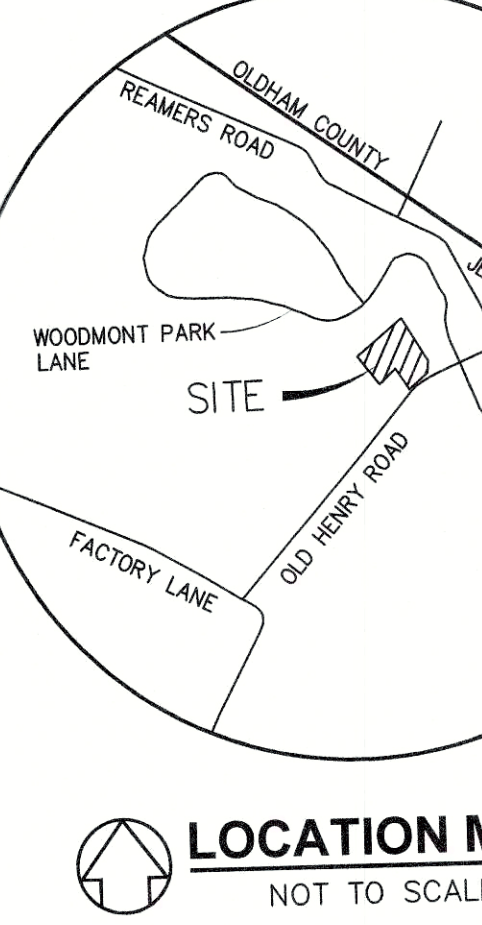


GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OLDHAM COUNTY ENVIRONMENTAL AUTHORITY.
- DRAINAGE PATTERN DICTATED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC 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.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ALL SIGHT LIGHTING SHOULD BE DIRECTED DOWN AND AWAY FROM ADJACENT RESIDENTIAL PROPERTIES AND DRIVERS EYES.
- ON-SITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BOUNDARY INFORMATION PROVIDED BY C.R.P. & ASSOCIATES AND TOPOGRAPHIC INFORMATION TAKEN FROM MSD LOJIC.
- SITE SUBJECT TO MSD DRAINAGE BOND PRIOR TO CONSTRUCTION PLAN APPROVAL.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
- SANITARY SEWER SERVICE SHALL BE BY CONNECTION TO MSD'S SYSTEM VIA OFF-SITE SYSTEM. CONSTRUCTION BY THE DEVELOPER TO MH# 108,253, AN ALTERNATE OUTLET INTO THE OLDHAM COUNTY SEWER SYSTEM SHALL ONLY BE APPROVED AFTER EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN OLDHAM COUNTY AND MSD. APPROVAL OF THIS PLAN DOES NOT OBLIGATE MSD OR OLDHAM COUNTY TO EXECUTE AN INTER-LOCAL AGREEMENT ALLOWING FLOW TO MSD'S SYSTEM.
- ALL ON-SITE SIGNAGE WILL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- KENTUCKY TRANSPORTATION CABINET REVIEW REQUIRED.
- LOCAL REGULATORY FLOODPLAIN TO BE DEVELOPED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. ANY FILL REQUIRED IN THE LOCAL REGULATORY FLOODPLAIN SHALL BE COMPENSATED ON SITE AT 1.5 TO 1.
- IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- OPEN SPACE LOTS TO BE VARIABLE SEWER & DRAINAGE EASEMENTS.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- AN ACCESS EASEMENT WILL BE PROVIDED TO THE FORESTER TRACT CONNECTING TO STREET "A".



SITE DATA

SITE AREA

EXISTING ZONING
EXISTING FORM DISTRICT
EXISTING USE
PROPOSED ZONING
PROPOSED USE
ATTACHED SINGLE FAMILY - 2,280 NO. OF UNITS
DENSITY
FLOOR AREA RATIO

MAXIMUM HEIGHT OF STRUCTURES
MINIMUM LOT SIZE
MINIMUM LOT WIDTH
MINIMUM FRONT YARD SETBACK
MINIMUM SIDE YARD SETBACK
MINIMUM REAR YARD SETBACK

PARKING CALCULATIONS
MINIMUM PARKING REQUIRED
2 SP/UNIT

PARKING PROVIDED
GARAGE SPACES (2/UNIT)
DRIVEWAY SPACES (2/UNIT)
GUEST SPACES

VARIANCE / WAIVER

- VARIANCE FROM CHAPTER 5, UNITS 16 THRU 27 TO ENCR. REQUIRED 25' REAR YARD 12'
- WAIVER OF CHAPTER 10.3.5. DETENTION BASIN EASEMENT THAN 50% INTO THE PARKWAY

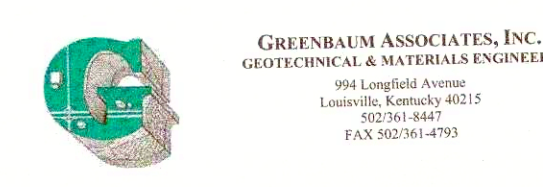
OPEN SPACE RE...

