

Case No. 22-ZONE-0022 Binding Elements

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

1. Proposed 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.
6. The owner/developer shall be responsible for the installation, good repair and proper functioning of all roads within the development. Construction plans for all roadways shall be approved by Transportation Planning prior to commencing construction. Prior to the issuance of a Certificate of Occupancy of the first unit, the owner/developer shall file with Transportation Planning a bond instrument in an amount determined by the Director of Works and MSD to ensure fulfillment of this obligation. Release of this bond shall follow procedures outlined in Chapter 7 of the Land Development Code.
7. Developer agrees to construct a 6 foot tall privacy fence along the southern border of the property adjacent to the Coachgate community; however, the location of the fence shall be installed to limit the number of trees removed and maintain the existing tree canopy. The fence shall be constructed with the same material that developer uses for any fence it installs along the western border of the property. The final location can be shown on the approved landscape plan.

OPEN SPACE REQUIREMENTS

REQ. 15% OF NET LOT AREA 14,303 SQ.FT.

OUTDOOR OPEN SPACE PROVIDED 24,377 SQ.FT.
PRIVATE OPEN SPACE (UNIT TERRACES) - 307 S.F. x 12 UNITS = 3,684/2 S.F. (15%) 1,842 SQ.FT.
PARKWAY BUFFER OPEN SPACE (Per 3.11.4.D.4) (15%) 8,698 SQ.FT.
RECREATIONAL OPEN SPACE REQUIRED (50% OF TOTAL = 7,186 SQ.FT.)
RECREATIONAL OPEN SPACE PROVIDED 13,850 SQ.FT.
ODD PARK 1,875 SQ.FT.
WALKING TRAIL (5' WIDE x 3310' LONG) 1,550 SQ.FT.
COMMUNITY FIRE PIT/ACTIVITY LAWN AREA 10,425 SQ.FT.

LANDSCAPE REQUIREMENTS

VEHICLE USE AREA 10,583 SQ.FT.
5% I.L.A. REQUIREMENT (PER 10.2.12) 529 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED 868 SQ.FT.

IMPERVIOUS AREA (SITE)

NET SITE AREA 2,177 ACRES
AREA OF DISTURBANCE 1,700 ACRES
EXISTING IMPERVIOUS SURFACE 0.246 ACRES
PROPOSED IMPERVIOUS SURFACE 0.950 ACRES (44%)
INCREASE IN IMPERVIOUS SURFACE 0.704 ACRES

PARKING CALCULATIONS

MINIMUM PARKING REQUIRED 24 SPACES
(2 SPACES/UNIT)
MAXIMUM PARKING ALLOWED 60 SPACES
(5 SPACES/UNIT)
PARKING PROVIDED 32 SPACES
GARAGE SPACES 24 SPACES
VISITOR PARKING 8 SPACES
(INC. 2 ACCESSIBLE SPACES)
BICYCLE PARKING WITHIN EACH UNIT

SITE DATA

GROSS SITE AREA 2,206 ACRES
(96,096.03 SQ.FT.)
NET SITE AREA 2,177 ACRES
(94,838.08 SQ.FT.)
R-4
NFD
EXISTING ZONING
EXISTING FORM DISTRICT
EXISTING USE
PROPOSED ZONING
PROPOSED USE
3,104 SQ.FT./UNIT - 3 STORIES
TOTAL BUILDING AREA 37,248 SQ.FT.
PROPOSED NO. OF UNITS 12
PROPOSED DENSITY 5.51 D.U./AC.

