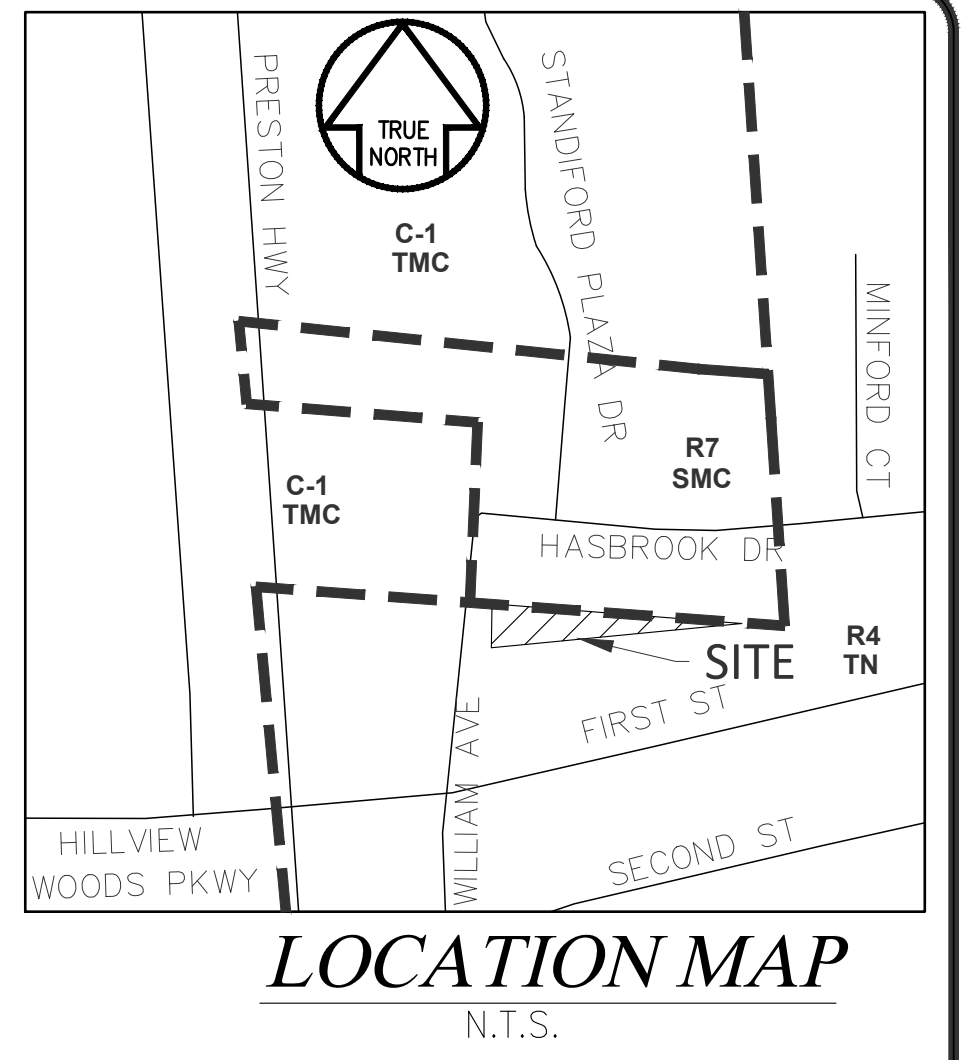
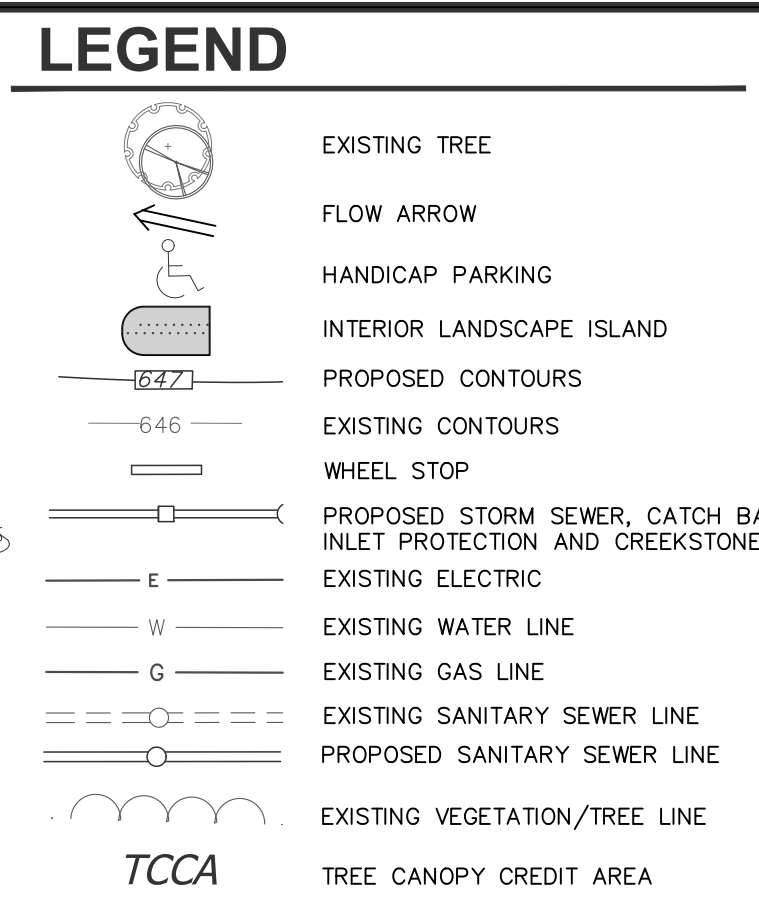