LOT NO.	LOT AREA	DIFFER FROM
1	8,822	
2	4,828	
3	4,828	
4	4,815	
5	4,280	
6	7,560	
7	5,759	
8	4,280	
9	4,815	
10	4,815	
11	4,280	
12	4,815	
13	4,815	
14	4,280	
15	4,280	
16	3,380	
17	3,803	
18	3,803	
19	3,803	
20	3,803	
21	3,380	
22	3,380	
23	4,550	
24	3,380	
25	3,803	
26	3,803	
27	3,380	
28	5,277	
29	4,365	
30	4,365	
31	3,880	

NOTICE
PERMITS SHALL BE ISSUED ONLY TO PERFORM WORK ON THE BOUNDARIES OF THIS DISTRICT'S DEVELOPMENT PLAN.

PRELIMINARY APPROVAL
Condition of Approval:
Tammy Hill 12-21-18
Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

APPROVED PRELIMINARY DEVELOPMENT PLAN
DOCKET NO. 18-2018-1033
APPROVAL DATE: NOV 07, 2018
EXPIRATION DATE: FEB 7, 2021
SIGNATURE OF PLANNING COMMISSION
[Signature]
PLANNING COMMISSION



August 14, 2018
Mr. Bill Rod
Luxon Homes, LLC
11610 Commonwealth Drive
Louisville, KY 40299
Re: Karst Survey
Meadows Pointe Apartments
14706 and 14714 Old Henry Road
Louisville, Kentucky
Project Number 18-0336

Dear Mr. Rod:
We performed a geotechnical investigation for the above referenced apartment complex. This site is underlain in part by Laurel Dolomite and in part by Waldron Shale. Waldron Shale is not subject to karst development and karst development is not commonly an issue in Laurel Dolomite.
During the course of our geotechnical investigation we walked the entire site and performed 7 borings, one that was coring five feet into rock. We found no evidence of karst related subsidence or a condition that would lead to subsidence. Rock is shallow across the site with the greatest depth to rock in the borings being 4.2 feet.
In conclusion, there is no evidence of karst development that would result in subsidence of future structures or pavement.
If you have any questions in regard to this matter, please call.

Sincerely,
GREENBAUM ASSOCIATES, INC.
Sandor R.
Greenbaum
Sandor R. Greenbaum, P.E.
Principal Engineer

LEGEND

- EXISTING FENCE
- EX. OVERHEAD UTILITIES
- EX. GAS LINE
- EX. TELEPHONE LINE
- EX. WATER LINE
- EX. 6" FORCE MAIN
- M.H.#10394
- EXISTING SANITARY SEWER
- EX. UTILITY POLE
- EX. SANITARY SEWER MANHOLE
- BENCH MARK
- EXISTING CONTOUR LINE
- EX. STORM LINE
- EX. TREE LINE
- PROPOSED TREE LINE
- EXISTING BUILDING
- PROP. BENCH CENTERLINE
- DRAINAGE FLOW
- PROP. STORM LINE
- COMPLIANT OPEN SPACE PER LDC CHAPTER 5.11.5.A
- PROP. RETAINING WALL w/ TOP/BOTTOM WALL ELEV.

RECEIVED
NOV 28 2018
PLANNING & DESIGN SERVICES

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C
TREE CANOPY CALCULATIONS
TOTAL SITE AREA
EX. TREE CANOPY ON SITE
EX. TREE CANOPY TO BE PRESERVED
TREE CANOPY REQUIRED
(TOTAL SITE HAS 76-100% EX. CANOPY COVERED)
ADDITIONAL TREE CANOPY REQUIRED
ADDITIONAL TREES PROVIDED
56 TYPE A STREET TREES @ 900 SF EACH
TOTAL TREE CANOPY PROVIDED
*INCLUDES 25% STREET TREE CREDIT

DETENTION CALCULATIONS

$ExCm = (0.26 \times 0.95) + (5.43 \times 0.22) = 0.25$
 $PostCm = (2.70 \times 0.95) + (2.99 \times 0.22) = 0.57$
 DETENTION CALCS
 $(0.57 - 0.25) \times (2.8/12) \times (5.69 \text{ Ac.}) = 0.425 \text{ AcFt} \sim 18,513 \text{ CuFt.}$

IMPERVIOUS AREA (SITE)

AREA OF DISTURBANCE ----- 4.55 ACRES
 EXISTING IMPERVIOUS SURFACE ----- 0.26 ACRES (4.6%)
 PROPOSED IMPERVIOUS SURFACE ----- 2.70 ACRES (47.4%)
 NET INCREASE ----- 2.44 ACRES (42.9%)

BENCHMARK

PRELIMINARY BENCHMARK - RIM OF SANITARY SEWER MANHOLE ELEV. ±662.63

SITE DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 20' 40' 80'
SCALE: 1" = 40'
TRUE NORTH

