

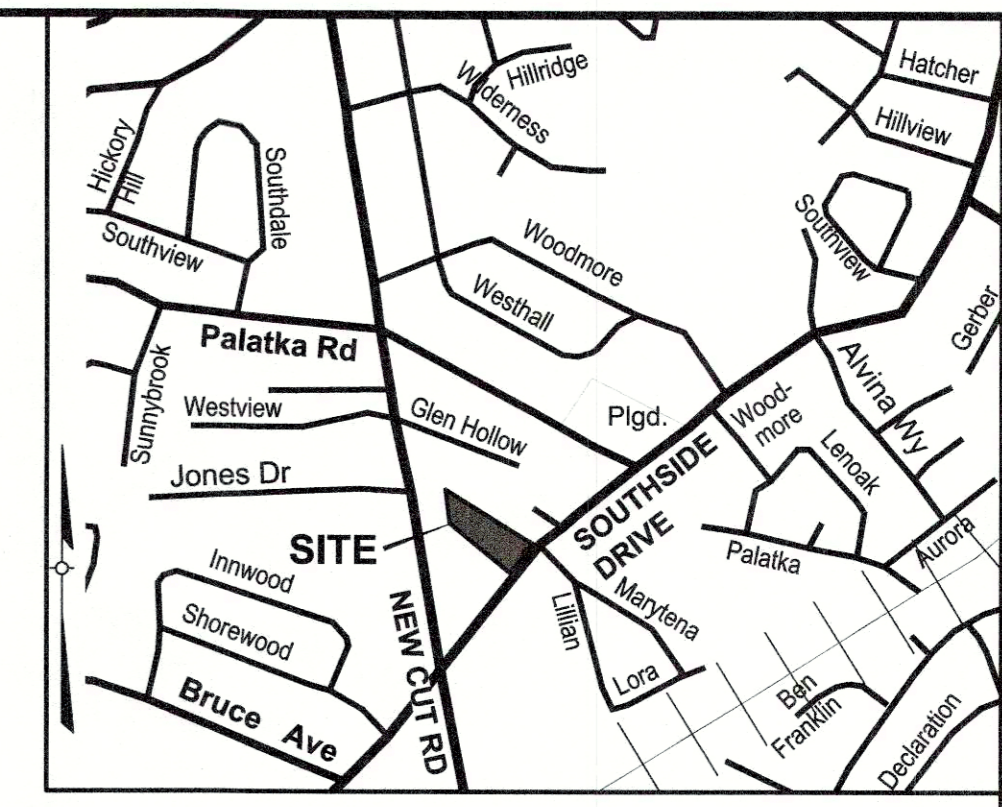
Case No. 18ZONE1067 Binding Elements

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. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, 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 certificate of occupancy or 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. A crossover easement and shared parking agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services.
 - f. A minor subdivision plat or legal instrument shall be recorded creating the lot lines as shown on the development plan & dedicating additional right-of-way as required by the Department of Public Works and shown on the approved development plan.
 - g. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the June 6, 2019

Planning Commission meeting. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.

3. 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.
4. 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.
5. No power equipment that will cause a noise disturbance will be run between the hours of 10:00 p.m. and 6:00 a.m.