- GENERAL NOTES:**
1. Parking areas and drive lanes to be a hard and durable surface.
 2. An encroachment permit and bond will be required for all work done in the right-of-way.
 3. No increase in drainage run off to state right of way.
 4. There shall be no commercial signs in the Right of Way.
 5. There shall be no landscaping in the Right of Way without an encroachment permit.
 6. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
 7. 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.
 8. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 9. Utilities shall be placed in a joint trench whenever possible unless otherwise noted.

PROJECT DATA

EXISTING ZONING & FORM DISTRICT	= R-4 / SUBURBAN MARKETPLACE CORRIDOR
TOTAL SITE AREA	= 0.3207 GIS AC (13970 SF)
EXISTING USE	= VACANT
PROPOSED ZONING	= R6
BUILDING HEIGHT	= TOTAL 4,108 SQFT
FAR (MAX 0.5)	= 2 STORY (<35 Feet)
DENSITY (4) UNITS/0.3207 ACRES	= 12.47 UNITS/ACRE (17.42 D.U./ACRE MAXIMUM R6)
PARKING REQUIRED*	
APARTMENTS	
MINIMUM (1 x 4 DWELLING UNITS)	= 4 SPACES
MAX (2 x 4 DWELLING UNITS)	= 8 SPACES
TOTAL PARKING PROVIDED	= 8 SPACES (INCL 2 HANDICAP SPACES)
TOTAL BICYCLE PARKING REQUIRED	= EXEMPT PER CHAPTER 9.2.5.A.
PROP. PARKING VUA	3,982 SF
PROP. PARKING ILA (5% = 200 SF)	PROVIDED 393 SF

