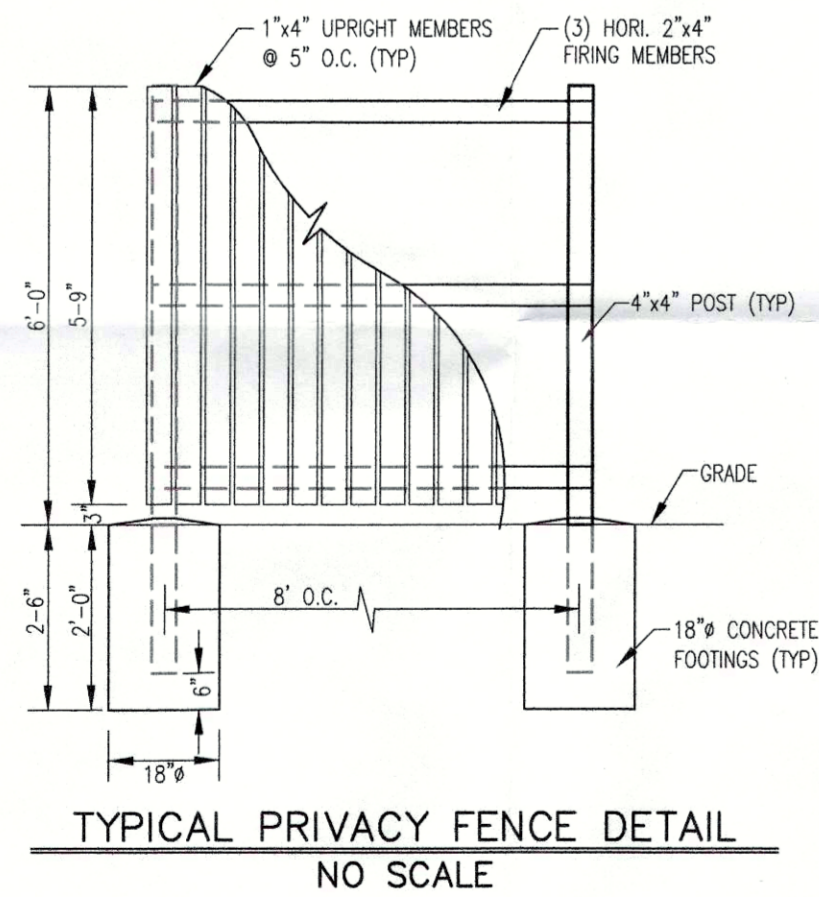


PRELIMINARY APPROVAL  
 Condition of Approval:  
 Development Review Date: 4-5-17  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

METRO APPROVED DISTRICT DEVELOPMENT PLAN  
 DOCKET NO. 1720N01000  
 APPROVAL DATE 4/20/17  
 EXPIRATION DATE 6/13/19  
 SIGNATURE OF PLANNING COMMISSION  
 PLANNING COMMISSION

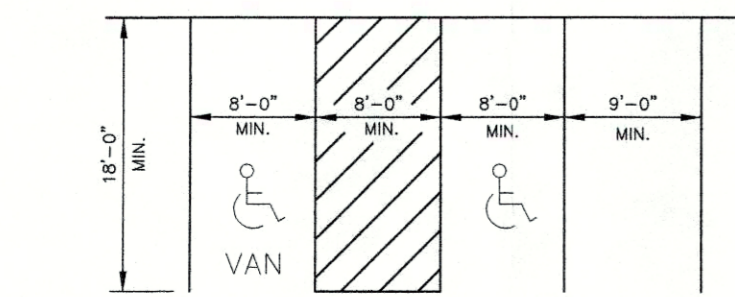
PRELIMINARY APPROVAL DEVELOPMENT PLAN  
 CONDITIONS:  
 BY: Amy Markel  
 DATE: 4-5-17  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