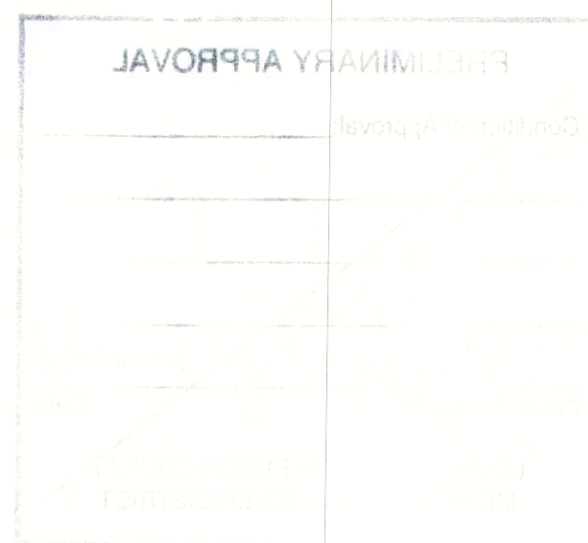
Binding Elements
Case No. 18ZONE1033

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the District Development Plan/Preliminary Subdivision 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. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
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 permit) is requested:
 - a. The development plan must receive full construction approval from Develop Louisville, 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 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. 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, TTPAs) 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.
9. 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.
10. A note shall be placed on the preliminary plan, construction plan and the record plat that states, "Construction fencing shall be erected prior to any grading or construction 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 until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."
11. All street signs shall be installed by the Developer, and shall conform with the Manual on Uniform Traffic Control Devices (MUTCD) requirements. Street signs shall be installed prior to the recording of the subdivision record plat or occupancy of the first residence on the street, and shall be in place at the time of any required bond release. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
12. Open space lots shall not be further subdivided or developed for any other use and shall remain as open space in perpetuity. A note to this effect shall be placed on the record plat.
13. The signature entrance shall be submitted to the Planning Commission staff for review and approval prior to recording the record plat.
14. Cross connectivity to the proposed private road on the development site will be permitted should the adjacent Forester property ever develop residentially.
15. Prior to the issuance of a building permit for lot 21. Commissioner Brown agreed and read the following: Prior to the issuance of the 21st building permit, if KYTC Project No. 5-367.20 has not went into construction phase, the developer shall pay the sidewalk fee-in-lieu amount based on the cost of the 10' multi-use path construction.
16. The building materials and design of the proposed structures shall be substantially the same as the building materials and design of the proposed structures depicted on the building elevations and renderings, as presented to the Planning Commission during its public hearing held on November 27, 2018. Building materials of the proposed structures shall consist of the combination of 70-80% brick, 15-25% fiber cement, and 2-5% stone.
17. Except for trees, vegetation and brush that pose a hazard or safety concern to persons or property, Applicant/Developer shall retain all existing vegetation, brush, and trees' driplines within specifically identified areas, measuring approximately 16 feet in depth, along the subject property's west and north perimeter property lines, as more specifically identified on the

Applicant's Grading Worksheet, dated November 11, 2018, as submitted to the administrative record for Case No. 18ZONE1033. (On the Applicant's Grading Worksheet, The 16-foot boundary to these areas along the west and north property lines where the above vegetation is to be retained are marked in red ink and further identified by arrows). Dead or dying trees and vegetation, as determined by a licensed landscape architect or certified arborist, do not have to be retained within the specified area.

18. If any existing vegetation, brush, and/or trees located in the 16-foot area where vegetation, brush and/or trees are to be preserved, as required in binding element #17, are inadvertently destroyed during the construction phase(s), an arborist or licensed landscape architect approved by Planning & Design will coordinate with developer to replace the same with Kentucky native species. Developer shall be responsible for the costs associated with replanting, including the hiring of the arborist or licensed landscape architect.
19. With the exception of Lot # 15 and the end of Street C, as they are depicted on the submitted District Development Plan for 18ZONE1033, Applicant/Developer shall attempt in good faith to retain vegetation, brush and trees within a 16-foot-wide area as measured from the subject property's perimeter boundary for all areas along the subject property's perimeter boundary not identified by binding element #2 on the west, north, and east perimeter property lines of the Subject Property.
20. The proposed residential structures wall faces shall be constructed no closer than 33 feet from the west and north perimeter with the exception of unit 6 being setback 27' at its closest point from the northwest corner wall and 20' from the east perimeter as depicted on the proposed detailed district development plan/preliminary subdivision plan for case number 18zone1033.
21. No later than 180 days after construction activity specifically involving improvements to the portion of Old Henry Road adjacent to or including the development site has ceased, pursuant to KYTC Project No. 5-367.20, applicant/developer shall submit for approval to Louisville Metro Planning and Design Services a landscape/tree canopy plan whereon the required tree plantings shall establish a tree canopy of no less than 40% of the development site, as calculated in Chapter 10 of the Land Development Code. The Cessation of construction activity referred to herein shall be confirmed by KYTC in writing (email correspondence is sufficient).
22. Amendments to binding elements shall require the Louisville Metro Council's approval.



DEFINITION CALCULATED

IMPROVED AREA (SITE)

9 BENCHMARK

SITE DEVELOPMENT PLAN