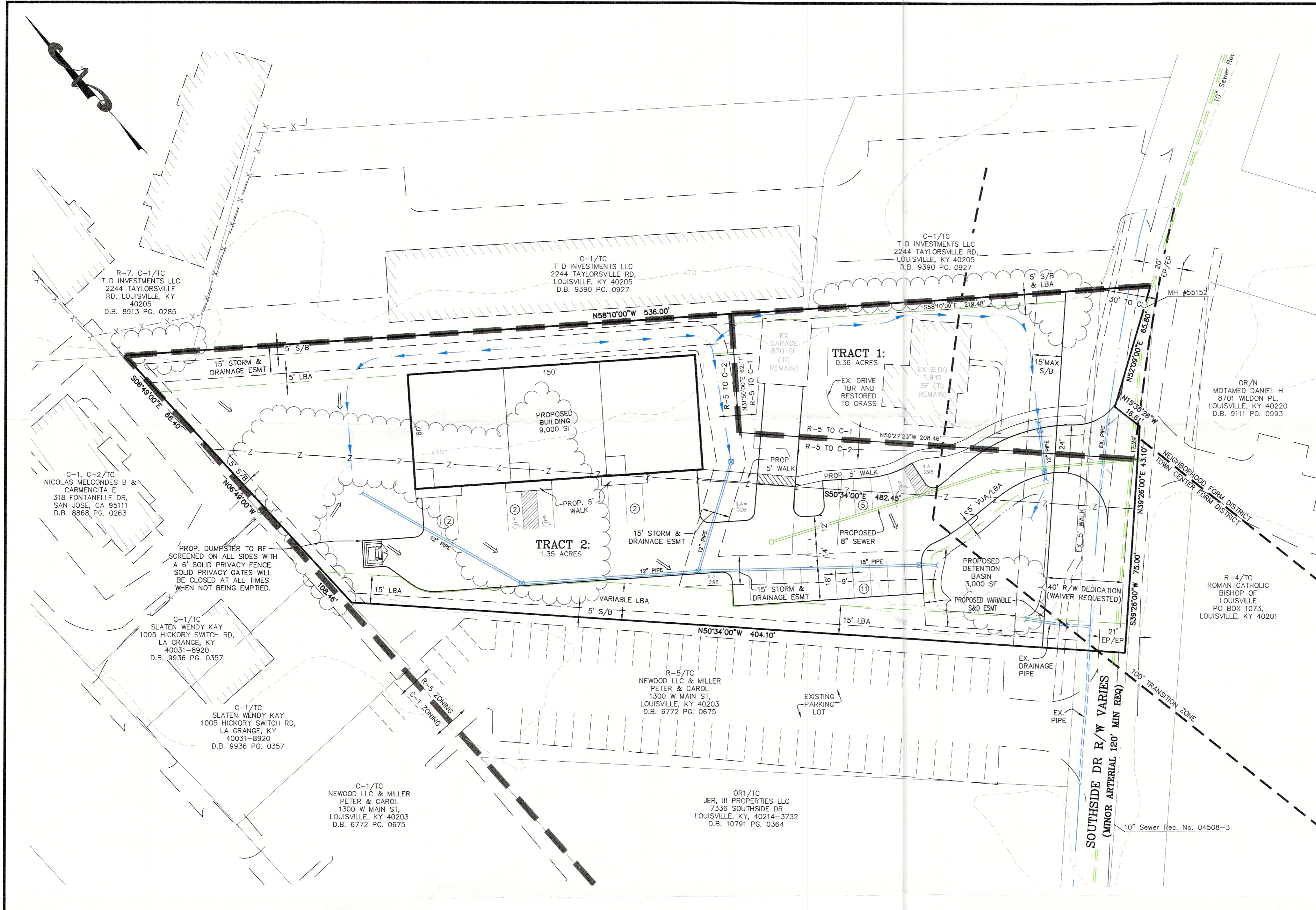
REVISIONS	
NO.	DESCRIPTION
1	1/7/19
2	4-22-19

DATE: 1/7/19
 4-22-19
 NO. 1 2

PROJECT DATA
 FILE NAME: 18109 PRE APP.dwg
 DATE: 12-10-18
 SCALE: AS SHOWN
 DRAWN BY: ARH
 CHECKED BY: MH

LAND DESIGN & DEVELOPMENT, INC.
 607 W. WASHINGTON AVENUE, SUITE 100
 LOUISVILLE, KY 40202
 PHONE: 502.444.9974
 FAX: 502.444.9974
 WEB SITE: WWW.LDD-INC.COM