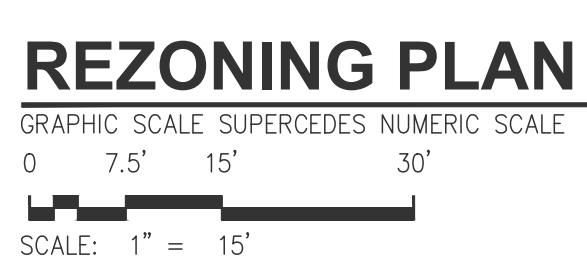
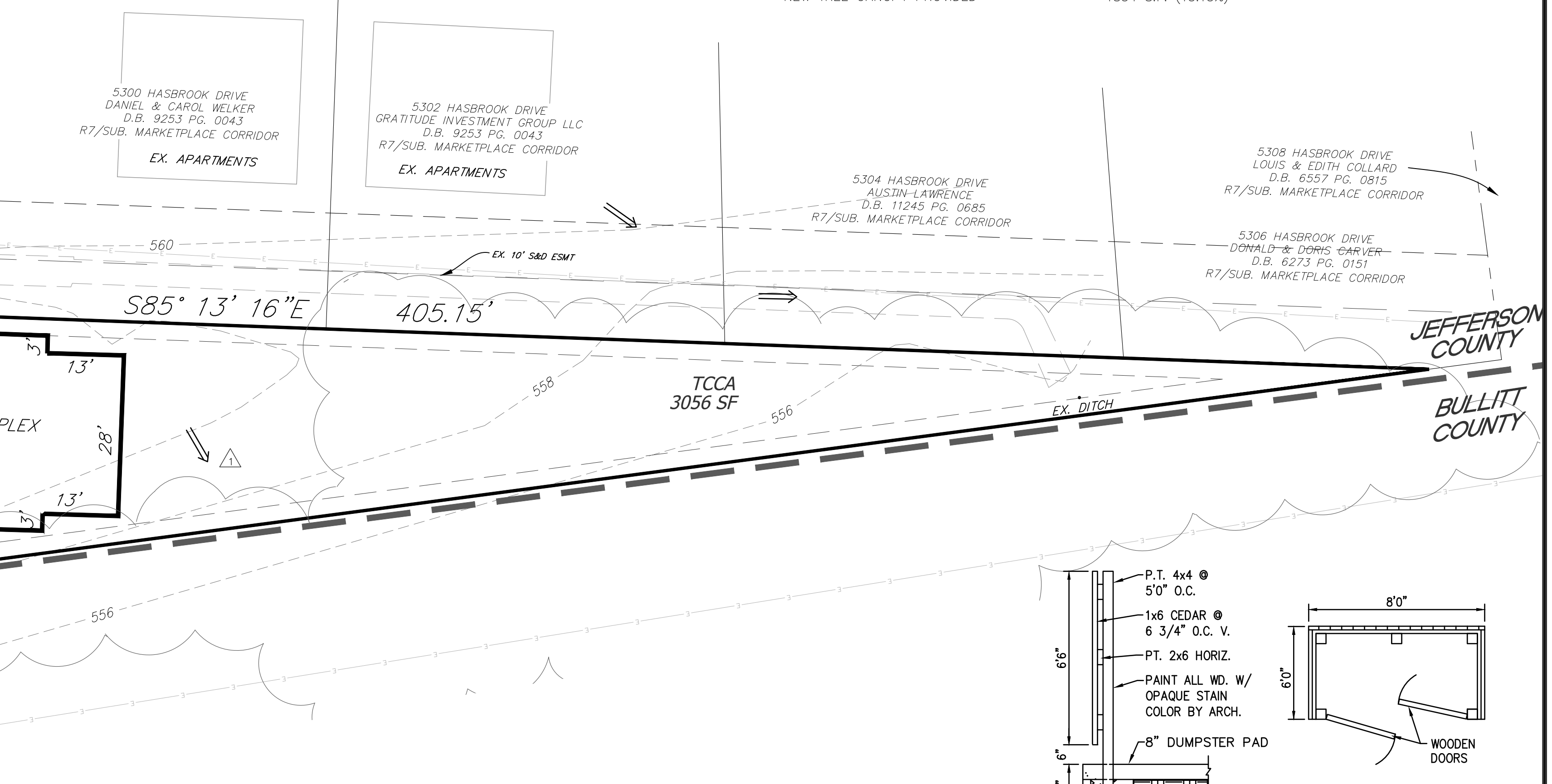


VARIANCE REQUESTED:

1. Variance to the 3' minimum side yard setback along north side to allow existing parking to encroach.

TREE CANOPY

TCPA CATEGORY	MULTIFAMILY
SITE AREA	13970 S.F.
EXISTING TREE CANOPY	3615 S.F. (26%)
EXISTING TREE CANOPY PRESERVED	3056 S.F. (21.8%)
TOTAL TREE CANOPY COVERAGE AREA REQ.	4890 S.F. (35%)
NEW TREE CANOPY PROVIDED	1834 S.F. (13.13%)



MSD REGIONAL FACILITIES FEE

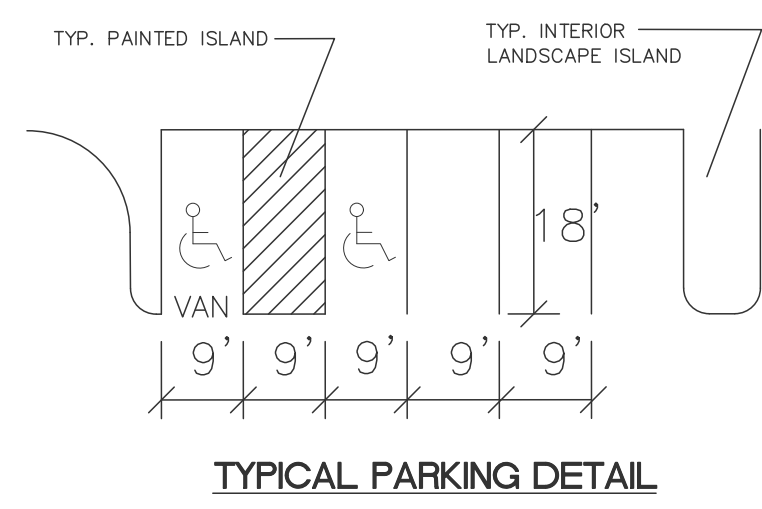
(Cpost-Cpre) x (2.8/12) x (Area in Acres) = Volume (AC-FT)
 (0.70-0.30) x (2.8/12) x (0.321) = 0.030 AC-FT
 0.030 AC-FT X 43,560 SF/AC = 1,307 CU-FT
 FEE = \$0.50 X 1,307 CU-FT = \$653.50

IMPERVIOUS AREA

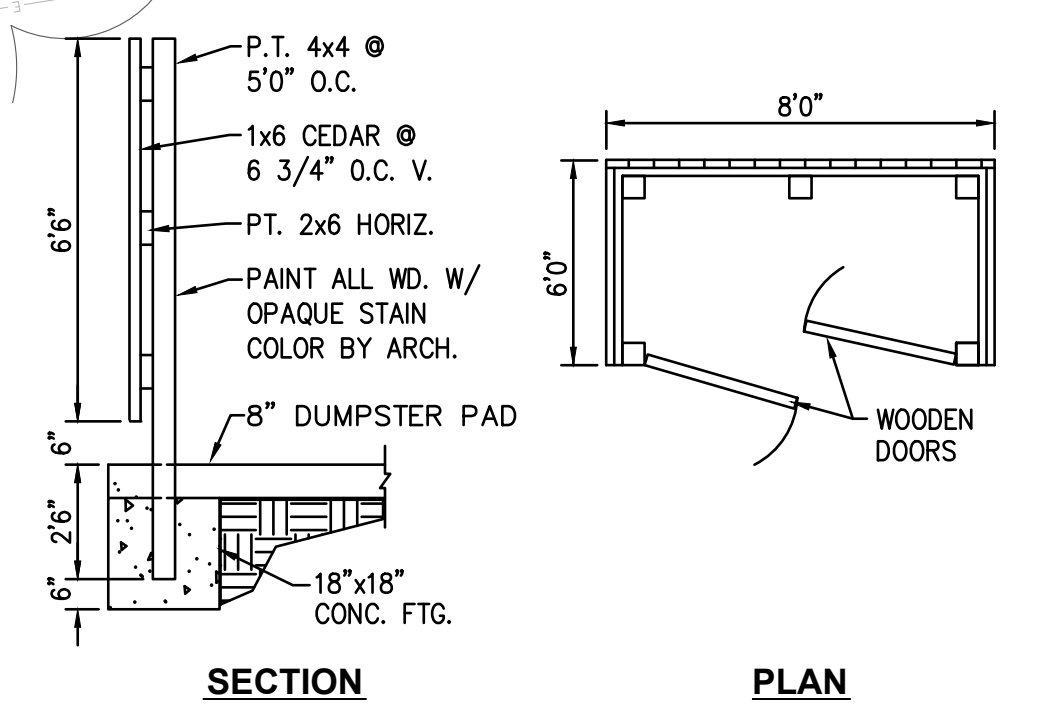
1. TOTAL SITE AREA = 13,970 SF (0.302 AC)
2. LIMITS OF DISTURBANCE = 28,621 SF (0.657 AC)
3. TOTAL IMPERVIOUS AREA (EXISTING) = 4640 SF (0.107 AC) EXISTING PARKING LOT
4. INCREASE OF IMPERVIOUS AREA = 3565 SF (0.082 AC)
5. TOTAL IMPERVIOUS AREA (PROPOSED) = 8205 SF (0.188 AC)

