

Case No. 19ZONE1022 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. 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 Construction Review, 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 certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. A reciprocal access and crossover easement 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; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
5. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
6. No idling of trucks shall take place within 200 feet of single-family residences. No overnight idling of trucks shall be permitted on-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. Outdoor lighting shall at all times be in compliance with Chapter 4 of the Land Development Code.
9. Vehicle car alarms shall not be used by employees of the business for the purpose of locating vehicles. Nothing in this binding element shall preclude the use of alarms for anti-theft purposes.
10. The building owner shall post current emergency contact information signage in a readily visible location on the exterior of the principle structure, near the primary entrance. This information shall list two persons and 24/7 hour telephone numbers. When the Emergency Contacts for the building owner changes, the signage shall be revised within 30 days. Emergency contact information shall also be mailed all first and second tier property owners and to the Pleasure Ridge Park fire chief. This mailing shall be completed no later than the date a certificate of occupancy is requested and when emergency contact duties change.

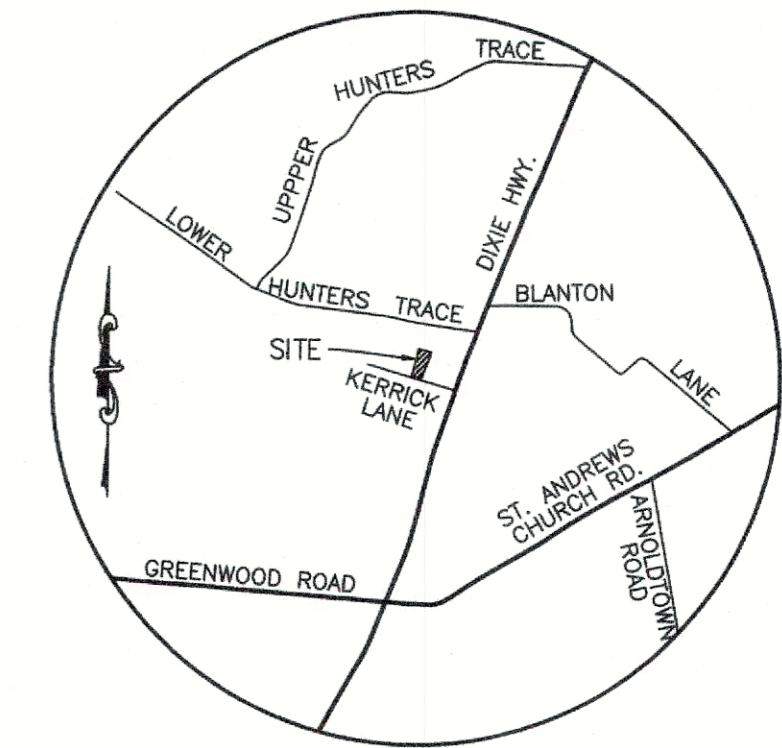
**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**

CONDITIONS:

BY: *M. J. Hill*
DATE: 5/22/19
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS 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 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 PRE 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 THROUGH 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 PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- BOUNDARY INFORMATION FROM DEEDS. TOPOGRAPHIC INFORMATION FROM MSD LOGIC MAPPING.
- 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.
- 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.
- 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.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- NO SANITARY SEWER SERVICE REQUIRED FOR THIS ZONING APPLICATION.
- ARMY CORPS OF ENGINEERS APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO THE 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.



LOCATION MAP
NOT TO SCALE

SITE DATA

TOTAL SITE AREA	1.75 ACRES (76,441.43 SQ.FT.)
EXISTING ZONING	R-4
EXISTING FORM DISTRICT	NFD
EXISTING USE	RESIDENTIAL
PROPOSED ZONING	C-2
PROPOSED FORM DISTRICT	SMCFD
PROPOSED USE	VEHICLE STORAGE
PARKING CALCULATIONS	
PROPOSED PARKING PROVIDED	180 SPACES (INVENTORY STORAGE SPACES)
LANDSCAPE REQUIREMENTS	
V.U.A.	52,906 SQ.FT.
I.L.A. REQUIREMENT	NONE
I.L.A. PROVIDED	1,752 SQ.FT.

