of all streets shall be 1% maximum grade shall be 10%.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- 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.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Army Corps of Engineers approval for wetlands determination & disturbance will be required.
- All manholes near the pond shall be watertight.
- A GeoTech Report will be required. The Geotech Report will address roadway sections.
- MSD Sensitive Features Mapping indicates the subject site to have unstable soils.
- Onsite detention will be provided in the existing ponds. Post-developed peak runoff rates will be limited to the capacity of the downstream system. An analysis of the downstream system will be required.
- A bond will be required by Metro Public Works for possible damage due to construction traffic on McDeane Road and Bruns Drive prior to construction approval.
- Any increase in runoff to the Illinois Central Railroad right-of-way will require their approval.
- The reference meridian used on this plat to determine the directions of the survey lines was based on the south line of Bella Vista Subdivision, of record in P.B. 22, Pg. 98, having a bearing of (N63°18'00").
- Existing outlet/overflow for pond to be improved as required by MSD.
- TCPA to signify Limits of Disturbance throughout the site.

TRACT 1 WAIVER GRANTED

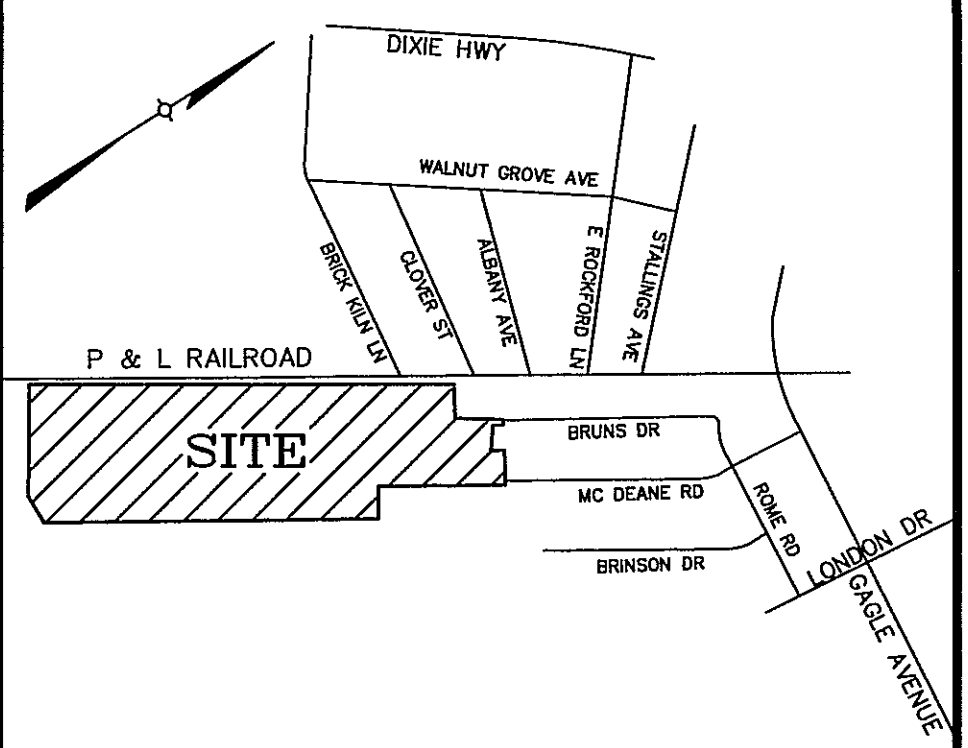
1. A WAIVER WAS GRANTED ON AUGUST 5, 2004 DOCKET NO. 9-23-04W & 10-13-04 FOR TRACT 1 TO ALLOW THE PROPOSED DRIVELANE TO ENCRoACH INTO THE 25' RAILROAD BUFFER AREA REQUIRED PER TABLE 10.2.5.