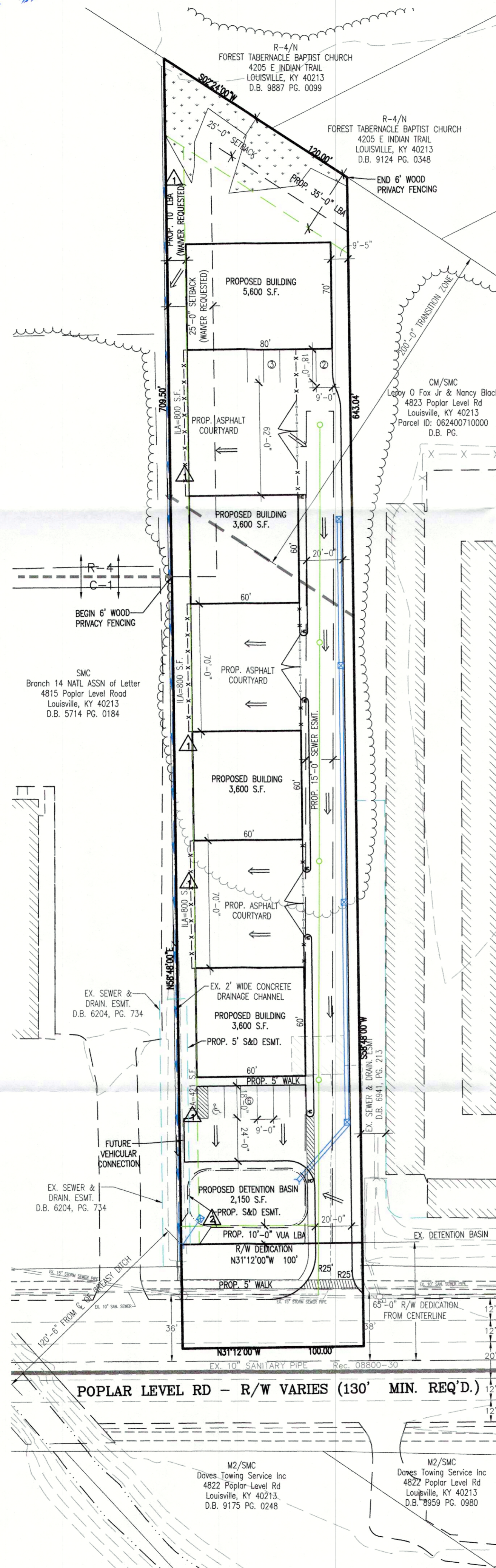
MSD STANDARD EROSION CONTROLS	
	STONE BAG CHECK DAM IN CONCRETE FLUMES
	INLET PROTECTION
	SILT FENCE

LEGEND

- = NON-JURISDICTIONAL ISOLATED WOODED WETLAND
- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE



TYPICAL PARKING SPACE LAYOUT NO SCALE



WAIVER REQUEST

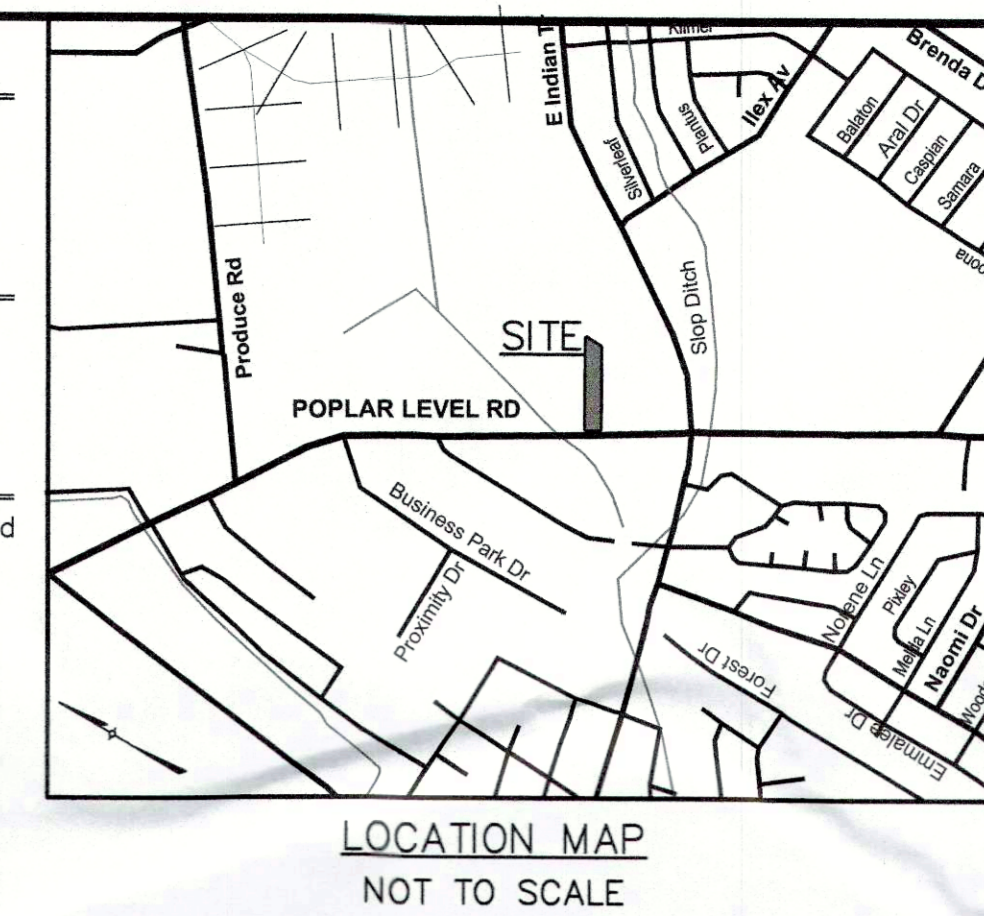
A waiver is requested from Land Development Code Section 10.2.4.A to waive the requirement of a 35' Transition-Zone Landscape Buffer Area along the northwestern property adjacent to the National Letter Carriers Association property.

