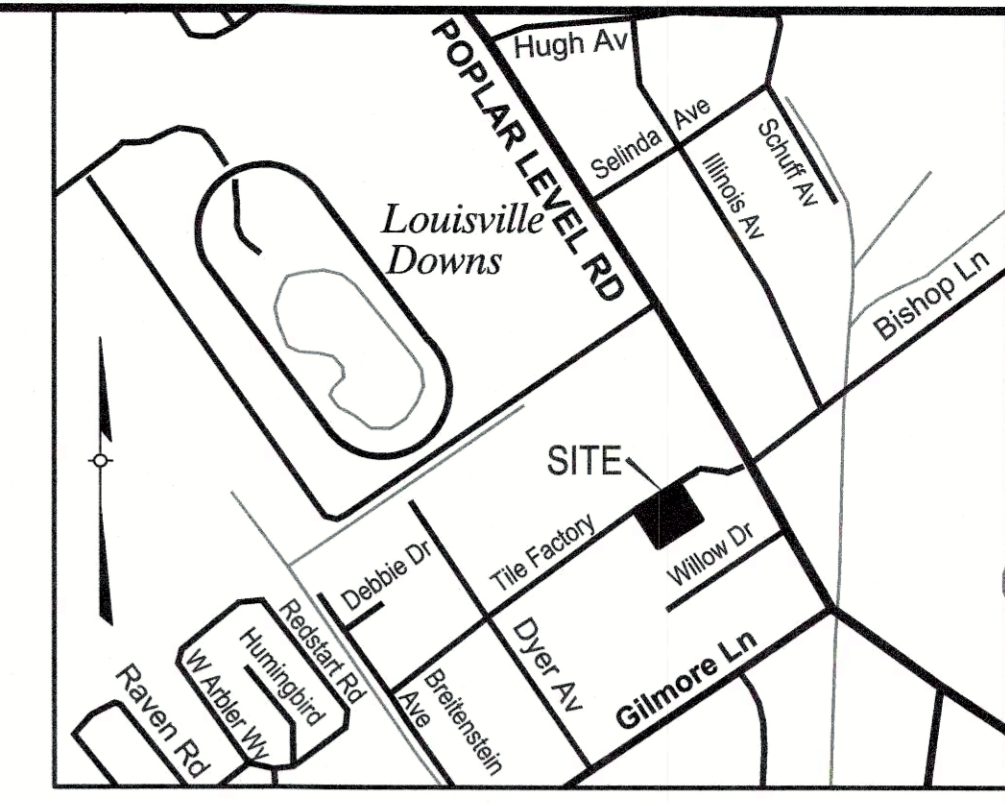
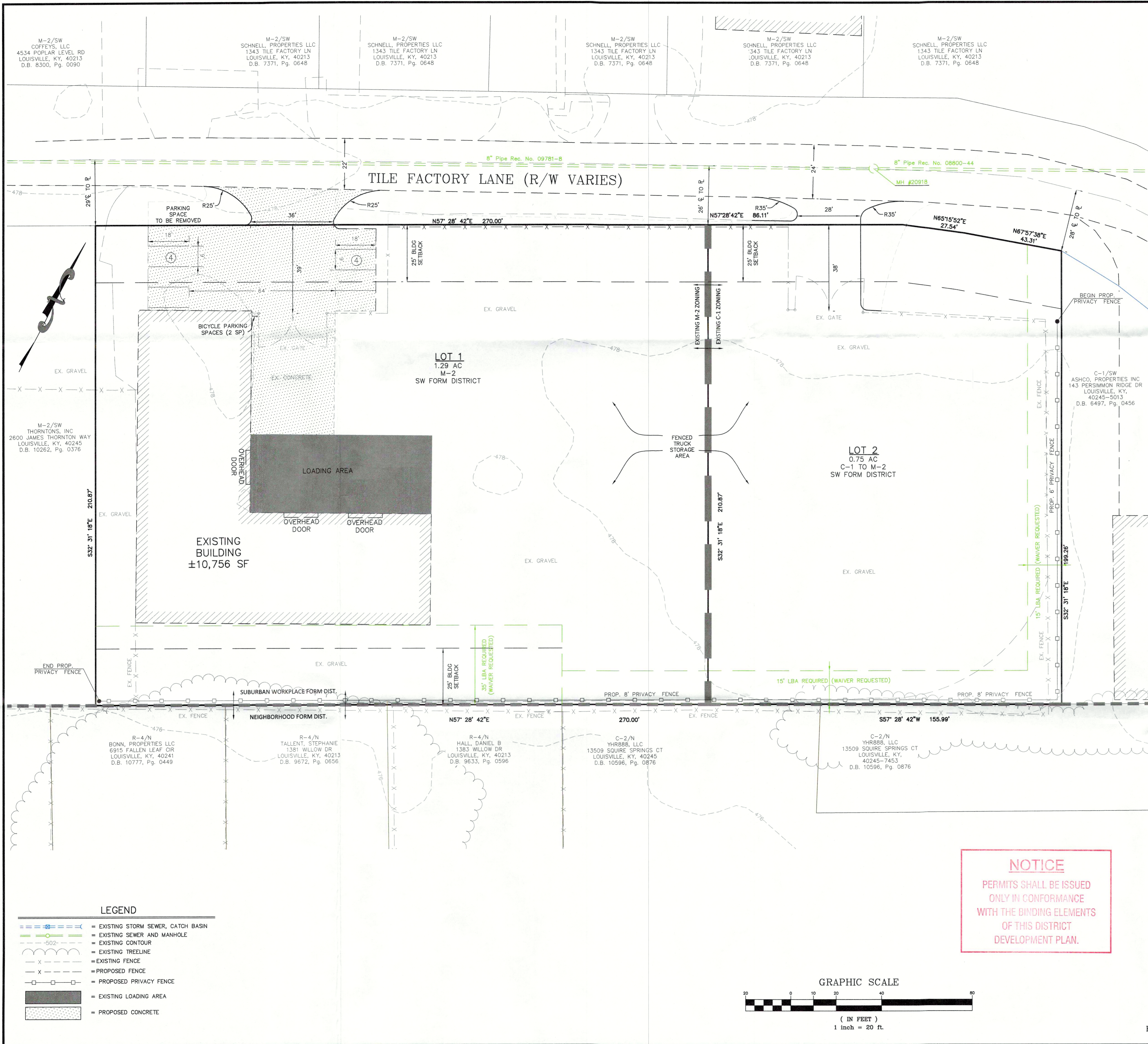


