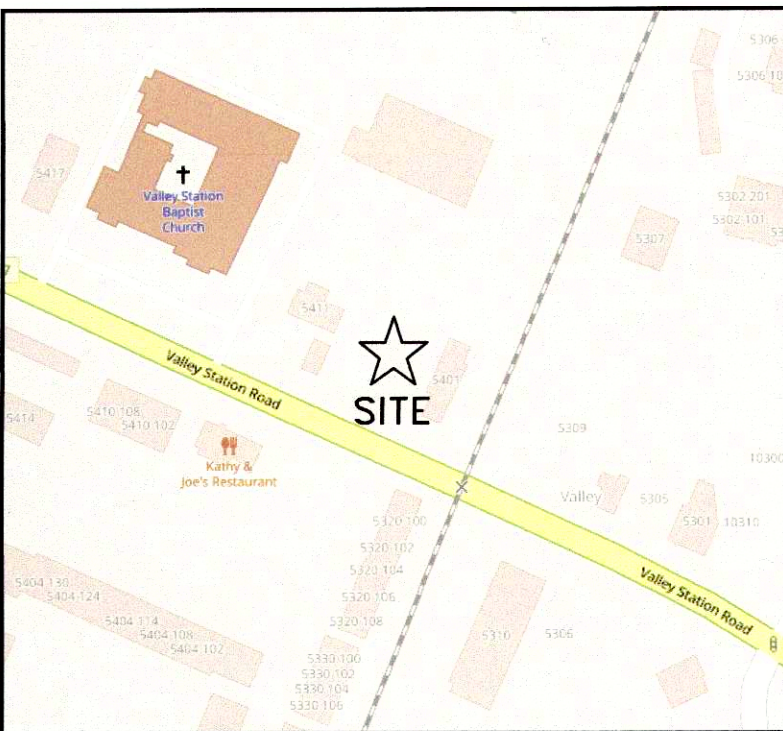


Case No. 18ZONE1023 Binding Elements

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. 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.
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.



VICINITY MAP
Scale = NTS

PROJECT SUMMARY

EXISTING FORM DISTRICT	SUBURBAN MARKETPLACE	CI
EXISTING ZONE		
EXISTING USE	AUTOMOBILE ESTABLISHMENT	
PROPOSED USE	CONTRACTOR SHOP	
EXISTING BUILDING FOOTPRINT	3,014 SQ. FT. ±	
PROPOSED BUILDING FOOTPRINT	3,014 SQ. FT. ±	
SITE ACREAGE	0.4861 AC. ±	

PRELIMINARY APPROVAL
Condition of Approval: _____
Tony Kelly 9-12-18
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

- LEGEND**
- Indicates Found monument
 - *As Noted*
 - ⊙ Existing Sanitary Sewer Manhole
 - ⊙ Existing Utility Pole
 - ⊙ Existing Storm Inlet
 - Existing Down Guy
 - ⊙ Existing Water Meter
 - ⊙ Existing Water Valve
 - ⊙ Existing Gas Meter
 - ⊙ Existing Fire Hydrant
 - ⊙ Existing Light Pole
 - Existing Fence (As Noted)
 - DHE Existing Overhead Utility Line
 - SD Existing Storm Sewer Pipe
 - Existing Contour
 - ⊙ Existing Trees
 - ↔ Ingress/Egress
 - ▨ Gravel

- Notes:**
- No site construction is proposed with this zoning application.
 - No additional sanitary usage required with this zoning change.
 - No building materials, storage or sales shall be permitted outside. All operations of the contractor's shop shall be confined within a structure.
 - Right-of-way dedications per LDC are required unless waived with concurrence from public works.
 - Upon development or redevelopment of adjacent properties, a unified access and circulation shall be developed to eliminate pre-existing curb cuts and provide for vehicular movement throughout as determined by appropriate by the department of public works, a cross access agreement to run with the land and in form acceptable to planning commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
 - Gate shall remain open during business hours.

