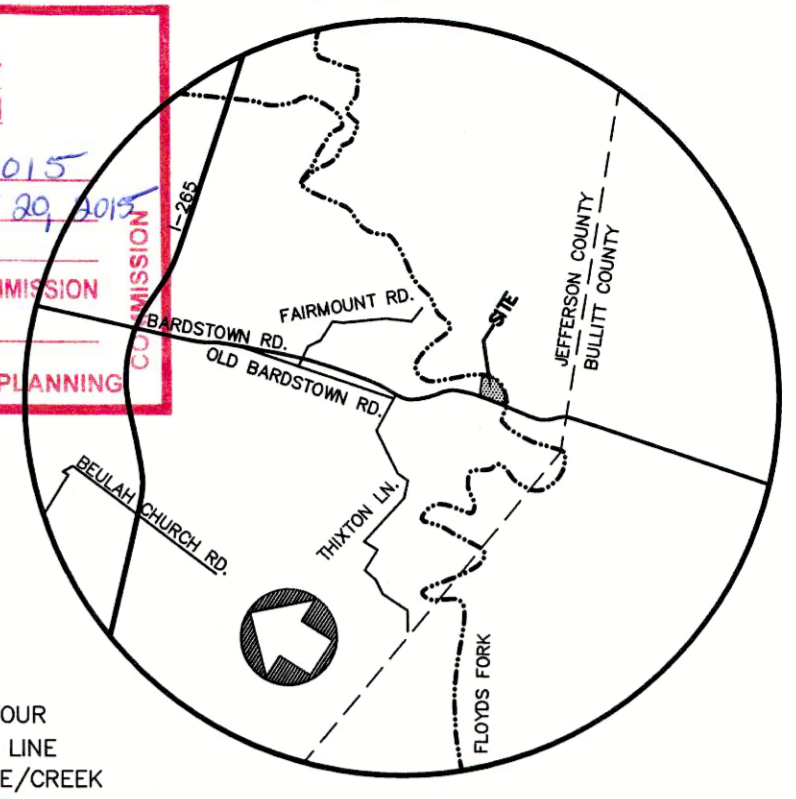


PRELIMINARY APPROVAL
 Condition of Approval:
 Development Review:
 LOUISVILLE/JEFFERSON COUNTY METRO GOV.
 LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT
 DB: 9155, PG: 165
 NFD/RR

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

METRO APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 15ZONE1015
 APPROVAL DATE: August 29, 2015
 EXPIRATION DATE:
 SIGNATURE OF PLANNING COMMISSION: *Sp. Korman*



LEGEND

- EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING SWALE/CREEK
- EXISTING FENCE
- XX EXISTING ADJACENT LOT NUMBER
- PROPOSED BUILDING NUMBER
- PROPOSED STORM (CONCEPT)
- PROPOSED FLOW ARROW
- PROPOSED SANITARY (CONCEPT)
- PROPOSED SILT FENCE
- PROPOSED LANDSCAPE BUFFER AREA
- 100' STREAM CORRIDOR BUFFER
- 200' BUILDING SETBACK
- PROPOSED CONSTRUCTION ENTRANCE
- TREE CANOPY PRESERVATION AREA
- PROPOSED FLOODPLAIN COMPENSATION

GENERAL NOTES:

1. DOMESTIC WATER SUPPLY: SUBJECT SITE CAN 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.
2. TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES PREVENTING IMPACT OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
5. SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTERS 4.4.3, 3.1 AND 8 OF THE LDC.
6. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
7. ALL RADI TO BE 4.5' UNLESS OTHERWISE INDICATED.
8. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
9. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
10. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
11. ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED EXCEPT THE EXISTING ENTRANCE DRIVE.
12. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
13. ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT EXPOSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
14. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK SITES, P.C., ON MAY 14, 2015 AND NO KARST TOPOGRAPHY WAS FOUND.
15. THE 20' LBA REQUIRED ALONG THE SITES EAST PROPERTY LINE (IN FLOYDS FORK) WILL BE MET WITH THE PRESERVATION OF EXISTING VEGETATION ALONG THE TOP OF BANK OF FLOYDS FORK CREEK.

