



LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 17Zone1053
 APPROVAL DATE 03.01.2018
 EXPIRATION DATE 03.01.2020
 SIGNATURE OF PLANNING COMMISSION
 PLANNING COMMISSION



LOCATION MAP (Google) NOT TO SCALE

SITE DATA
LAND USE
 SITE ADDRESS: 12909 DIXIE HIGHWAY 40272
 TAX BLOCK & LOT: T.B. 1113 T.L. 23 T.S.L. 7
 EXISTING ZONING DISTRICT: C-2
 PROPOSED ZONING DISTRICT: M-2
 EXISTING FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR
 PROPOSED FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR
 EXISTING USE: VACANT; FORMER RETAIL
 PROPOSED USE: TRUCK PARKING
 EXISTING PARCEL AREA: 2.75 ACRE
 PROPOSED PARCEL AREA: 2.62 ACRE
 DEED BOOK & PAGE: D.B. 10991, PG. 811

BUILDING DATA - PROPOSED
 EX. BUILDING HEIGHT: ONE STORY: 20' +/-
 EX. FOOTPRINT/GROSS FLOOR AREA: 2,367 S.F.
 EX. FLOOR TO AREA RATIO: 0.02

PARKING CALCULATIONS
 MINIMUM REQUIRED: 4 SPACES
 1 SPACE/1.5 EMPLOYEES
 MAXIMUM PERMITTED: 6 SPACES
 1 SPACE/1 EMPLOYEE
 PROPOSED PARKING: 6 SPACES
 (2 HC OF WHICH 2 ARE VAN)

TREE CANOPY CALCULATIONS
 SITE AREA: 114,127 S.F.
 TREE CANOPY CATEGORY: CLASS C
 EXISTING TREE COVERAGE: 0-40%
 PRESERVED TREE CANOPY: 33% (37,758 S.F.)
 TOTAL TREE CANOPY REQUIRED: 0% (0 S.F.)

LANUA CALCULATIONS
 EXISTING VUA: 25,256 S.F.
 PROPOSED VUA: 35,512 S.F. (40.6% INCREASE)
 REQUIRED ILA (7.5%): 2,663 S.F.
 ILA PROVIDED: MIN. 2,663 S.F.

EPSC DATA
 EXISTING IMPERVIOUS: 27,623 S.F.
 INCREASE IN IMPERVIOUS: 9,287 S.F.
 PROPOSED IMPERVIOUS: 36,910 S.F. (34% INCREASE)
 SENSITIVE FEATURES: NONE
 HYDROLOGIC SOIL GROUP: ASSUMED C (URBAN), D (RSL)
 SOIL TYPE: ROBERTSVILLE SILT LOAM, URBAN LAND
 DISTURBED AREA: 21,853 S.F.

SETBACKS
 NO NEW BUILDINGS PROPOSED.

SIGNAGE
 EXISTING HEIGHT: APPROX. 15'
 EXISTING AREA: APPROX. 55 SF

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 BY: [Signature]
 DATE: 02/01/18
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS RECEIVED

PRELIMINARY APPROVAL JAN 12 2018
 CONDITIONAL APPROVAL: PLANNING & DESIGN SERVICES
 [Signature] Date
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS DISTRICT

- AGENCY NOTES**
- MSD**
- SANITARY SEWER WILL UTILIZE EXISTING PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE DEREK GUTHRIE WQTC.
 - INFILTRATION BIOSWALE TO BE INSTALLED IN LIEU OF REGIONAL FACILITY FEES.
 - THE PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 21,583 S.F.
- STANDARD MSD SWPPP 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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
 - WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
 - SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POOL, SWALE OR CATCH BASIN.
- APCD**
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- HEALTH DEPARTMENT**
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- PDS**
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
- MPW**
- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
 - OWNER SHALL DEDICATE TO PUBLIC THE USE AREA SHOWN AS RESERVED R/W FOR DIXIE HIGHWAY WITHIN 60 DAYS OF A REQUEST BY METRO PUBLIC WORKS DIRECTOR.

- LEGEND**
- PROPERTY LINE
 - EXISTING PROPERTY TO BE MODIFIED
 - LANDSCAPE BUFFER AREA
 - ZONING LINE
 - EXISTING TOPO
 - EXISTING SANITARY SEWER
 - EXISTING TREE LINE
 - DRAINAGE ARROW

Engineering Planning
 1045 E. Charcoal Street, Louisville, Kentucky 40204
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 Kentucky - Indiana - Georgia - Tennessee

AHP Haulers LLC
 12909 Dixie Highway
 Louisville, Kentucky 40272
 AHP Haulers, LLC
 9614 Blue Lick Road
 Louisville, Kentucky 40229

REV #	DATE	DESCRIPTION
1	01/11/2018	AGENCY REVISIONS

Job No: 18301.000
 Date: December 4, 2017
 Scale: 1" = 30'
 Drawn By: A. Bartley
 Checked By: A. Bartley
 Drawing Title: AHP Haulers Rezoning Plan
 Drawing No: 1 of 1

Binding Elements – 17ZONE1053

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. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. 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.
4. 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. 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.
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. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system permitted on the site.
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 gate to access the property shall be open from 6am to 6pm (or open and close of business) to eliminate any queue of Semi trucks on Dixie Hwy.
9. No overnight idling of trucks shall be permitted on-site.
10. Each individual trailer may not be stored on the property for longer than 7 consecutive days.
11. Use shall be limited to empty tractor trailer parking and storage as proposed at the March 1, 2018 Planning Commission meeting. Any change of use on the property shall require approval by Metro Council.