VARIANCE REQUEST

A variance is requested from Land Development Code Section 5.3.2.C.2.b. to waive the requirement of a 25' Transition-Zone Setback along the northwestern property adjacent to the National Letter Carriers Association property.

CONDITIONAL USE PERMIT REQUEST

A Conditional Use Permit is requested from Land Development Code Section 4.2.51 Storage Yard and Contractor's Yard, to allow outdoor storage areas on site.



DETENTION BASIN CALCULATIONS

X = A CRA  
 AC = 0.75-0.23=0.52  
 A = 1.41 ACRES  
 R = INCHES  
 X = (C)(A)(R)/12 = (52)(1.41)(2.8/12)=0.17 AC-FT.  
 REQUIRED X = 7,400 CU.FT.  
 PROVIDED BASIN = 2,150 SQ.FT.  
 TOTAL = 2,150 SQ.FT. @ APPROX. 3.5 FT. DEPTH  
 = 7,525 CU.FT. > 7,400 CU.FT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 61,337 S.F.  
 TOTAL TREE CANOPY REQUIRED = 20% (12,267 S.F.)  
 EXISTING TREE CANOPY TO BE PRESERVED = 0 S.F.  
 PROPOSED TREE CANOPY TO BE PLANTED = 12,960 S.F. (20%)

PROJECT DATA

TOTAL SITE AREA = 1.41± Ac. (61,400 S.F.)  
 R/W DEDICATION AREA = 0.06 Ac. (2,765 S.F.)  
 NET SITE AREA = 1.41± Ac. (61,337 S.F.)  
 FORM DISTRICT = SUBURBAN MARKETPLACE CORRIDOR  
 EXISTING ZONING = R-4  
 PROPOSED ZONING = CM (CONDITIONAL USE PERMIT)  
 EXISTING USE = SINGLE FAMILY RESIDENTIAL  
 PROPOSED USE = CONTRACTOR BUSINESS PARK  
 DENSITY = (NO MAXIMUM PER ZONING)  
 F.A.R. = (5.0 MAXIMUM PER ZONING)  
 BUILDING AREA = 3,600 S.F.  
 BUILDING 1 = 3,600 S.F.  
 BUILDING 2 = 3,600 S.F.  
 BUILDING 3 = 3,600 S.F.  
 BUILDING 4 = 3,600 S.F.  
 TOTAL BUILDING AREA = 16,400 S.F.  
 PROPOSED BUILDING HEIGHT = 1 STORY (60' MAX. ALLOWED)  
 PARKING REQUIRED = MIN. MAX.  
 OFFICE = 800S.F./350S.F. MIN; 800S.F./200S.F. = 2 SPACES 4 SPACES  
 WAREHOUSE = 1SPACE/1.5 EMPLOYEE; 1SPACE/1 EMP. = 5 SPACES 8 SPACES  
 TOTAL PARKING REQUIRED = 7 SPACES 12 SPACES  
 TOTAL PARKING PROVIDED = 11 SPACES  
 (2 ACCESSIBLE SPACE INCLUDED)  
 BICYCLE PARKING = SHORT TERM-OFFICE BELOW 10,000 S.F. & WAREHOUSE - NONE REQUIRED\*  
 \*PER LDC TABLE 9.2.1  
 LONG TERM - SHALL BE PROVIDED INDOORS.  
 TOTAL VEHICULAR USE AREA = 26,260 S.F.  
 LOADING AND UNLOADING AREA = 12,603 S.F.  
 VEHICULAR USE AREA = 13,657 S.F.  
 INTERIOR LANDSCAPE AREA REQUIRED = 1,024 S.F. (7.5% OF VUA)  
 INTERIOR LANDSCAPE AREA PROVIDED = 2,821 S.F. (21% OF VUA)

