

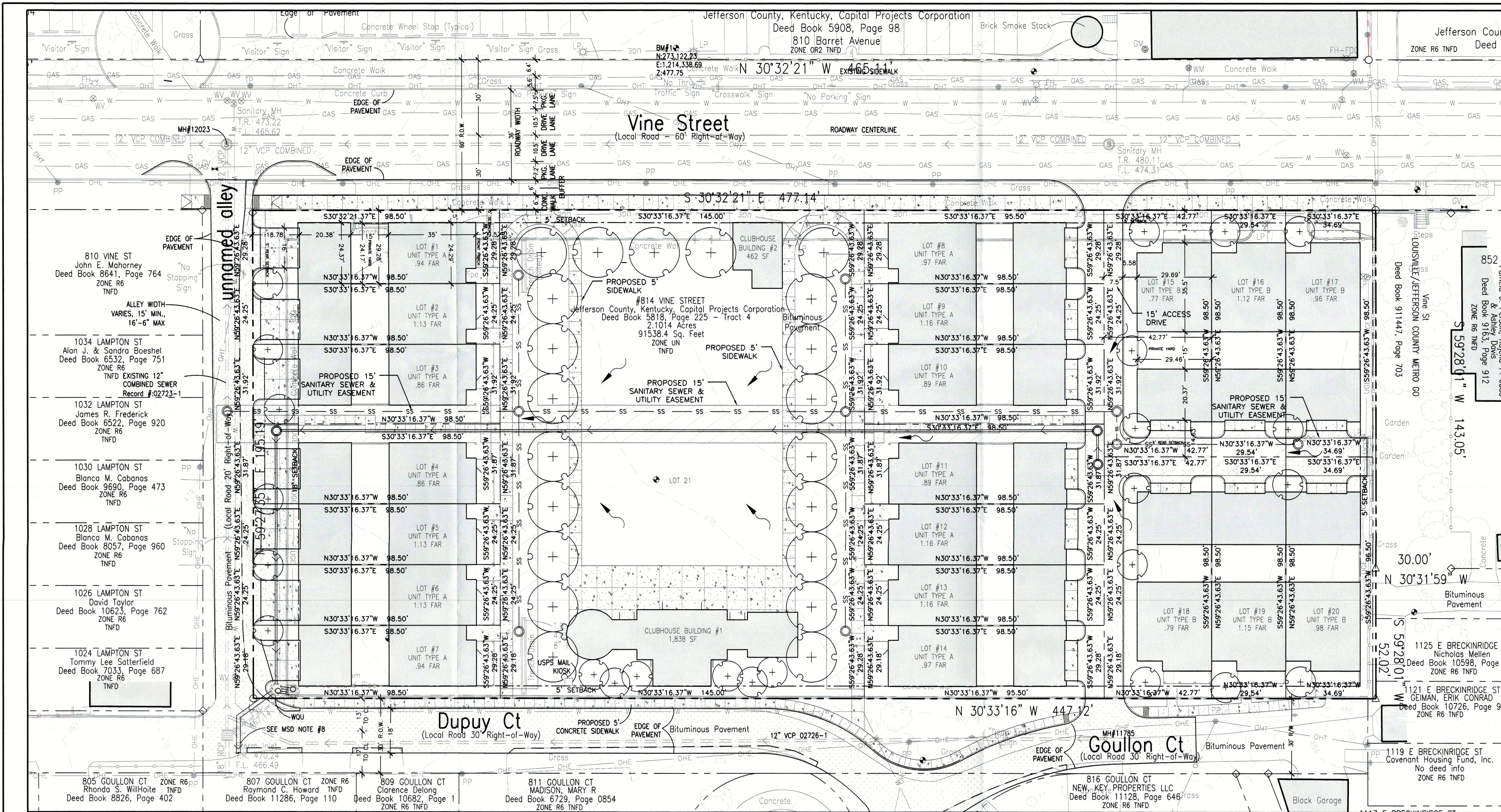
Case No. 22-DDP-0116 Binding Elements

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the Revised Detailed District Development Plan/Major Preliminary Subdivision with 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. 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, and Chapter 2, Part 8. Each plan shall be in adequate detail and shall be in compliance with the approved Pattern Book.
4. Before any permit (including but not limited to building, parking lot, change of use) 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 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.
5. 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.
6. 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.

7. 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.
8. 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.
9. 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."
10. 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.



