

Case No. 22-ZONE-0018 Binding Elements and Condition of Approval

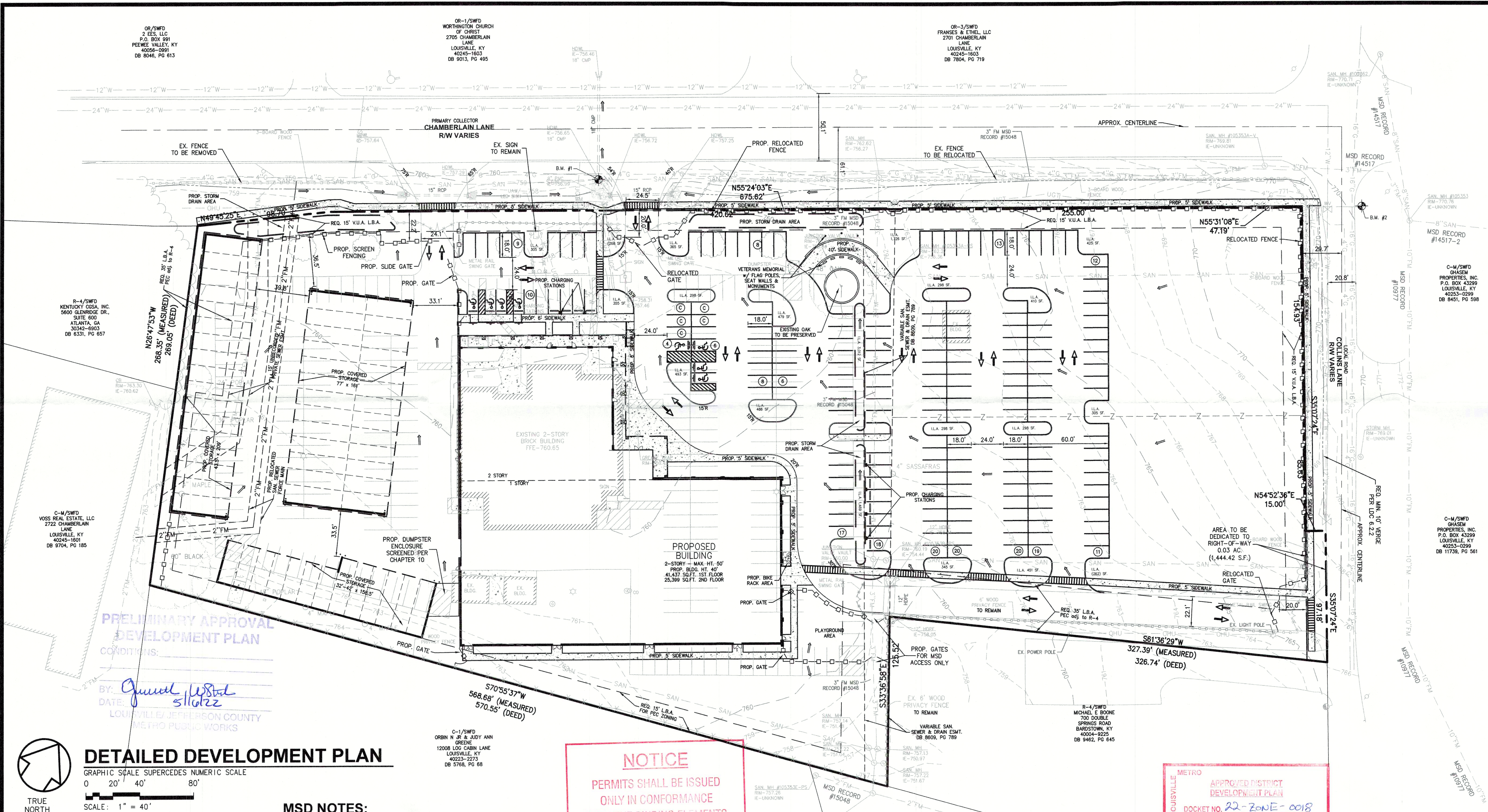
RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the requested Detailed District Development Plan, **SUBJECT** to the following binding elements:

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 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 Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. A minor subdivision plat or legal instrument shall be recorded (creating the lot lines as shown on the approved development plan)
 - 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
 - e. 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.
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.