Property ownership information provided herein is based on information obtained from readily available sources (I.E.; Jefferson County Clerk, DB 11058 PG 928 Jefferson County Psa, Etc.). Therefore, No Warranty Is Provided Regarding The Accuracy Of Ownership Information Or The Approximate Graphical Representations Of Such (adjoining Property Lines Including Easements Etc).

Proposed zoning district C-2
DB 11058 PG 928
Parcel ID: 104708510000
Neighborhood: 50

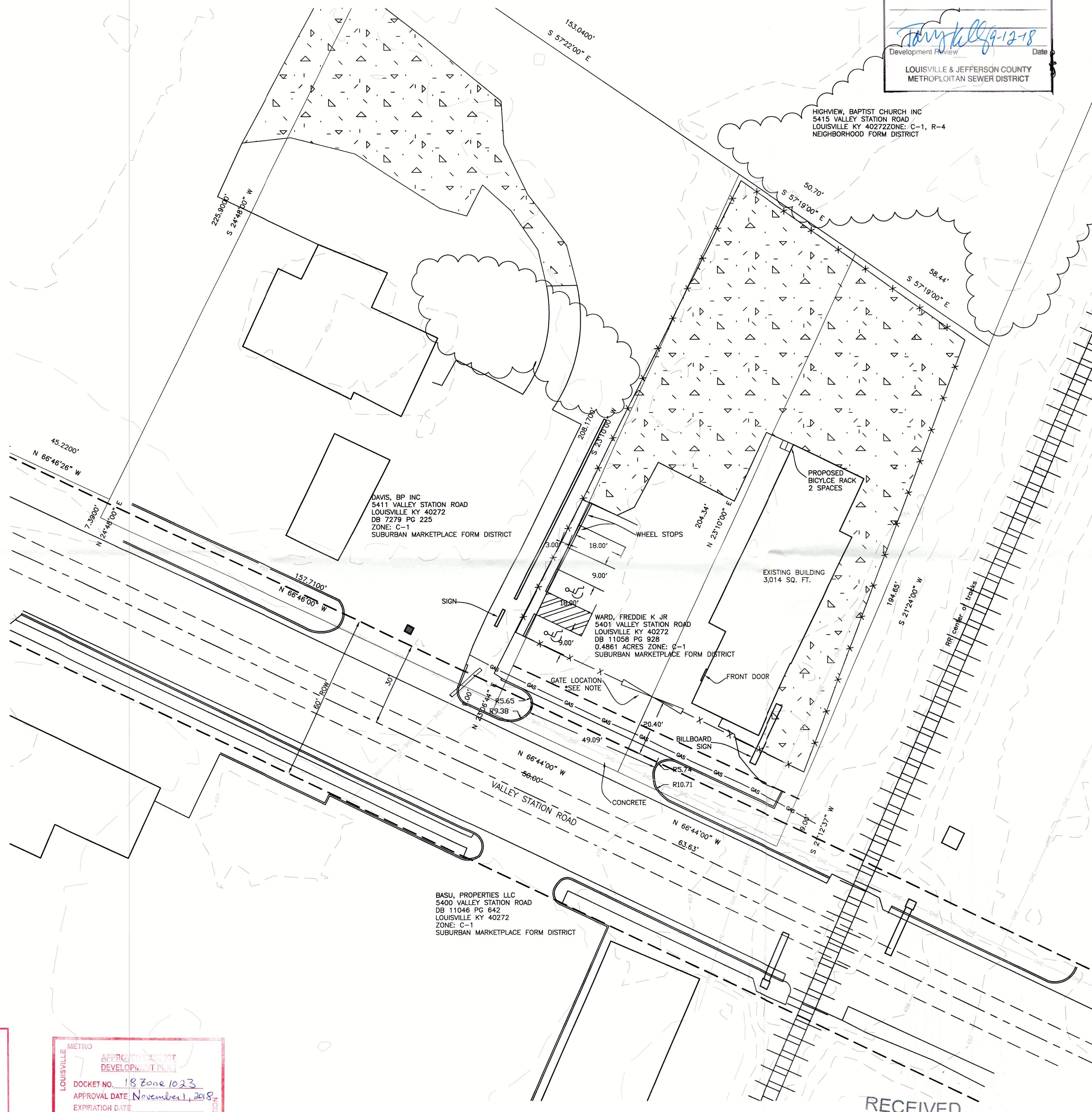
PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:
BY: *[Signature]*
DATE: 9/12/18
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