TREE CANOPY CALCULATIONS

SITE AREA 94,838 S.F.
EX. TREE CANOPY ON SITE 26,100 S.F. (27.5%)
5 - 24" TYPE "A" TREES @ 2,100 S.F. EA. - 10,500 S.F.
4 - 12"-24" TYPE "A" TREES @ 1,800 S.F. EA. - 7,200 S.F.
5 - 12"-24" TYPE "B" EVERGREENS @ 720 S.F. EA. - 3,600 S.F.
3 - 12"-24" TYPE "B" TREES @ 720 S.F. EA. - 2,160 S.F.
11 - 6"-24" TYPE "C" TREES @ 240 S.F. EA. - 2,640 S.F.
EX. TREE CANOPY TO BE PRESERVED 11,340 S.F. (12.0%)
1 - 24" TYPE "A" TREES @ 2,100 S.F.
3 - 12"-24" TYPE "A" TREES @ 1,800 S.F. EA. - 5,400 S.F.
2 - 15"-24" TYPE "B" EVERGREENS @ 720 S.F. EA. - 1,440 S.F.
3 - 12"-24" TYPE "B" TREES @ 720 S.F. EA. - 2,160 S.F.
1 - 6"-10" TYPE "C" TREES @ 240 S.F.
TREE CANOPY REQUIRED 33,193 S.F. (35%)
ADDITIONAL TREE CANOPY REQUIRED 21,853 S.F. (23.0%)
ADDITIONAL TREE CANOPY PROVIDED 22,320 S.F.
31 TYPE "A" TREES @ 720 S.F.
TOTAL TREE CANOPY PROVIDED 33,660 S.F. (35.5%)

WAIVER REQUEST:

1. WAIVER OF CHAPTER 10.3.5.A.7 TO REDUCE REQUIRED 75' PARKWAY BUFFER BUILDING SETBACK TO 50'.

R-5A/NFD
ALLEN & WHEATLEY CUSTOM BUILDERS, INC.
905 Baxter Avenue
Louisville, KY 40204-2406
D.B. 7078 Pg. 284

LOCATION MAP
NOT TO SCALE

REVISIONS			DATE	CHK
NO	BY	DESCRIPTION	DATE	CHK
1	DHS	REV. PER PRE-APP AGENCY COMMENTS	2-10-22	CRB
2	DHS	REV. TO OPEN SPACE PER AGENCY COMMENTS	3-3-22	CRB
3	DHS	REV. TO OPEN SPACE PER AGENCY COMMENTS	4-20-22	CRB
4	DHS	REV. TO DENSITY PER NEIGHBORHOOD COMMENTS	5-6-22	CRB
5	DHS	REV. TO DENSITY PER NEIGHBORHOOD COMMENTS	7-11-22	CRB

BTM Engineering
Consulting Engineers, Landscape Architects, Planners & Surveyors
"Serving the Bluegrass and Beyond"
3001 Taylor Springs Drive Louisville, Kentucky 40220
(502) 459-8402
www.btmeng.com • www.btmeng.com

DATE
FOR REVIEW ONLY

SIGNATURE

DATE

SIGNATURE

DATE

BTM PROJECT NO. - 21026

SITE INFORMATION

4490 BROWNSBORO RD.

D.B. 12216, PG. 009

DEED BOOK 12165, PAGE 361

TAX BLOCK W03.

OWNER / DEVELOPER

4490 BROWNSBORO ROAD, LLC

138 ST. MATTHEWS AVE., SUITE 300

LOUISVILLE, KY 40207

DRAWN BY

DHS

CHECKED BY

CRB

DATE

12-20-21

DRAWING

210267-DOP

SCALE

1" = 20'

SHEET

1.00

22-ZONE 1-0-022

TRAVOIS ROAD
(LOCAL ROAD)

PRELIMINARY APPROVAL

Condition of Approval:

Development Review Date
7-19-22

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

R-3/NFD
Philip & Catherine Eason
102 Travois Road
Louisville, KY 40207-1602
D.B. 11450 Pg. 841

BROWNSBORO ROAD
(MAJOR ARTERIAL)
R/W VARIESTUNBRIDGE WELLS LANE
(PRIVATE ROAD)

NOTICE

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



DETAILED DEVELOPMENT PLAN

GRAPHIC SCALE: SUPERCEDES NUMERIC SCALE

0 10' 20' 40'

SCALE: 1" = 20'

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- 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 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.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDS 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 SEEDS, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SIFT 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 PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SANITARY SEWERS TO BE PROVIDED BY LATERAL EXTENSION AND ARE SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER DESIGN OF GREEN BEST MANAGEMENT PRACTICES.
- IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- 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.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- USE APPROVAL REQUIRED FOR THE DETENTION BASIN AND OUTFALL LOCATION PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. SITE LAYOUT MODIFICATIONS MAY BE REQUIRED IF THE APPROVAL FOR THE EASEMENT OVERLAP CANNOT BE ACCORDED.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT THE PROPERTY LINE.