LOT STATISTICS

LOT #	AREA (S.F.)	UNIT TYPE	PRIVATE YARD REQ'D (20%)	PRIVATE YARD PROVIDED
01	2884	A	540.40 SF	356 SF
02	2388	A	477.60 SF	356 SF
03	3143	A	628.60 SF	356 SF
04	3140	A	628 SF	356 SF
05	2388	A	477.60 SF	356 SF
06	2388	A	477.60 SF	356 SF
07	2873	A	547.60 SF	356 SF
08	2796	A	559.20 SF	356 SF
09	2315	A	463 SF	356 SF
10	3048	A	609.60 SF	356 SF
11	3044	A	608.8 SF	356 SF
12	2315	A	463 SF	356 SF
13	2315	A	463 SF	356 SF
14	2786	A	557.20 SF	356 SF
15	4212	B	842.40 SF	435 SF
16	2909	B	581.80 SF	435 SF
17	3416	B	683.20 SF	435 SF
18	4127	B	825.40 SF	435 SF
19	2850	B	570 SF	435 SF
20	3347	-	669.40 SF	435 SF
21	28275	-	-	-

NOTE: MINIMUM LOT SIZE: 2200 S.F.

SITE DATA

SITE ADDRESS	814 VINE STREET LOUISVILLE, KY 40204
TAX BLOCK AND LOT DEED BOOK AND PAGE #	TB 0211 - LOT 0076 DB5818, PG 225, TRACT 4
GROSS SITE AREA	2,1014 AC
GROSS SITE IN SF	915384 SF
NET SITE AREA (PROPOSED REZONING)	2,0029 AC
NET SITE IN SF	87247 SF
FORM DISTRICT	TRADITIONAL NEIGHBORHOOD
EXISTING ZONING	U-N (PD OPTION)
EXISTING USE	PARKING LOT
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
PROPOSED DENSITY	10,000 UNITS/ AC
PROPOSED DWELLING UNITS	20
MAX HEIGHT ALLOWED	45'
MAX HEIGHT PROPOSED	35'-7"
REQUIRED MINIMUM PARKING SPACES	- N/A
REQUIRED MINIMUM PARKING SPACES - 3 OUTDOOR PER DWELLING UNIT = 60 SPACES	
PROVIDED PARKING SPACES	40 SPACES (2 GARAGE SPACES PER DWELLING UNIT)
BUILDING SETBACK REQUIREMENTS	REFER TO PATTERN BOOK

NOT FOR CONSTRUCTION

REVISED DISTRICT DEVELOPMENT PLAN AND PRELIMINARY PLAT PD OPTION

PD OPTIONS (formerly UGC Phase 1)

814 Vine Street
Louisville, Kentucky

THE COTTAGES

Owner:
PFT LLC
731 Brent Street
Louisville, Kentucky 40704

Landscape Architect/Civil
CARMAN
400 E. Main Street, Ste. 106
Louisville, Kentucky 40202
502.742.6581

Architect:
de Leon & Primmer
Architecture
117 S. Shelby Street
Louisville, Kentucky 40202
502.582.6295