7328 + 7330 SOUTHSIDE DRIVE
 OWNER/DEVELOPER
 DP, RENTALS LLC
 295 NORTH HUBBARDS LANE
 SUITE 102
 LOUISVILLE, KY 40207



WAIVERS REQUESTED

- FROM SECTION 5.5.1.A.1.g. TO ALLOW THE PRINCIPAL BUILDING ENTRANCE ON TRACT 2 TO NOT FACE SOUTHSIDE DRIVE.
- FROM SECTION 5.5.1.A.3 TO ALLOW PARKING IN FRONT OF BUILDING.
- FROM SECTION 5.5.1.a.3.d TO NOT PROVIDE PEDESTRIAN AND VEHICULAR CONNECTIONS TO THE ADJACENT PROPERTIES.

VARIANCE REQUESTED

- FROM SECTION 5.2.4.C.3.a TO ALLOW THE BUILDINGS TO EXCEED THE 15' MAXIMUM FRONT SETBACK REQUIREMENT.

PROJECT DATA

TOTAL SITE AREA	= 1.71 AC (74,785 SF)
TRACT ONE	= 0.36 AC (15,786 SF)
TRACT TWO	= 1.35 AC (58,999 SF)
R/W DEDICATION AREA	= 3,350 SF
NET SITE AREA	= 1.64 AC (71,435 SF)
EXISTING ZONING	= R-5
PROPOSED ZONING	= C-1 & C-2
FORM DISTRICT	= TOWN CENTER
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= OFFICE AND CONTRACTOR'S SHOP
BUILDING HEIGHT	= 120' HT MAX. ALLOWED
BUILDING AREA	= 11,810 SF
EXISTING OFFICE	= 1,940 SF
EXISTING GARAGE	= 870 SF
PROPOSED CONTRACTOR'S SHOP	= 9,000 SF
F.A.R.	= 0.16 (5.0 MAX. PERMITTED)

PARKING REQUIRED

	MIN.	MAX.
1,940 SF WAREHOUSE:		
1 SP/500 S.F. (MIN)	= 4 SP	13 SP
1 SP/150 S.F. (MAX)		
9,000 SF WAREHOUSE:		
1 SP FOR EA. 1.5 EMPLOYEES MIN (1ST & 2ND SHIFTS)		
15 EMPLOYEES BOTH SHIFTS TOTAL	= 10 SP	
1 SP FOR EA. EMPLOYEE MAX (1ST & 2ND SHIFTS)		
15 EMPLOYEES BOTH SHIFTS TOTAL	= 15 SP	
TOTAL PARKING REQUIRED	= 14 SP (MIN) 28 SP (MAX)	
TOTAL PARKING PROVIDED	= 21 (3 HC SP INCLUDED)	
TOTAL VEHICULAR USE AREA	= 19,905 SF	
INTERIOR LANDSCAPE AREA REQUIRED	= 996 SF	
INTERIOR LANDSCAPE AREA PROVIDED	= 1,116 SF	
EXISTING IMPERVIOUS	= 2,965 SF	
PROPOSED IMPERVIOUS	= 32,650 SF	

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 Pending ROW waiver
 BY: *Egmont W...*
 DATE: *4/22/19*
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

GENERAL NOTES:

- PARKING AREAS AND DRIVE LANES TO BE A HARD AND DURABLE SURFACE.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
- NO INCREASE IN DRAINAGE RUN OFF TO STATE ROADWAYS.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES IT SHALL BE RE-AIMED, SHIELDED, OR TURNED OFF.
- CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION 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. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- TWO LONG-TERM BIKE PARKING SPACES TO BE PROVIDED IN BUILDING.
- EXISTING DRIVEWAYS TO BE REMOVED.