Proposed Binding Elements for 9-78-78 (revised) and 18ZONE1087

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 Louisville Metro Department of Codes and Regulations Construction Permits and Transportation Planning Review and the Metropolitan Sewer District.
 - b. The property shall be consolidated by deed or other acceptable legal instrument, or a reciprocal and cross access easement shall be recorded for those lots as shown on the approved development plan. A copy of either document must be provided to Planning and Design Services and/or the Planning Commission's legal counsel for review.
 - 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
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. 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 following uses shall not be permitted on the subject property without the prior approval of the Planning Commission by majority vote taken following the public hearing that is duly noticed to all property owners otherwise entitled to notice for a zone change:
 - Processing of meat or meat products or fish or fish products
 - Blending of insecticides, fungicides, disinfectants and related industrial and household chemical compounds
 - Poultry, rabbit or animal packing or slaughtering
8. No trucks required by United States Department of Transportation regulations to display a "Hazardous Materials" placard shall be parked on-site.



PROJECT DATA

TOTAL SITE AREA	= 2.04 Ac. (88,708 S.F.)
EXISTING ZONING	= M-2 & C-1
PROPOSED ZONING	= M-2
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= TRUCKING / TRANSPORTING
PROPOSED USE	= TRUCKING / TRANSPORTING
EXISTING BUILDING AREA	= 10,756 SF
F.A.R.	= 0.12
VJA	= 8,180 SF

PARKING REQUIRED	MIN.	MAX.
1/1.5 EMPLOYEES (9 EMPLOYEES)	= 6 SP	
1/1.0 EMPLOYEES (9 EMPLOYEES)		= 9 SP
TOTAL PARKING REQUIRED	= 6 SP	= 9 SP
TOTAL PARKING PROVIDED	= 8 SP	