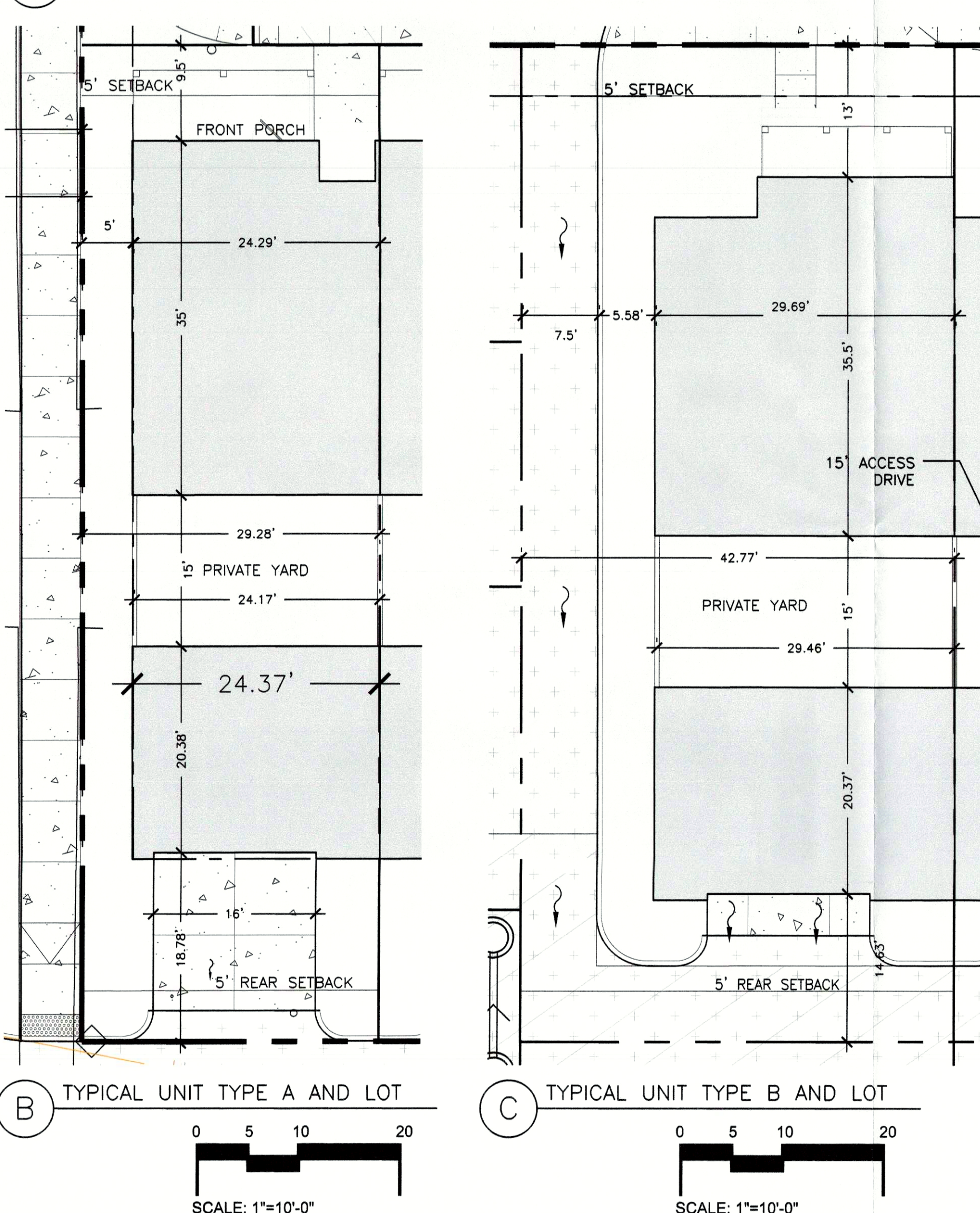
PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *David DeLeon*
DATE: 2/13/23
LOUISVILLE, JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

DRAWN BY: MH
APPROVED BY: JC
PROJECT NUMBER: 21-187
REVISIONS: 11/07/2022
11/07/2022 - ADDRESS AGENCY COMMENTS

PHASE 1 PRELIMINARY DEVELOPMENT PLAN



NOTE

AS REQUIRED BY THE LAND DEVELOPMENT CODE, A PLANNED DEVELOPMENT OPTION PATTERN BOOK AND GUIDELINES ACCOMPANY THIS REVISED DISTRICT DEVELOPMENT PLAN. DESIGN GUIDELINES FOR THE PLANNED DEVELOPMENT OPTION ARE FURTHER SUMMARIZED IN THE ACCOMPANYING PATTERN DESIGN GUIDELINE BOOK.

BENCHMARKS

CP#25 MAGNAIL N: 264323.05 E: 1207445.70 Z: 455.45	CP#22 H AND T N: 263870.55 E: 1207337.83 Z: 456.24
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- ### LEGEND
- CONTROL POINT / BENCHMARK
 - LIGHT POLE (LP)
 - STREET LIGHT (LP)
 - FIRE HYDRANT (FH)
 - POWER POLE (PP)
 - TELEPHONE POLE (TP)
 - WATER METER (WM)
 - WATER METER (WM)
 - POST INDICATOR VALVE (PIV)
 - GAS VALVE (GV)
 - GAS METER (GM)
 - ELECTRIC METER (EM)
 - SANITARY MANHOLE
 - STORM MANHOLE
 - SIGNS
 - GUY ANCHOR
 - PM PARKING METER
 - PVC PLASTIC PIPE
 - RCP CONCRETE PIPE
 - MTL METAL PIPE
 - VCP VITRIFIED CLAY PIPE
 - HW STORM STRUCTURE HEADWALL
 - MH MANHOLE
 - INV INVERT ELEVATION
 - F.L. FLOW LINE ELEVATION
 - T.O.G. TOP-OF-GRADE
 - T.W. TOP-OF-WALL ELEVATION
 - FC FACE OF CURB (GUTTER LINE)
 - YD YARD INLET
 - TMH TELEPHONE MANHOLE
 - CB STORM INLET (CATCH BASIN)
 - WQU WATER QUALITY UNIT
 - TNDF TRADITIONAL FORM NEIGHBORHOOD DISTRICT
 - EXISTING FENCE
 - W WATER LINE
 - GAS GAS LINE
 - OHE OVERHEAD ELECTRIC
 - OHT OVERHEAD TELE/CABLE
 - UEL UNDERGROUND ELECTRIC
 - UEL UNDERGROUND TELE/CABLE
 - SANITARY SEWER LINE
 - DRAINAGE FLOW
 - PROPERTY BOUNDARY
 - SETBACK
 - PROPOSED BUILDING
 - PROPOSED CANOPY
 - PROPOSED WATER QUALITY UNIT
 - PROPOSED SANITARY SEWER
 - PROPOSED SANITARY SEWER