MSD NOTES:

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY LATERAL EXTENSION AND SUBJECT TO APPLICABLE FEES. A DOWNSIDE FACILITIES CAPACITY REQUEST HAS BEEN APPROVED BY MSD.
- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111 C 0091 E DATED DECEMBER 5, 2006.
- DRAINAGE PATTERN DEPICTED BY ARROWS (==>) IS FOR CONCEPTUAL PURPOSES.
- IF THE 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 2,10,25, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWN-STREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- 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 MGMT. PRACTICES.
- ALL DRAINAGE, EPSC AND WATER QUALITY PRACTICES SHOWN ON THIS PLAN ARE FOR CONCEPTUAL PURPOSES ONLY. FINAL DESIGN OF THESE ELEMENTS WILL BE DETERMINED PRIOR TO CONSTRUCTION PLAN APPROVAL AND SHALL COMPLY WITH ALL MS4 AND MSD DESIGN MANUAL REQUIREMENTS.
- RUN OFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON REF X 1.5.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

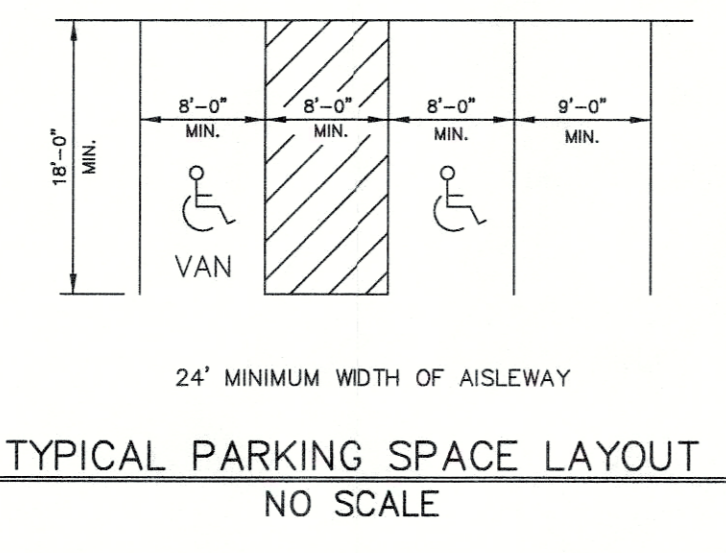
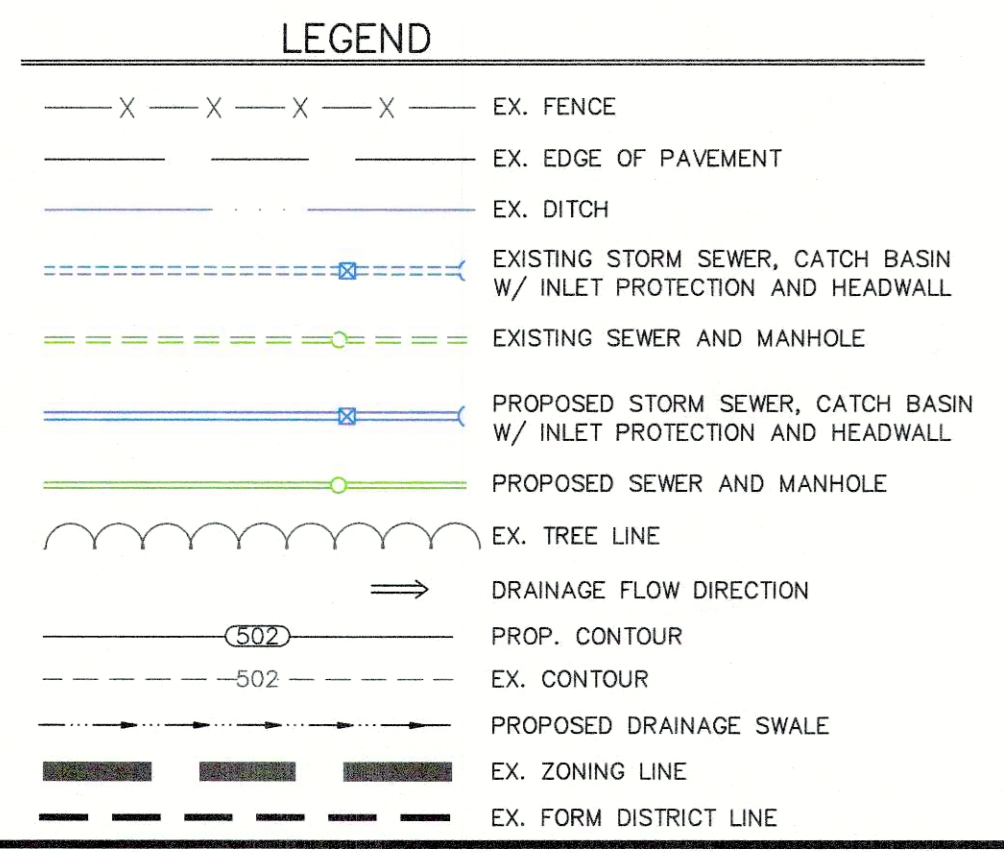
DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C = 0.75 - 0.30 = 0.45$
 $A = \text{ACRES} = 1.71$
 $R = \text{INCHES} = 2.8/12$
 $X = (C)(A)(R)/12 = \text{AC.-FT.}$
 $X = (0.45)(1.71)(2.8)/12 = 0.18\text{AC.-FT.}$
 REQUIRED 7,840 = CU.FT.
 PROVIDED BASIN = 3,000 SQ.FT.
 TOTAL = 3,000 SQ.FT. @ APPROX. 3 FT. DEPTH
 = 9,000 CU.FT. > 7,840 CU.FT.