MSD STANDARD EROSION CONTROLS

	SILT FENCE
	INLET PROTECTION
	CONSTRUCTION ENTRANCE



- MSD NOTES:**
1. Construction plans and documents shall comply with Louisville & Jefferson county metropolitan sewer district's design manual and standard specifications and other local, state, and federal ordinances.
 2. Sanitary sewer service will be provided by new PSC. Offsite 10' private easement required, proposed offsite easement will not be permitted to overlap with any existing public easements. Subject to Fees and any applicable charges.
 3. Drainage patterns 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.
 4. A Downstream Facilities Capacity Request will be submitted to MSD.
 5. 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.



EROSION PREVENTION AND SEDIMENT CONTROL NOTE

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 (BEST MANAGEMENT PRACTICES) 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 ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

GENERAL SITE INFORMATION:

1. THIS SITE IS CURRENTLY ZONED R-4 IN THE NEIGHBORHOOD FORM DISTRICT.
2. SITE IS LOCATED IN COUNCIL DISTRICT 13 & FIRE PROTECTION DISTRICT OKOLONA.
3. NO PORTION OF THE SITE IS LOCATED IN THE FLOODPLAIN PER FEMA MAP # 21111C0128E.
4. SITE IS LOCATED IN A KARST TERRAIN AREA.



UTILITY WARNING
THE UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. CONTACT KENTUCKY 811-TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123 PRIOR TO ANY CONSTRUCTION ACTIVITY.

REVISIONS

Date	Description	By	CC
5/21	Agency Comments	CC	
8/21	Agency Comments	CC	

BlueStone
Engineers, PLLC
3703 Taylorsville Road, Suite 205
Louisville, Kentucky 40220
(502) 292-9288
www.bluestoneengineers.com

DEVELOPER/OWNER:
GM PROPERTY INVESTMENTS, LLC
A Kentucky Limited Liability Company
10706 TAYLOR FARM CT
PROSPECT, KENTUCKY 40059

SIGNATURE

TITLE
HOLGATE APARTMENTS REZONING
UNADDRESSED HOLGATE DR./HASBROOK DR.,
LOUISVILLE, KY 40229
TAX BLOCK 2096 LOT 294A
DB 11 368 PG 42

SITE INFO

REZONING PLAN

SHEET NO.
1 OF 1

DATE: 9-22-20
SCALE: 1"=20'

DRAWN BY: [] **CHECKED BY:** []

Received August 23, 2021

Planning & Design

Case No. 21-ZONE-0049 Binding Elements

RESOLVED, that 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 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 building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter
 - c. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the November 4, 2021 Planning Commission public hearing. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.
 - d. A reciprocal access 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
 - e. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance
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 outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.