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C	
SITE AREA	78,911 S.F.
EX. TREE CANOPY ON SITE*	58,936 S.F. (74.7%)
EX. TREE CANOPY TO BE PRESERVED	10,858 S.F. (13.8%)
TREE CANOPY REQUIRED	13,415 S.F. (17%)
(TOTAL SITE HAS 41-75% EX. CANOPY COVERAGE)	
ADDITIONAL TREE CANOPY REQUIRED	2,557 S.F.
ADDITIONAL TREE CANOPY PROVIDED	2,880 S.F.
4 TYPE "A" TREES @ 720 S.F. EACH	
TOTAL TREE CANOPY TO BE PROVIDED	13,738 S.F. (17.4%)
* THE PROPOSED DRIP-LINE IS BASED ON GROUND CHECKED TREE TRUNKS AND DRIP-LINE LOCATIONS.	

IMPERVIOUS AREA (SITE)

NET SITE AREA	1.75 ACRES
AREA OF DISTURBANCE	1.52 ACRES
EXISTING IMPERVIOUS SURFACE	0.09 ACRES (5%)
PROPOSED IMPERVIOUS SURFACE	1.21 ACRES (69%)
INCREASE IN IMPERVIOUS SURFACE	1.12 ACRES (64%)

DETENTION CALCULATIONS

$$ExCm = (0.09 \times 0.95) + (1.66 \times 0.22) = 0.258$$

$$PostCm = (1.25 \times 0.95) + (0.50 \times 0.22) = 0.743$$

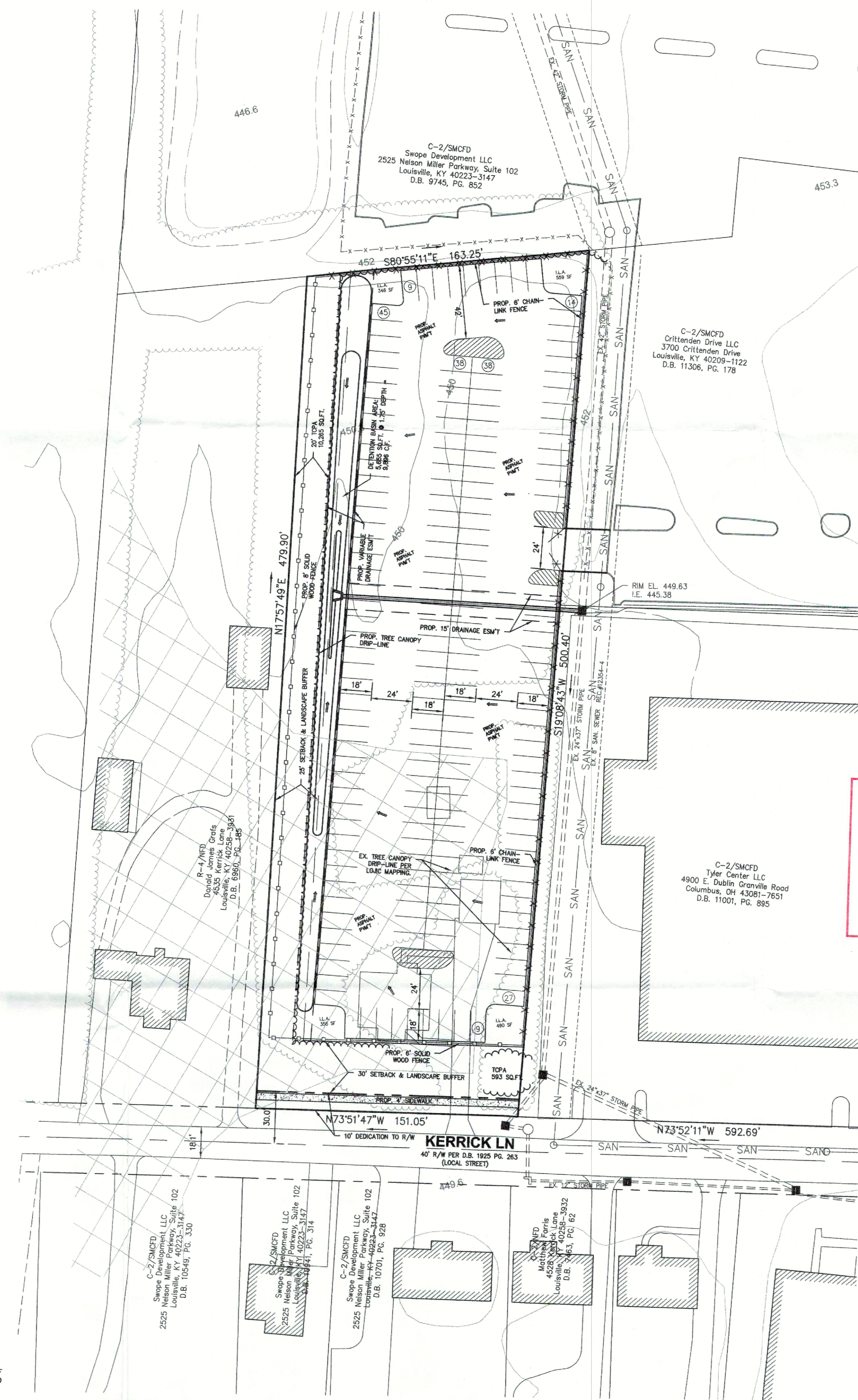
$$DETENTION CALCS$$

$$(0.743 - 0.258) \times (2.8/12) \times (1.75 \text{ Ac.}) = 0.198 \text{ AcFt} \sim 8,627 \text{ CUFT.}$$

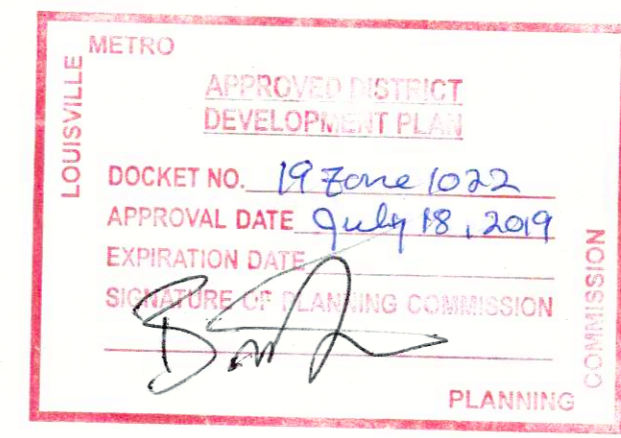
PRELIMINARY APPROVAL RECEIVED
Condition of Approval: _____
MAY 15 2019
PLANNING & DESIGN SERVICES
T. Hill
TYPICAL PAINTED ISLAND PER A.D.A. REQUIREMENTS
TYPICAL PAINTED ISLAND PER A.D.A. REQUIREMENTS
SIGN
WHEEL STOPS