MSD NOTES:

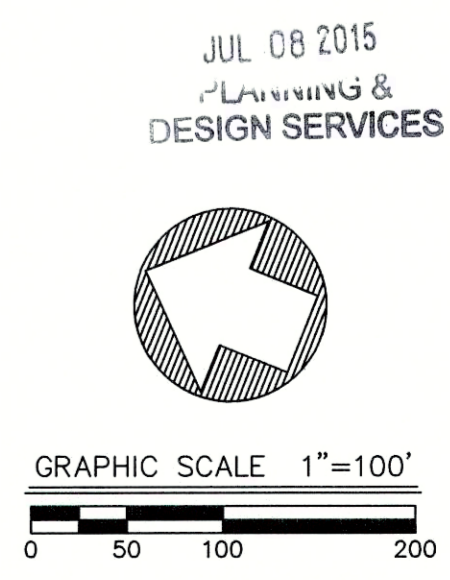
1. WASTEWATER: SANITARY SEWER WILL BE PROVIDED BY LATERAL EXTENSION TO THE BARDSTOWN BLUFF PUMP STATION TO THE CEDAR CREEK TREATMENT PLANT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
2. DRAINAGE / STORM WATER COMPENSATION: INCREASED RUNOFF VOLUME ON SITE SHALL BE COMPENSATED ON SITE AT A 1:1 RATIO. ALL THROUGH DRAINAGE SHALL CONTINUE TO PASS THROUGH THE SITE AND BE CONTAINED WITHIN A PROPOSED MSD EASEMENT. 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.
3. PORTIONS OF THE SITE TO BE DEVELOPED ARE LOCATED WITHIN THE LOCAL REGULATORY FLOODPLAIN AND THE FEMA MAPPED FLOODPLAIN. ALL CONSTRUCTION SHALL CONFORM WITH MSD, KDOV, USACE AND FEMA REQUIREMENTS. ANY FILL PLACED WITHIN THE FLOODPLAIN SHALL BE COMPENSATED ON THE SITE AT A 1:1 RATIO.
4. EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
5. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0132E).
6. 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.
7. PROPOSED MSD STORM SEWERS ARE SUBJECT TO AN MSD DRAINAGE BOND PRIOR TO CONSTRUCTION PLAN APPROVAL FOR THRU DRAINAGE.
8. USACE AND KDOV APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
9. STRUCTURES ON FILL AND/OR EXTENSIVE FILL MAY REQUIRE GEOTECHNICAL ANALYSIS PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
10. A LOCAL FLOODPLAIN WILL BE DEVELOPED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
11. A WATERSHED STUDY SHALL BE PROVIDED TO MSD PRIOR TO CONSTRUCTION PLAN APPROVAL TO VERIFY NO INCREASE OF THE WATER SURFACE ELEVATION.
12. THE FILL THAT WILL BE REQUIRED TO RAISE THE DEVELOPMENT PORTION OF THE SITE WILL BE EXCAVATED FROM THE EXISTING FLOODPLAIN. PRIOR TO CONSTRUCTION PLAN APPROVAL, A HYDROLOGIC MODEL WILL BE PREPARED AND SUBMITTED TO MSD FOR APPROVAL.

TREE CANOPY DATA:

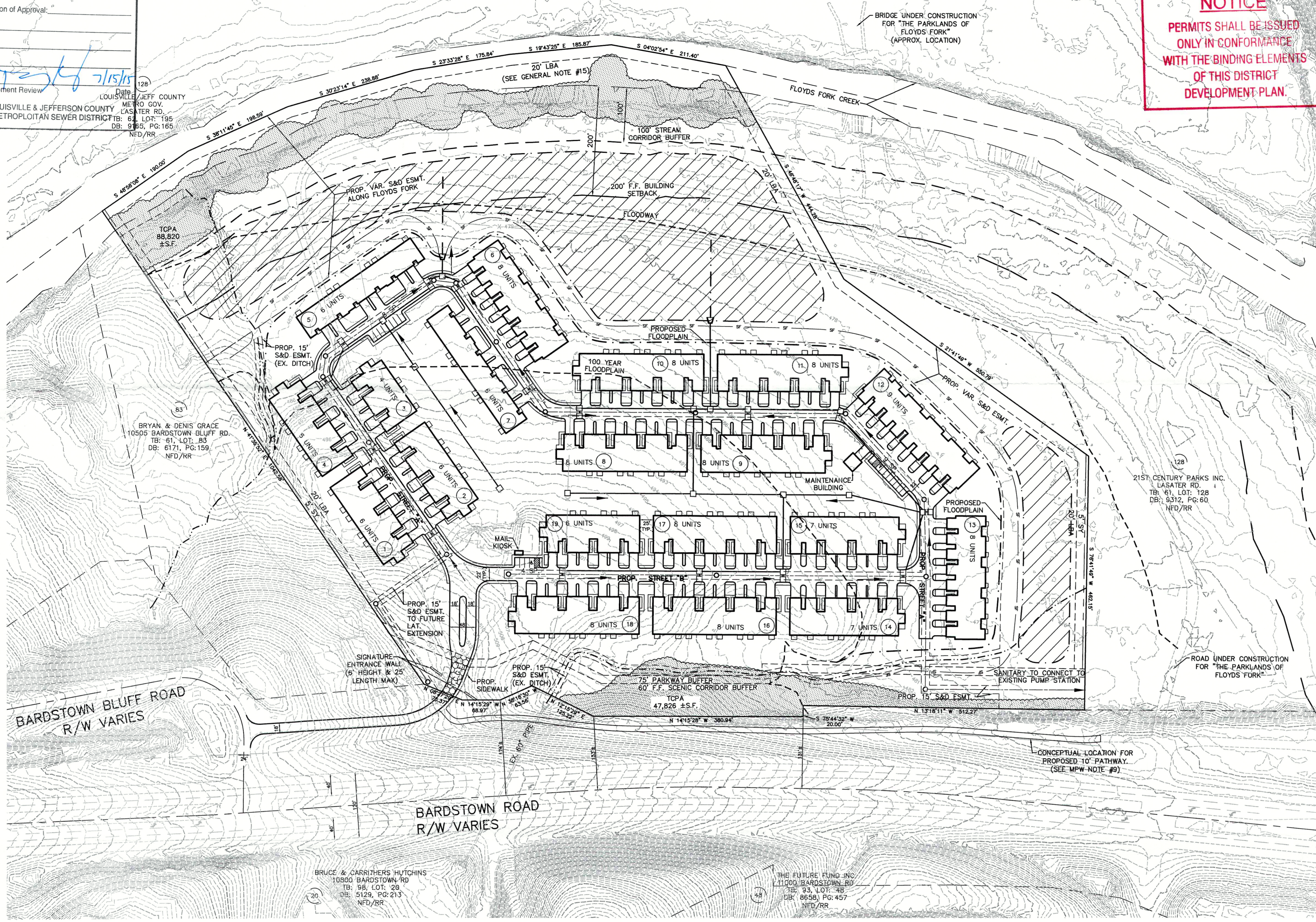
GROSS SITE AREA	1,479,827± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	150,361± S.F. (10%)
EXISTING TREE CANOPY TO BE PRESERVED	136,848± S.F. (9%)
TREE CANOPY TO BE PLANTED	114,924± S.F. (8%)
TOTAL TREE CANOPY REQUIRED	251,772± S.F. (17%)

*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LDC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. MSD DIGITAL LDC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN DESIGN PROCESS.

RECEIVED
 JUL 08 2015
 PLANNING & DESIGN SERVICES



CASE #15ZONE1015
 MSD WM # 11165



EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

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 EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

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 STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDMEN-TADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE INSTALLED AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
2. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK IN THE RIGHT OF WAY.
4. A DAMAGE BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
5. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
6. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
7. ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
8. NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W.
9. DEVELOPER AGREES TO PROVIDE/CONSTRUCT A 10' PATHWAY ALONG THE SITES FRONTAGE WITHIN THE R/W OF BARDSTOWN ROAD TO BE A PART OF THE FUTURE LOUISVILLE LOOP. THE DESIGN AND LOCATION SHALL BE COORDINATED WITH MPW, KTC, METRO PARKS AND 21ST CENTURY PARKS. A CONNECTION SHALL BE MADE FROM THE DEVELOPMENT TO THE MULTI-USE PATH AS SHOWN.

WAIVER REQUEST

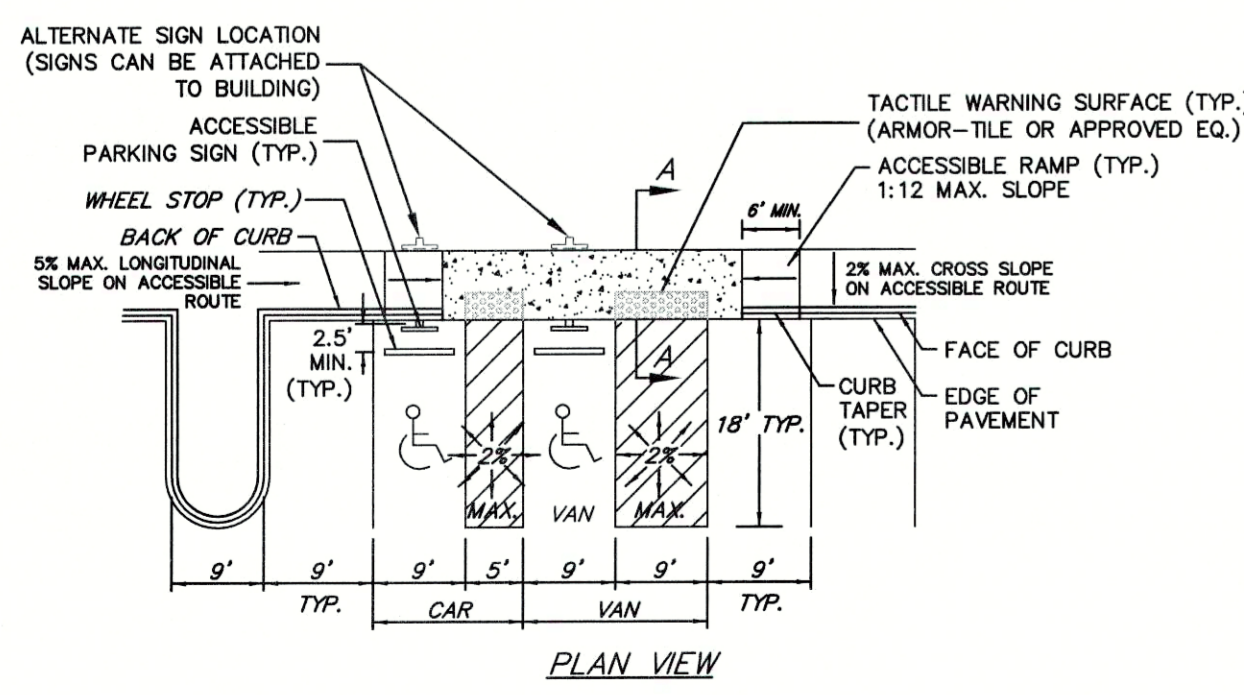
1. WAIVER FROM LDC 5.9.2.A.1.a.v TO NOT PROVIDE A PEDESTRIAN PATH CONNECTION TO THE ADJACENT 21ST CENTURY PARKS LOT TO THE SOUTH.