Parking Summary:
Required parking for contractor's shop
Min: 1 space for every 1.5 employees
Max: 1 space for every 1 employee
7 Employees = 5 spaces
Existing parking = 5 spaces
Typical parking space dimensioned at 9' x 18'
2 ADA Handicap parking space provided

- Surveyor's Notes:**
- Survey performed by Thoroughbred Engineering Equipment used: Carlson BRx5 GNSS Receiver & Phantom 4 Pro Drone Coordinate System, KY North base NAD 83 vertical based on NAVD88
 - Purpose: This topographical survey map was/is intended for illustration of the general topography for the existing 5401 Valley Station Road site. The map is not intended for any other purpose. The map is not intended to be a representation of property lines and should not be interpreted as a partial or complete boundary survey.
 - Methodology: The survey points used to create contours, were located by GPS RTK equipment on Kentucky North State Plane Coordinate System, Vertical datum on NAVD 88. Contours inside survey limits was derived by Aerial Photography collected with Phantom 4 Pro Drone and Photogrammetry Software to generate a Point Cloud and DTM (Digital Terrain Model). Contours outside survey limits are from LIDAR (Light Detection & Ranging) data Kentucky Aerial Photography and Elevation Data Program by; Kentucky Aerial Photography and Elevation Data Program - KYAPED Kentucky DEM (Digital Terrain Model) data tiles.
 - Accuracy: The Carlson BRx5 receiver has a stated vertical accuracy of +/- 15 cm and the Phantom 4 Pro Drone is +/- 1 cm.
 - Currency: Data regarding utilities and easements were obtained from local & federal government agencies.
 - Due to the above, Thoroughbred Engineering, assumes no liability with regards to information preformed by others, shown or otherwise inferred. Nothing contained herein shall be held as a legal warranty, expressed or implied.

Utility Note
Underground utilities shown on this "Topographical Site As-Built Survey" were marked in the field (03-23-2017) by The Utility Protection Center "KENTUCKY 811 CALL BEFORE YOU DIG"; (toll Free Phone No. 1-800-752-6007)



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

LOUISVILLE METRO
APPROVED DEVELOPMENT PLAN
DOCKET NO. 18 Zone 1023
APPROVAL DATE: November 1, 2018
EXPIRATION DATE:
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION

RECEIVED
AUG 16 2018
PLANNING & DESIGN SERVICES
GRAPHIC SCALE
1 inch = 20 feet

THOROUGHBRD ENGINEERING
P.O. BOX 481, LEXINGTON, KY 40568
CIVIL DESIGN, LAND SURVEYING,
GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
CMI-CEI-CONSTRUCTION SERVICES

SITE PLAN EXISTING CONDITIONS
A1 SEWER AND DRAIN
5401 VALLEY STATION ROAD
LOUISVILLE, JEFFERSON COUNTY, KENTUCKY 40299

PROJECT NO.:	DRAWN BY:
DATE:	JRD
06/18/2018	CHECKED BY:
NOT FOR CONSTRUCTION	
REVISION:	DATE:
#1	06/28/2018
#2	07/09/2018
#3	07/19/2018
#3	08/06/2018

DRAWING NAME:
SurveySubmitt.dwg
C-1
18 ZONE 1023