TYPICAL PARKING DETAIL
NO SCALE

**CASE #19ZONE1022
MSD WM #11953**

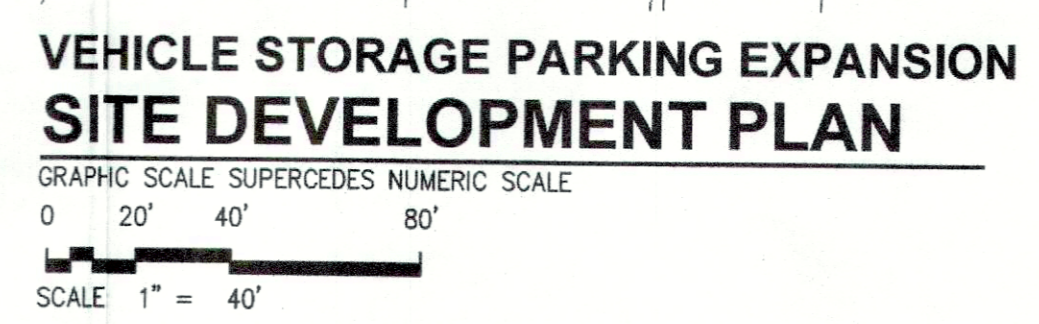
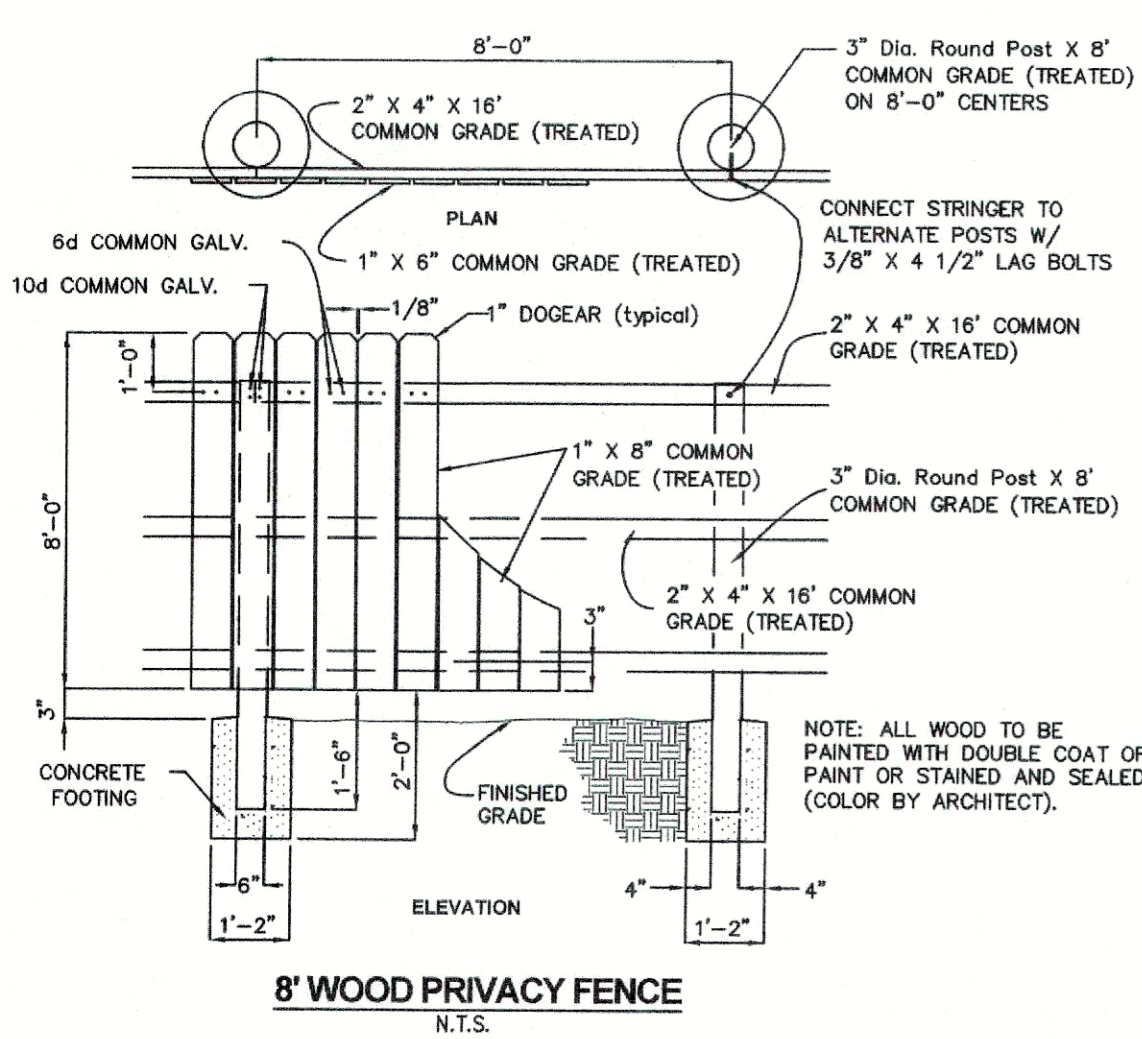


NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.



LEGEND

- EXISTING FENCE
- SAN --- EX. SANITARY SEWER
- ⊙ EX. SAN. SEWER MANHOLE
- 466 --- EXISTING CONTOUR LINE
- EX. STORM LINE
- EX. TREE CANOPY DRIP-LINE
- CENTERLINE
- DRAINAGE FLOW
- PROP. SOLID WOOD FENCE
- PROP. CHAINLINK FENCE
- PROP. STORM LINE
- EX. CATCH BASIN
- PROP. TREE CANOPY DRIP-LINE
- HYDRIC SOILS AREA



REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	4-1-19	JMA
2	DHS	REVISIONS PER AGENCY COMMENTS	5-14-19	JMA

BTM Engineering, Inc.
Civil Engineers, Landscape Architects, Planners & Surveyors
3000 Tower Square Drive Louisville, Kentucky 40220
(502) 459-8402 Fax (502) 459-8427 Fax
www.btmeng.com

FOR REVIEW ONLY

DETAILED DEVELOPMENT PLAN
4531 KERRICK LANE
LOUISVILLE, KY 40258
OWNER: CHRISTY D. HALL (CST) KERRICK LANE LOUISVILLE, KY 40258
DEVELOPER: BRIAN STERNBERG 8600 DINE HURWAY LOUISVILLE, KY 40261
BTM PROJECT NO.: 190088
SITE INFORMATION: DEED BOOK 10495, PAGE 642 TAX BLOCK 1032, LOT 162

DRAWN BY: DHS CHECKED BY: JMA
DATE: 3/11/2019
DRAWING: 190088-DDP
SCALE: 1" = 40'
SHEET: 1.00

NOT FOR CONSTRUCTION