Condition of Approval:

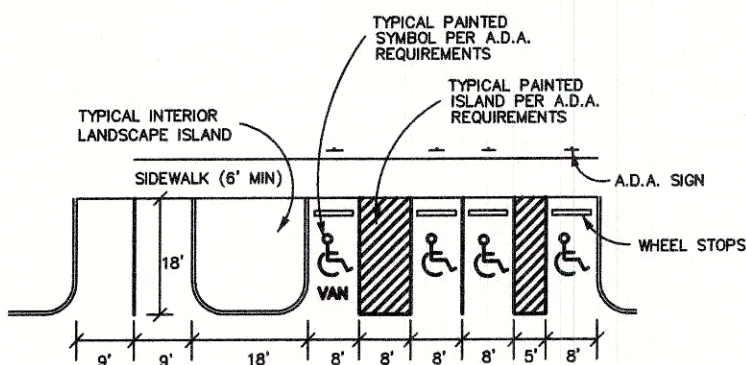
The applicant shall provide the handicapped ramp and pedestrian crossing for the Chamberlain Lane crosswalk.



IMPERVIOUS AREA (SITE)	
NET SITE AREA	6.61 ACRES
AREA OF WORK	5.60 ACRES
EXISTING IMPERVIOUS SURFACE	2.98 ACRES (45%)
PROPOSED IMPERVIOUS SURFACE	4.35 ACRES (66%)
INCREASE IN IMPERVIOUS SURFACE	1.41 ACRES

WAIVER AND VARIANCE REQUESTS:

- WAIVER OF CHAPTER 10.2.4 TO REDUCE THE REQUIRED 35' LANDSCAPE BUFFER AREA AND PLANTING REQUIREMENT ALONG THE DRIVEWAY AND REAR OF THE R-4 PROPERTY TO THE SOUTH/SOUTHEAST OF THE SITE AND ENCROACHMENT INTO THE REQUIRED 35' LBA AS SHOWN ON THE PROPOSED DEVELOPMENT PLAN WITH PLANTINGS TO BE PROVIDED AS ABLE IN AREAS NOT OCCUPIED BY PAVEMENT OR UTILITY INFRASTRUCTURE.
- WAIVER OF CHAPTER 10.2.4.B.8 OF THE LAND DEVELOPMENT CODE TO ALLOW THE REQUIRED 15' AND 35' PROPERTY PERIMETER LANDSCAPE BUFFER AREA TO BE REDUCED TO 5' ALONG THE WEST PROPERTY LINE AND REDUCE THE PLANTING REQUIREMENT TO ONLY AREAS SUFFICIENT OR ABLE TO SUPPORT TREE PLANTINGS.
- WAIVER OF CHAPTER 5.5.4.B.1 TO REDUCE THE REQUIRED 50' BUFFER ALONG THE R-4 ZONED WEST PROPERTY LINE TO 5' AND REDUCE THE PLANTING REQUIREMENT TO ONLY AREAS SUFFICIENT OR ABLE TO SUPPORT TREE PLANTINGS.



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.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ONSITE DETENTION MAY BE REQUIRED PENDING ANALYSIS OF THE DOWNSIDE DRAINAGE SYSTEM. IF REQUIRED, 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 DOWNSIDE DRAINAGE SYSTEM.
- SANITARY SEWERS TO BE PROVIDED BY PSC AND ARE SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
- 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.
- IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- PROPOSED BUILDING DOWNSPOUTS TO BE PIPED TO WEST LOT AND DAY-LIGHTED TO DRAIN NATURALLY TO CHAMBERLAIN LANE.
- STORMWATER DESIGNED TO SHEET DRAIN TO IDENTIFIED INFILTRATION STORM DRAIN AREAS TO BE USED AS WATER QUALITY.
- A DOWNSIDE CAPACITY ANALYSIS WILL BE PERFORMED FOR THE DITCH AND OUTLET LOCATED ON THE NORTH SIDE OF CHAMBERLAIN LANE IN THE EASEMENT BETWEEN 2701 & 2705 CHAMBERLAIN LANE. THE ANALYSIS WILL NEED TO CONFIRM CAPACITY OF THE EXISTING SYSTEM, AS WELL AS VERIFY NO INCREASE IN WATER SURFACE ELEVATION.

DETENTION CALCULATIONS

$$ExCm = (2.98 \times 0.95) + (3.63 \times 0.30) = 0.59$$
$$PostCm = \frac{6.61}{(4.35 \times 0.95) + (2.26 \times 0.30)} = 0.73$$
$$DETENTION CALCS$$
$$(0.73 - 0.59) \times (2.8/12) \times (6.61 \text{ Ac.}) = 0.216 \text{ AcFt} \sim 9,406 \text{ CuFt.}$$