PRELIMINARY APPROVAL
 Condition of Approval: _____

 Development Review Date: 10/8/11
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

TRACT 1 DATA

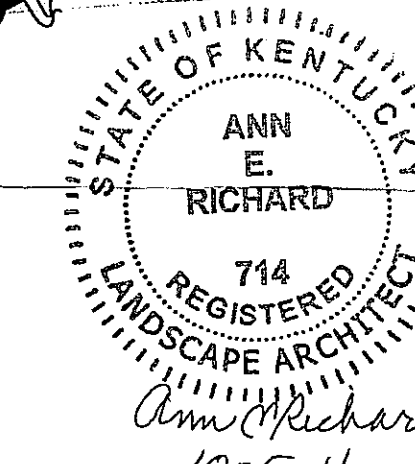
TOTAL SITE AREA	= 30.8± Ac.
TRACT 1 TOTAL SITE AREA	= 29.1± Ac.
EXISTING FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= R-5A
EXISTING USE	= VACANT
PROPOSED USE	= MULTIFAMILY RESIDENTIAL
TOTAL NO. UNITS	= 198 UNITS
BUILDING HEIGHT	= 35 FT 2-STY (35' MAX ALLOWED).
DENSITY	= 6.8 DU/AC.
OPEN SPACE AREA REQUIRED	= 4.3 Ac. (15%)
OPEN SPACE AREA PROVIDED	= 11.8± Ac. (38%)
PARKING REQUIRED	= MIN. MAX.
1.5 SP/UNIT MIN. 3 SP/UNIT MAX.	= 297 SP 594 SP
PARKING PROVIDED	= 346 SPACES (includes 8 HC)
VEHICULAR USE AREA	= 167,566 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 12,567 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 15,465 SF



LOCATION MAP
NOT TO SCALE

APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 10-206
 APPROVAL DATE: 10/8/11
 EXPIRATION DATE: 10/20/13
 SIGNATURE OF PLANNING COMMISSION: _____