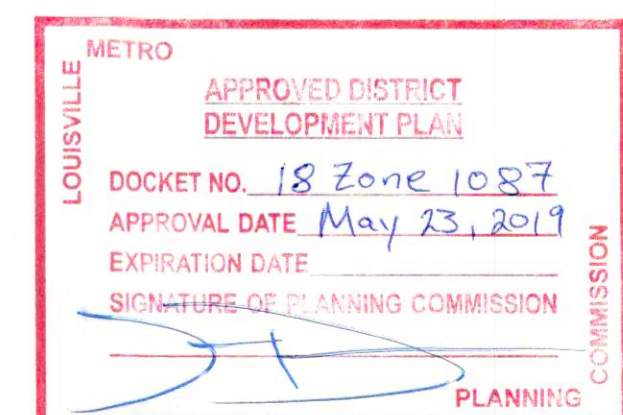
BICYCLE PARKING

LONG-TERM SPACES REQUIRED	= 2 SP
LONG-TERM SPACES PROVIDED	= 2 SP (PROVIDED INSIDE)
SHORT-TERM SPACES REQUIRED	= 2 SP
SHORT-TERM SPACES PROVIDED	= 2 SP

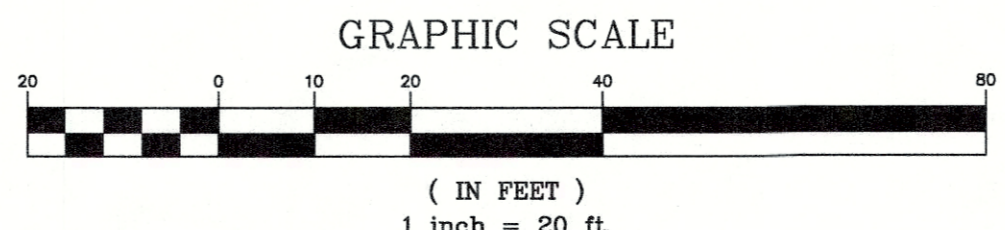
- GENERAL NOTES:**
- The purpose of this plan submittal is to demonstrate compliance with binding elements #1, 2 & 3 from docket no. 9-78-78 related to screening of adjacent residential properties, site drainage and outdoor storage of materials. No new construction is proposed.
 - Parking areas and drive 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.
 - 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.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate preexisting curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement to run with the land and in 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.
 - All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
- MSD NOTES:**
- Sanitary sewer service is existing with no proposed changes.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0076 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.
 - No site construction proposed.

WAIVER REQUESTED:

- A waiver is requested from Section 10.2.4.A (Table 10.2.1) to not provide the required fence buffers and plantings along the south and east property lines. The screening requirements along these property lines will be met with proposed privacy fencing.



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



RECEIVED
 MAY 22 2019
 DESIGN SERVICES

SITE ADDRESS:
 1330 + 1332
 TILE FACTORY LANE
 TAX BLOCK 740, LOT 74 & 65
 D.B. 6874 , PG. 0600
 D.B. 6874 , PG. 623

CASE: 18ZONE1087
 RELATED CASE: 9-78-78
 WM#11844

COUNCIL DISTRICT - 21
 FIRE PROTECTION DISTRICT - CAMP TAYLOR
 MUNICIPALITY - LOUISVILLE

REVISIONS	BY	ARH	MH	
	DESCRIPTION	AGENCY COMMENTS	AGENCY COMMENTS	AGENCY COMMENTS
	DATE	3-8-19	3-26-19	5-22-19
NO.	1	2	3	
REVISIONS				
PROJECT DATA				
FILE NAME: 18138-18002-049				
DATE: 2/7/2019				
SCALE: AS SHOWN				
CHECKED BY: MH				
DRAWN BY: ARH/BB				
ENGINEER'S SEAL				
SURVEYOR'S SEAL				
LD&D LAND DESIGN & DEVELOPMENT, INC. ENGINEERS • LAND SURVEYORS • ARCHITECTS 505 WILSONVILLE AVENUE SUITE 100 PHOENIX, ARIZONA 85026 TEL: 602.998.8888 FAX: 602.998.8889 WEB SITE: WWW.LD-D.COM				
REVISED DETAILED DISTRICT DEVELOPMENT PLAN 1330 + 1332 TILE FACTORY LANE OWNER/DEVELOPER ROARK REALTY LLC 2305 PRESTON STREET LOUISVILLE, KY 40217				
JOB NO.	18138			
SHEET	1 OF 1			