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

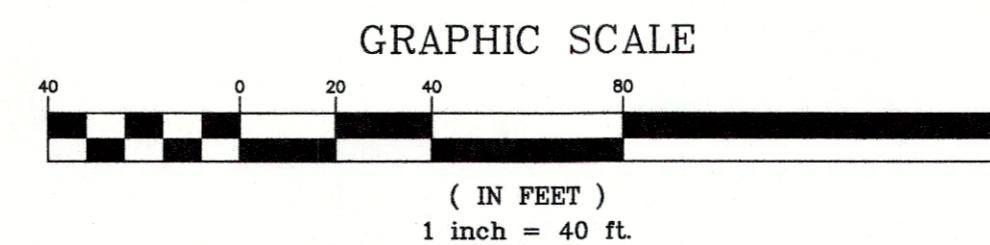
- The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
- Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
- Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded 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 seeded, mulched, and adequately contained through the use of silt fence.
- All stream crossings must utilize low-water crossing structures per MSD standard drawing EP-02.
- 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 discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
- Construction fencing shall be erected 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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

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.
- State Highway encroachment permit will be required for the entrance.
- No increase in drainage run off to state roadways.
- 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.
- 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 erected 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 dripline 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.
- KTC permit will be required prior to construction plan approval.
- Upon development or redevelopment of adjacent properties, a unified 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 run with the land and in a form acceptable to the Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
- Right-of-way dedication by deed or minor plat must be recorded prior to construction approval by Transportation Planning.
- Off-Street loading and refuse collection areas shall be located and screened so as not to be visible from adjacent public streets and residential areas.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

MSD NOTES:

- Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0077 E dated December 5, 2008.
- Drainage pattern depicted by arrows (==>) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- Site will be subject to MSD Regional Facilities Fee x 1.5.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- A Downstream Facilities Capacity Request has been submitted to MSD.
- 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.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
- Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Army Corp of Engineers jurisdictional wetland determination required prior to MSD construction plan approval.
- On-site detention will be provided. Post-development peak flows will be limited to pre-development peak flows for the 2, 10, 25, and 100-year storms or to the capacity of the downstream system, whichever is more restrictive.
- KyTC approval required prior to MSD construction plan approval.
- MSD drainage bond required prior to construction plan approval.



SITE ADDRESS:  
 4819 POPLAR LEVEL ROAD  
 LOUISVILLE, KY 40213  
 D.B. 10555, PG. 0482  
 TAX BLOCK 0624, LOT 0062  
 COUNCIL DISTRICT - 10  
 FIRE PROTECTION DISTRICT - OKOLONA

CASE:17ZONE1000  
 RELATED CASE: NONE  
 WM# 11580

REVISIONS	
NO.	DATE
DESCRIPTION	BY

PROJECT DATA  
 FILE NAME: 16143\_Concept.dwg  
 DATE: 4-3-17  
 SCALE: AS SHOWN  
 DRAWN BY: JH/SBS  
 CHECKED BY: MJK

ENGINEER'S SEAL  
 SURVEYOR'S SEAL

LD&D  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERS - LAND SURVEYING - LANDSCAPE ARCHITECTURE  
 605 WASHINGTON AVE. SUITE 101 LOUISVILLE, KENTUCKY 40202  
 TEL: 502.267.2042 FAX: 502.267.2042

DETAILED DISTRICT DEVELOPMENT PLAN & CUP  
 MARRILLA  
 4819 POPLAR LEVEL ROAD  
 OWNER/DEVELOPER  
 M&C RENTALS, LLC.  
 12313 TAYLORSVILLE ROAD  
 LOUISVILLE, KY 40299  
 502.267.2042

RECEIVED  
 APR 04 2017  
 PLANNING & DESIGN SERVICES  
 JOB NO. 16143  
 SHEET 1 OF 1

## **Binding Elements – 17ZONE1000**

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. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways for any work within the state right-of-way.
  - 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. No overnight idling or idling of trucks while loading or unloading equipment shall be permitted on-site.
7. Elevations in compliance with applicable sections of the LDC shall be submitted to Planning and Design Services staff for review and approval prior to final transmittal of the plan.