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

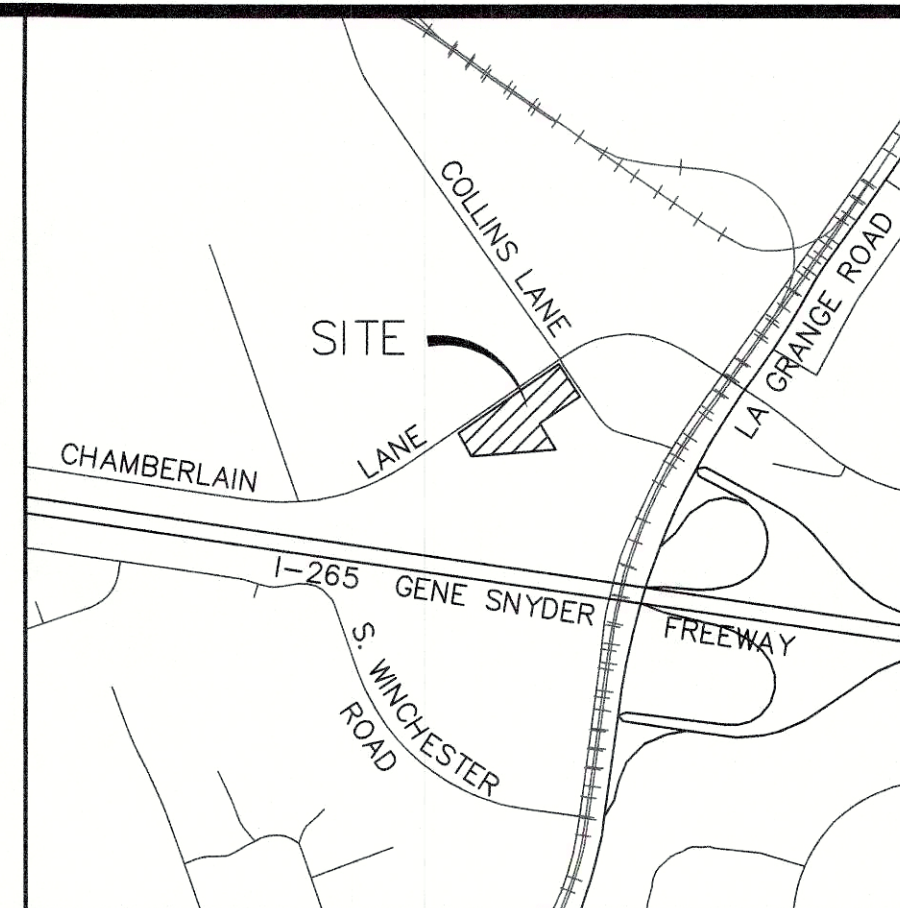
GENERAL NOTES:

- TOPOGRAPHIC INFORMATION PROVIDED BY FIELD SURVEY BY BTM-A BOWMAN COMPANY.
- 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.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- RIGHT-OF-WAY DEDICATION BY MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY OR HAMPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- 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.
- BUILDING DESIGN WILL FOLLOW CHAPTER 5.5 AND 5.6 OF THE L.D.C.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-ARMED, SHIELDED OR TURNED OFF PER CHAPTER 4.1.3 OF THE LAND DEVELOPMENT CODE.
- ALL NEW OR EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO A.D.A. CURRENT STANDARDS.
- ALL DUMPSTERS AND UTILITY STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.

- SITE MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- SHORT TERM BICYCLE PARKING DEVICE SHALL BE A DURABLE, SECURELY ANCHORED DEVICE THAT SUPPORTS THE FRAME OF THE BICYCLE, IS ABLE TO ACCOMMODATE A HIGH SECURITY LOCK AND IS DIMENSIONED AS REQUIRED BY THE LDC.
- STREET TREES TO BE PROVIDED IN ADJACENT RIGHTS-OF-WAY PER LAND DEVELOPMENT CODE CHAPTER 10.2.8. FINAL LOCATION AND TYPE TO BE SHOWN ON THE APPROVED LANDSCAPE PLAN.
- ALL EXISTING STRUCTURES TO BE REMOVED.

PRELIMINARY APPROVAL
Condition of Approval:

Mickel J. K. 5-16-22
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



SITE DATA

GROSS SITE AREA	6.61 ACRES	(267,820.34 SQ.FT.)
NET SITE AREA	6.57 ACRES	(266,376.92 SQ.FT.)
EXISTING ZONING	C-1 & R-4	
EXISTING FORM DISTRICT	SWFD	
EXISTING BUILDING AREA	26,066 SQ.FT.	
EXISTING FLOOR AREA RATIO	0.09	
PROPOSED ZONING	PEC	
PROPOSED USE	OFFICE/STORAGE	
PROPOSED BUILDING AREA	66,836 SQ.FT.	
2 STORY		
OFFICE, 1ST FLOOR - 11,919 SQ.FT.		
MEETING SPACE, 2ND FLOOR - 13,856 SQ.FT.		
RECREATION SPACE - 41,362 SQ.FT.		
PROPOSED F.A.R.	0.23	
PARKING CALCULATIONS		
MINIMUM PARKING REQUIRED	202 SPACES	
OFFICE/MEETING SPACE - 25,474 S.F. (159/400 S.F.)	64 SPACES	
INDOOR ATHLETIC SPACE - 41,362 S.F. (159/300 S.F.)	134 SPACES	
MAXIMUM PARKING ALLOWED	584 SPACES	
OFFICE/MEETING SPACE - 25,474 S.F. (159/150 S.F.)	170 SPACES	
INDOOR ATHLETIC SPACE - 41,362 S.F. (159/100 S.F.)	414 SPACES	
EX. PARKING PROVIDED	266 SPACES	
(INC. 4 ACCESSIBLE SPACES)		
PROP. PARKING	202 SPACES	
(INC. 8 ACCESSIBLE SPACES)		
BICYCLE PARKING CALCULATIONS		
SHORT TERM SPACES PROVIDED	4 SPACES	
(TO BE DETERMINED BY DIRECTOR OR DESIGNEE)		
LONG TERM SPACES LOCATED WITHIN BUILDING		
CARPOOL SPACE REQUIREMENTS	5 SPACES	

LANDSCAPE REQUIREMENTS

EX. VEHICLE USE AREA	111,595 SQ.FT.
PROPOSED VEHICLE USE AREA	82,461 SQ.FT.
7.5% I.L.A. REQUIREMENT	6,185 SQ.FT.
I.L.A. PROVIDED	11,818 SQ.FT.
I.L.A. TREES REQUIRED (1/4000 S.F.)	21
I.L.A. TREES PROVIDED (MINIMUM)	21

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	266,376 S.F.
EX. TREE CANOPY ON SITE	14,820 S.F. (5.2%)
3-2" TO 6" TYPE "A" TREES @ 1,200 S.F. EA.	3,600 S.F.
5-24" TYPE "A" TREES @ 2,100 S.F. EA.	10,500 S.F.
1-TYPE "B" TREE @ 720 S.F.	
EX. TREE CANOPY TO BE PRESERVED	4,200 S.F. (1.5%)
2-24" TYPE "A" TREES @ 2,100 S.F. EA.	
TREE CANOPY REQUIRED	100,232 S.F. (35%)
ADDITIONAL TREE CANOPY REQUIRED	96,032 S.F. (33.5%)
ADDITIONAL TREE CANOPY TO BE PROVIDED	97,200 S.F. (33.9%)
81 2" TYPE "A" TREES @ 1,200 S.F. EA.	
TOTAL TREE CANOPY TO BE PROVIDED	101,400 S.F. (35.4%)

LEGEND

— OHU —	OVERHEAD UTILITIES	WM	WATER METER
— 4" G —	GAS LINE	U	UTILITY POLE
— X" SAN —	EX. SANITARY SEWER	SM	TELECOMMUNICATIONS MANHOLE
— X" FM —	EX. SANITARY FORCE MAIN	SH	SANITARY SEWER MANHOLE
— X" W —	EX. WATER LINE	UM	UTILITY MANHOLE
— 3 BOARD FENCE —	EX. 3 BOARD FENCE	FD	FIRE HYDRANT
— X X X —	EX. FENCE	WV	WATER VALVE
— EX. STORM LINE —	EX. STORM LINE	GV	GAS VALVE
— 466 —	EXISTING CONTOUR LINE	GW	GUY WIRE
— Z —	EX. PROPERTY LINE TO BE REMOVED	TPED	TELEPHONE PEDESTAL
— — —	STORM DRAINAGE AREA	DF	DRAINAGE FLOW
		S	SIGN
		FP	FLAG POLE
		CS	CARPOOL SPACES

RECEIVED
MAY 11 2022
PLANNING & DESIGN
SERVICES

MSD WM #11832

REVISIONS	
NO.	BY
1	DHS
2	DHS
3	DHS
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6	DHS

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PRELIMINARY DEVELOPMENT PLAN
2702 CHAMBERLAIN LANE,
3120 & 3200 COLLINS LANE,
LOUISVILLE, KY 40245
BTM PROJECT NO.: 210316
LOCAL UNION 482 U A W
3000 FERN VALLEY ROAD
LOUISVILLE, KY 40213
DATE: 02-09-2022
DRAWING: 210316-DDP
SCALE: 1" = 40'
SHEET
1 OF 1

22-ZONE-0018