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE IN THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- PRIVATE SANITARY SEWER EASEMENT IS REQUIRED FOR ANY LATERAL CROSSING ADJACENT/NEIGHBORING PROPERTY TRACTS.
- THIS PROJECT IS SUBJECT TO MSA WATER QUALITY REGULATIONS ONCE THE INCIDENTAL AREA OF DISTURBANCE SHALL EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE PER THIS PRELIMINARY DEVELOPMENT PLAN. THE AREA OF DISTURBANCE IS 187,247 SF (2,029 ACRES).
- SITE IS SUBJECT TO REGIONAL FACILITY FEES AND SHALL REMAIN SHEET FLOW TO THE RIGHT OF WAY. CAPACITY TO THE CATCH BASIN SHALL BE VERIFIED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- PER AGREEMENT WITH MSD, STORM SEWER OUTLET FROM SITE WILL BE CONNECTED TO STORM SEWER EXTENSION TO EXISTING STORM SEWER AT LAMPTON STREET & SHAN STREET THAT WILL ACCOMMODATE BOTH THE COTTAGES AND DEVELOPMENT ON THE "URBAN GOVERNMENT CENTER" SITE, PROVIDED BY THE DEVELOPER.

TREE CANOPY

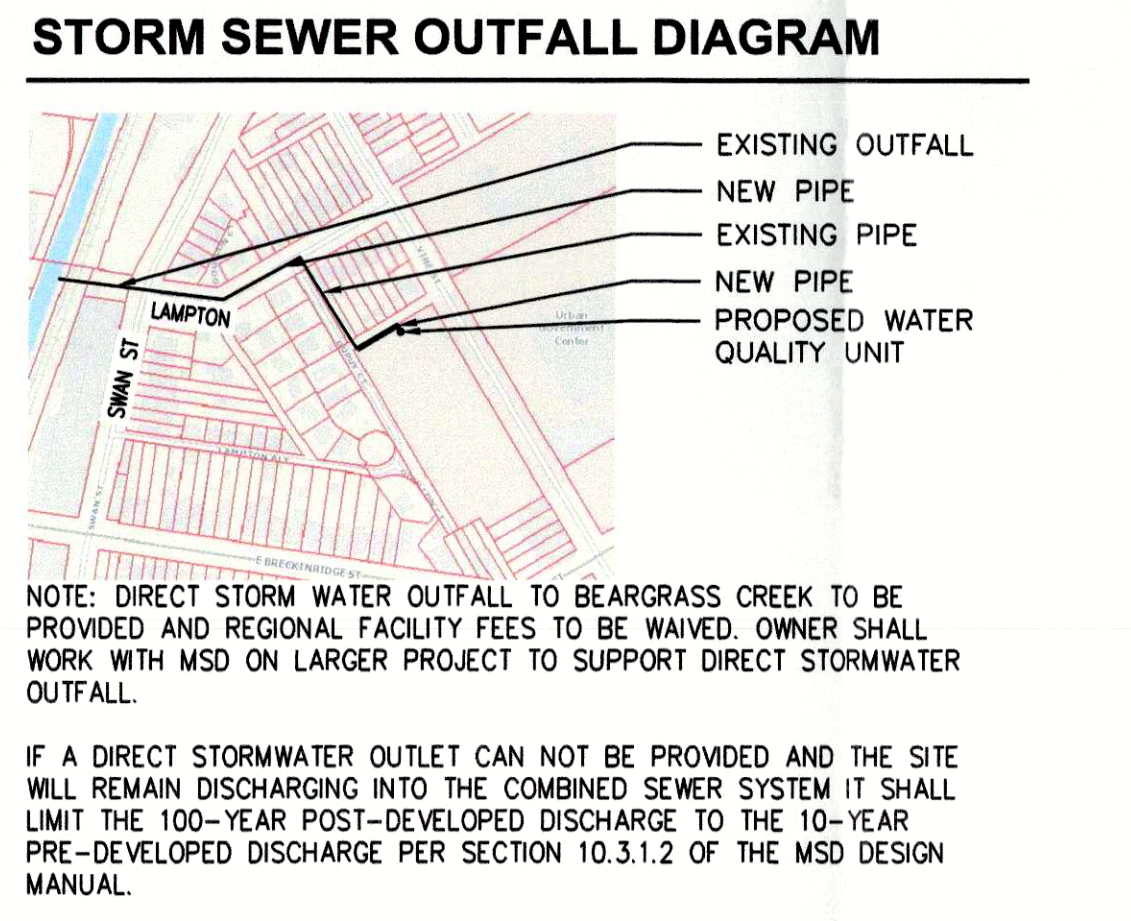
PER LOUISVILLE METRO LAND DEVELOPMENT CODE, LAST UPDATED JUNE 9, 2022, THERE ARE NO TREE CANOPY REQUIREMENTS FOR TRADITIONAL NEIGHBORHOOD FORM DISTRICTS.