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



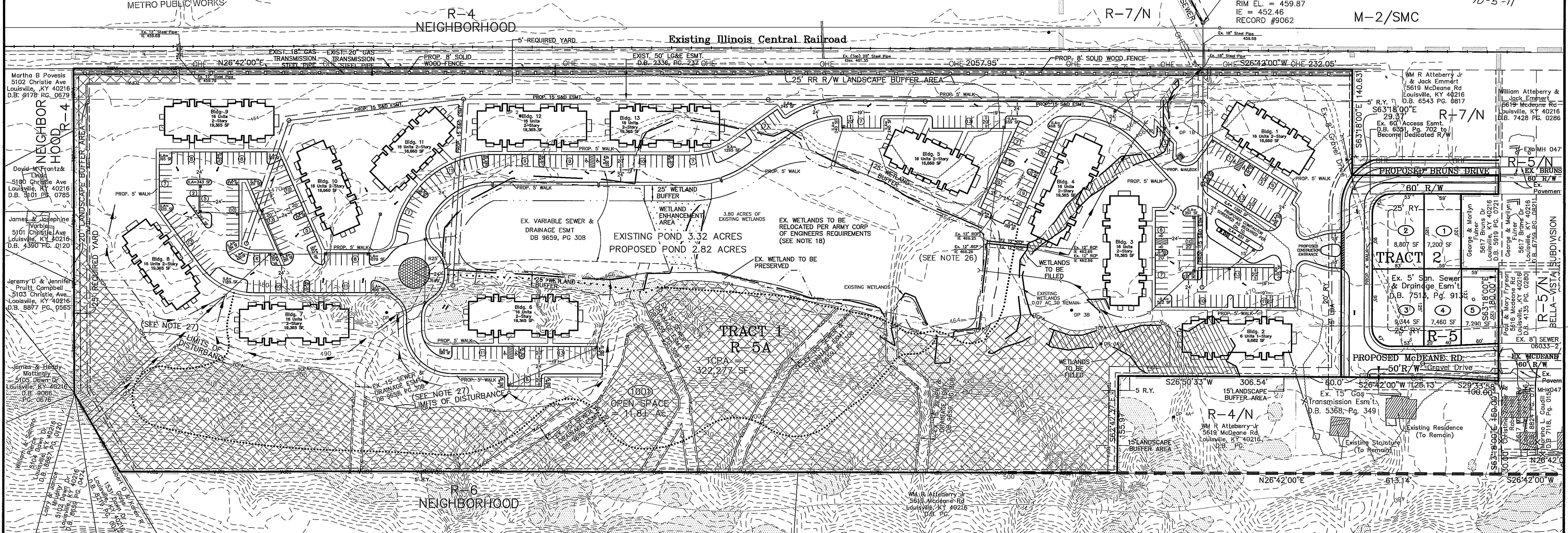
TRACT 2 DATA

TOTAL SITE AREA	= 30.8± Ac.
TRACT 2	= 1.7± Ac.
EXISTING FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= R-5
EXISTING USE	= VACANT
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS	= 5 LOTS
TOTAL AREA OF R/W	= 0.8± ACRES
NET SITE AREA	= 0.9± ACRES
GROSS DENSITY	= 2.9 DU/AC.
NET DENSITY	= 5.6 DU/AC.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: _____

By: *Jeffrey Crum*
 DATE: 10/8/11
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



LEGEND

	= WETLAND AREA TO BE FILLED
	= WETLAND ENHANCEMENT AREA
	= TCPA (TREE CANOPY PRESERVATION AREA)
	= SLOPES GREATER THAN 20% PER MSD'S "SENSITIVE FEATURES MAPPING"
	= PROPOSED DITCH
	= EXISTING WETLANDS
	= PROPOSED ZONING
	= EXISTING ZONING
	= EXISTING POND
	= PROPOSED POND
	= PROPOSED STORM
	= PROPOSED SEWER AND MANHOLE
	= PROPOSED MULCH WALKING TRAIL

TREE CANOPY CALCULATIONS - TRACT 1

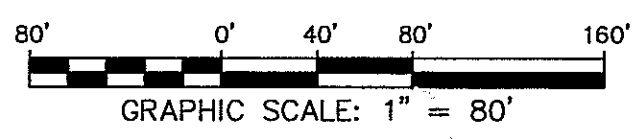
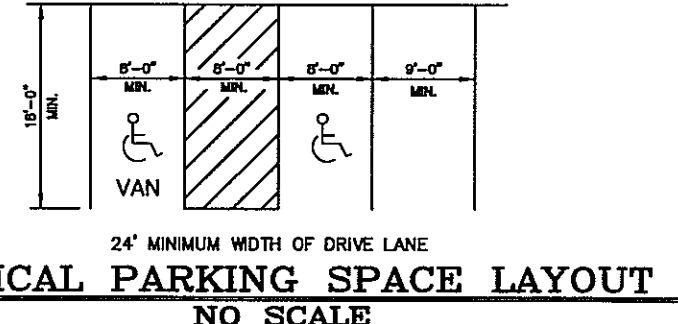
CLASS C 41% TO 75% OF THE SITE IS COVERED IN EXISTING TREE CANOPY	
GROSS SITE AREA	= 1,267,596 SF
PERCENTAGE TREE CANOPY TO BE PRESERVED	= 25% (322,277 SF)
TOTAL REQUIRED PERCENTAGE TREE CANOPY	= 15% (190,139 SF)

TREE CANOPY CALCULATIONS - TRACT 2

GROSS SITE AREA	= 74,052 SF
PERCENTAGE TREE CANOPY TO BE PRESERVED	= NONE
PERCENTAGE TREE CANOPY TO BE PLANTED	= 21% (15,300 SF)
TOTAL REQUIRED PERCENTAGE TREE CANOPY	= 20% (14,810 SF)

DETENTION BASIN CALCULATIONS

X = ΔCRA/12	
ΔC = 0.50 - 0.23 = 0.27	
A = 33.1 ACRES	
R = 2.8 INCHES	
X = (0.27)(2.8)(33.1)/12 = 2.09 AC.-FT.	
REQUIRED X = 91,040 CU.FT.	
TOTAL PROPOSED POND AREA = 122,749 SQ.FT.	
122,749 SQ.FT. @ APPROXIMATELY 1 FT. DEPTH	
122,749 CU.FT. > 91,040 CU.FT.	