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

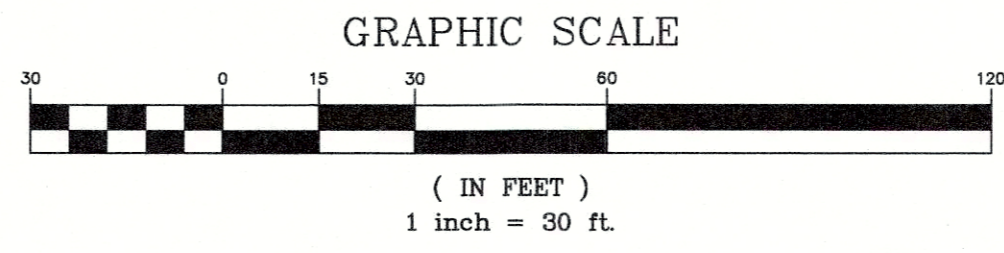
METRO
 APPROVED DISTRICT DEVELOPMENT PLAN
 LOUISVILLE
 DOCKET NO. 18 June 10 2019
 APPROVAL DATE June 6, 2019
 EXPIRATION DATE
 SIGNATURE OF PLANNING COMMISSION

PRELIMINARY APPROVAL
 Condition of Approval:
Tony Kelly 4-24-19
 Development Review Date
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT
 7328 + 7330 SOUTHSIDE DRIVE
 7328: TAX BLOCK 062N, LOT 0221
 7330: TAX BLOCK 062N, LOT 0220
 7328: D.B. 11090, PG. 386
 7330: D.B. 11090, PG. 400



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 74,785 SF
EXISTING TREE CANOPY AREA	= 12,562 SF (17% OF SITE AREA)
EXISTING TREE CANOPY TO BE PRESERVED	= 4% (3,213 SF)
TOTAL TREE CANOPY AREA REQUIRED	= 6% (4,487 SF)
PROPOSED TREE CANOPY TO BE PLANTED	
2 TYPE "A" TREES @ 960 SF EACH	= 1,920 SF
TOTAL TREE CANOPY PROVIDED	= 5,113 SF (7%)



OWNER:
 DP, RENTALS LLC
 295 N HUBBARDS LN
 STE 102
 LOUISVILLE, KY, 40207

COUNCIL DISTRICT - 25
 FIRE PROTECTION DISTRICT - LOUISVILLE #3
 MUNICIPALITY - LOUISVILLE

RECEIVED
 APR 22 2019
 DESIGN SERVICES

JOB NO. 18109
 SHEET 1 OF 1