PROJECT DATA:

FORM DISTRICT	NFD
EXISTING ZONING	RR
PROPOSED ZONING	RSA
FRONT/STREET SIDE YARD	20'
SIDE YARD	5'
REAR YARD	25'
EXISTING LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL
TOTAL LAND AREA	33,972 AC.
TOTAL BUILDING AREA	238,652± S.F.
FLOOR AREA RATIO	0.16
NO. OF DWELLING UNITS	135
BUILDING HEIGHT (35' MAX)	1 STORY (20'±)
GROSS DENSITY	3.97 (DU./AC.)
PARKING SPACES REQUIRED	203-405 SPACES
(MIN. 1.5/JUNIT, MAX. 3/JUNIT)	291 SPACES
PARKING PROVIDED (INCLUDES GARAGES)	215 SP./UNIT
PARKING AREA RATIO	0± S.F.
OPEN SPACE REQUIRED	(NONE IF <5 DU./AC.)

DETENTION CALCULATIONS

2.9/12 (0.80-0.30) (15 AC) = 1.8 ± AC.FT.
 RUNOFF VOLUME (APPROXIMATE) 1.8 ± AC.FT.
 FLOODPLAIN COMPENSATION VOLUME 60,000 ± C.Y.



TYPICAL ACCESSIBLE PARKING SPACES
 NO SCALE

Mindel, Scott & Associates, Inc.
 Planning · Engineering · Surveying · Landscape Architecture
 Utility Consulting · Property Management
 513 Jefferson Boulevard, Louisville, KY 40219
 Phone: (502) 463-5600 Fax: (502) 463-6000 Email: info@msa-inc.com



DEVELOPER
 REDWOOD ACQUISITIONS, LLC
 23775 COMMERCE
 PARK, SUITE 7
 BEACHWOOD, OH. 44122

OWNER
 GINA & BARREL NICE
 10509 BARDSTOWN BLUFF RD.
 LOUISVILLE, KY. 40291

DETAILED DISTRICT DEVELOPMENT PLAN
 BRENTWOOD COMMONS
 10509 BARDSTOWN BLUFF RD.
 LOUISVILLE, KY 40291
 TAX BLOCK: 61 LOTS: 87, D.B. 9212 PG. 904

06/19/15	PER AGENCY COMMENTS	
07/16/15	PER AGENCY COMMENTS	
07/17/15	PER AGENCY COMMENTS	
07/17/15	REVISED MSD NOTES	
07/27/15	WAIVER ADDED	

Vertical Scale: N/A

Horizontal Scale: 1"=100'

Date: 6/1/2015

Job Number: 3244

Sheet

1

of 1

15ZONE1015

Case No. 15ZONE1015 Binding Elements

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the requested Detailed District Development Plan, Binding Elements, and the Floyds Fork Overlay Review, **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. 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 development plan must receive full construction approval from Develop Louisville, 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 Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
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 any site disturbance permit being issued and prior to any clearing, grading or issuance of a site disturbance permit, a site inspection shall be conducted by PDS staff to ensure proper placement of required tree protection fencing in accordance with the approved Tree Preservation Plan.
7. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the August 20, 2015 Planning Commission meeting.
8. Construction activities on the site shall be limited to weekdays between the hours from 7 AM to 7 PM.