STREET TREES

STREET TREES ALONG VINE STREET WILL NOT BE REQUIRED GIVEN THE LOCATION OF OVERHEAD UTILITIES ALONG VINE STREET.

DISTURBANCE DATA

LIMITS OF DISTURBANCE: 2,0029 AC. (87247 S.F.)
EXISTING IMPERVIOUS: 79,958 S.F.
PROPOSED IMPERVIOUS: 49,189 S.F.
NET IMPERVIOUS: (30,779) S.F.
NET DECREASE OF IMPERVIOUS, PROPOSED TO TAKE STORM WATER OFF OF COMBINED SEWER AND DIRECTLY TO BEAR GRASS CREEK



GENERAL NOTES

- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCIES.
- TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY ENDRIS ENGINEERING ON 9/7/18.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS. CONSTRUCTION PLANS WILL BE REQUIRED PRIOR TO CONSTRUCTION.
- ALL PROPOSED SIDEWALKS ARE A MINIMUM OF 4' WIDE ALONG ALLEYS AND INTERNAL TO DEVELOPMENT, 6' WIDE ALONG VINE STREET.
- DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS, IF REQUIRED.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MNP STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- SITE REFUSE WILL BE HANDLED VIA ROLL-OUT WASTE CONTAINERS STORED IN RESIDENCE GARAGES.

DEPT. OF PUBLIC HEALTH & WELLNESS NOTES

- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE, JEFFERSON COUNTY ORDINANCES.
- MOSSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 98 OF LOUISVILLE, JEFFERSON COUNTY ORDINANCES.
- EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX-INCH SANITARY SEWER.
- OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
- SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
- ANY FUTURE POOL & POOL EQUIPMENT ROOM MUST BE SUBMITTED TO THE HEALTH DEPARTMENT FOR SEPARATE APPROVALS.
- ANY FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45.005 REGULATIONS.
- CLUBHOUSE BUILDINGS MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
- PLANS MUST BE SUBMITTED TO THE HEALTH DEPT. PRIOR TO CONSTRUCTION.

EROSION PREVENTION AND SEDIMENT 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 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.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SILT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS POSSIBLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SEDIMENT LAIDEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO DISCHARGE INTO A STREAM, POND, SWALE, CATCH BASIN OR PUBLIC RIGHT OF WAY.
- CONCRETE WASH OUT PIT TO BE PLACED ON SITE AT CONTRACTORS DISCRETION.
- THE EROSION PREVENTION AND SEDIMENT CONTROL DEVICES SHOWN ON THIS PLAN SET ARE INTENDED TO BE THE MINIMUM CONTROL MEASURES. ADDITIONAL EPSC DEVICES MAY NEED TO BE INSTALLED AS NECESSARY BY THE CONTRACTOR TO PREVENT EROSION AND SEDIMENTATION.
- AT THE END OF EACH WORK DAY SITE SHALL BE CLEANED OF SEDIMENT AND DEBRIS. DISTURBED AREAS SHALL HAVE SILT CONTROL, INSTALLED OR WILL BE STABILIZED SO THAT SEDIMENT WILL NOT GET OFF SITE OR INTO THE STORM SYSTEM DURING A RAIN EVENT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION AND DEMOLITION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORHOODS.
- NO INCREASE IN STORM WATER DISCHARGE VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE.

PRELIMINARY APPROVAL

Condition of Approval:

Mark Fork 2-1-23
Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

NOTICE

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

METRO APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 22-DDP-0116
APPROVAL DATE Feb 7, 2023
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION

RECEIVED

JAN 31 2023
PLANNING & DESIGN SERVICES