REVISIONS

NO.	DATE	DESCRIPTION

PROJECT DATA

FILE NAME: 03198-RODPS.DWG
 DATE: 7/21/11
 SCALE: AS SHOWN
 DRAWN BY: JH
 CHECKED BY: KY

ENGINEER'S SEAL

PROJECT DATA

PROJECT: Revised Detailed District Development Plan & Preliminary Subdivision Plan
 OWNER/DEVELOPER: ATTEBERRY PARK
 OWNER: REPUBLIC BANK & TRUST CO.
 1661 S HURSTBOURNE PIKWAY
 LOUISVILLE, KY 40222-5040

RECEIVED
 OCT 03 2011
 PLANNING & DESIGN SERVICES

MSD SUB # 1117

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. 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. The density of the development shall not exceed 6.8 dwelling units per acre (168 units on 29.1 acres) on Tract 1, and 5.6 (net) dwelling units per acre (5 lots on 1.7 acres) on Tract 2.
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, site disturbance, alteration permit or demolition 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 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.
6. 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.
7. 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.
8. The applicant shall provide deeds of restriction ensuring that Tree Canopy Preservation Areas (TCPAs) 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 (except for single family subdivisions). All plans setting out TCPAs must contain the following notes:
 - a. TCPAs identified on this plan represent portions of the site on which all trees greater than 2" in caliper 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 TCPAs 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. As trees are lost thru natural causes new trees shall be planted in order to maintain minimum tree canopy as specified in Chapter 10, Part 1 of the LDC and as shown on the approved Tree Canopy/Landscape Plan.
 - b. Dimension lines have been used on this plan to establish the general location of TCPAs and represent the minimum boundary of the designated TCPAs. The final boundary for each TCPA 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.
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 and open space, maintenance of TCPAs, 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 \$1,000 cash in the 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 October 26, 2011 Development Review Committee meeting.

12. 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.

13. Land disturbing activity on steep slopes greater than 20% and unstable soils is permitted only in accordance with the Comprehensive Plan and in keeping with the Geotechnical Report of MACTEC dated July 26, 2004, as submitted at the August 5, 2004 public hearing and in accordance with the following:

- a. The Planning Commission determines the proposed construction cannot be accommodated on a portion of the site that does not contain steep slopes and unstable soils; and,
- b. The application for the land disturbing activity shall include a geotechnical survey report, prepared in accordance with best practices. Such survey will ordinarily include information obtained by drilling, locating of bedrock and testing of soils for shear strength. The report shall be prepared by a licensed and Kentucky-registered professional engineer practicing in accordance with KRS 322 and whose area of expertise includes geotechnical engineering. In order for the proposed construction to be approved, the report must:
 - i. conclude the proposed disturbance and/or construction can be carried out in a manner that will not adversely impact the slope or foundation stability on the subject property and surrounding properties; and,
 - ii. conclude that stable foundations can be constructed on the site and identify the mitigation measures and construction practices, including construction supervision, necessary to assure the stability of buildings and foundations to be constructed on the site; and,
 - iii. include erosion and sediment control measures necessary to assure compliance with the Jefferson County Erosion and Sediment Control Ordinance; and,
- c. The applicant provides a plan, acceptable to the Commission that specifies how the mitigation measures and construction practices including construction supervision, necessary to assure the stability of buildings and foundations to be constructed on the site as recommended in the geotechnical report will be implemented.
- d. Prior to requesting a full building permit for buildings 6-8, in keeping with the geotech report presented at the August 5, 2004 public hearing, the applicant shall provide certification from a professional engineer having the qualifications described in paragraph 2, above, that site preparation and foundation construction were carried out in accordance with the approved mitigation measures and construction practices.
- e. Prior to requesting a certificate of occupancy for buildings 6-8, in keeping with the geotech report presented at the August 5, 2004 public hearing, the applicant shall provide certification from a geotechnical soils engineer certifying that land disturbance and construction were carried out in accordance with the mitigation measures and construction practices, including inspections, set forth in the geotechnical report.
- f. Prior to site disturbance, the applicant shall submit a bond of sufficient amount to cover the cost of site stabilization.

14. 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. Tree 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.
- 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 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.

15. Developer shall consult with the company that owns the pipeline running through the subject property and satisfy any reasonable requirements of the pipeline company.

16. Prior to requesting a Certificate of Occupancy, a walking trail shall be installed on the subject property approximately around the east side of the lake and tie into the sidewalks on the west side of the lake.