GENERAL NOTES

- 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. TREE SPECIES PLANTED IN THE RIGHT-OF-WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC FOR ALL WORK DONE WITHIN OUTER LOOP RIGHT-OF-WAY.
- CONSTRUCTION PLANS, BOND, PERMIT AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- VEGETATION WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
- 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.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNITED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO ROW WITH THE LAND AND BY A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL, SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING.
- ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- ALL SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
- BUILDING DESIGN WILL FOLLOW CHAPTER 5.4 AND 5.6 OF THE L.D.C.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-ARMED, SHIELDED OR TURNED OFF.
- ALL NEW OR EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO A.D.A. CURRENT STANDARDS.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
- DEVELOPMENT WILL UTILIZE INDIVIDUAL ROLL-OUT GARAGE BINS.
- RIGHT OF WAY DEDICATION AND LOT CONSOLIDATION TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT-OF-WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUEST TO ALTER DRAINAGE ON A RIGHT-OF-WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.
- STREET TREES TO BE PROVIDED IN ACCORDANCE WITH LAND DEVELOPMENT CODE SECTION 10.2.8. FINAL LOCATION AND TYPE TO BE SHOWN ON THE APPROVED LANDSCAPE PLAN.



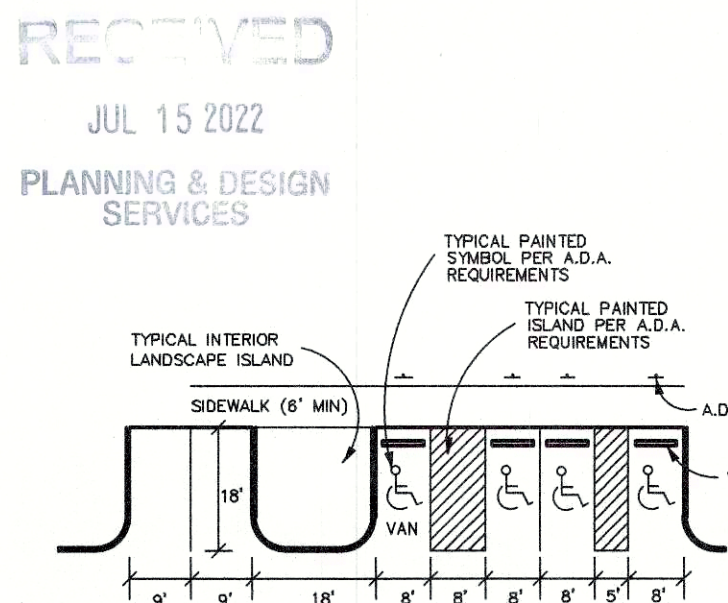
LEGEND

- OHU OVERHEAD UTILITIES
- 4" G GAS LINE
- 8" SAN EX. SANITARY SEWER
- 466 EXISTING CONTOUR LINE
- EX. STORM LINE
- SWALE
- CENTERLINE
- PROP. SANITARY SEWER
- PROPERTY LINE TO BE REMOVED
- DECORATIVE FENCE
- PROP. TREE LINE
- EXISTING TREE LINE



KARST SURVEY:

As shown on the Geologic Map of Parts of the Jeffersonville, New Albany, and Charlestown Quadrangle, Kentucky, Indiana (Kepferle, 1974), the subject property is underlain by the Sellersburg and Jeffersonville Limestones. Information included on that map describes the Sellersburg and Jeffersonville formation as coarse-grained, Devonian-age limestone. As shown on the Kentucky Geologic Survey's online map, Karst Potential and in proximity to the subject property is *Intense*; however, there are no mapped sinkholes shown. An on-site field inspection of the subject property was conducted on January 14, 2022. There were no surface and/or sinking streams, sinkholes, springs, or outcrops observed.



TYPICAL PARKING DETAIL

NO SCALE

MSD WM #12396 / 22 1003

NOT FOR CONSTRUCTION