

Case No. 19-DDP-0019 Binding Elements

RESOLVED, the Louisville Metro Development Review Committee does hereby **APPROVE** the requested **Revised General District Development Plan** including release of binding elements associated with 15ZONE1028 for portion of lot 12 and adoption of binding elements associated with 9-67-05 as revised under docket 14489 to that portion; and **SUBJECT** to the following binding elements:

Existing Binding Elements to be released for portion of Lot 12

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. ~~The development shall not exceed 48,000 square feet of gross floor area.~~
3. ~~No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.~~
4. ~~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.~~
5. ~~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 Develop Louisville, 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. ~~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.~~
 - 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.~~
 - e. ~~Applicant agrees to submit detailed building elevations for the proposed structures to staff for approval.~~
6. ~~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.~~
7. ~~There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.~~

~~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. The façade elevations shall be in accordance with applicable form district standards and shall be approved by PDS staff prior to construction permit approval.~~
- ~~9. No idling of trucks shall take place within 200 feet of single-family residences. No overnight idling of trucks shall be permitted on-site.~~
- ~~10. There is no direct access to the site from Tucker Station Road. Access will come via an extension of Schutte Station Place.~~
- ~~11. The lighting shall be fully shielded; shall utilize flat lenses, and shall be pointed to the ground.~~

Detailed Plan Binding Elements for all lots

All general plan binding elements approved under docket 14489 are applicable to the site in addition to the following:

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. 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.
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 Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. A minor subdivision plat or legal instrument shall be recorded (creating the lot lines as shown on the development plan
 - 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 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 prior to obtaining a building permit.

4. Final elevations/renderings shall be submitted for review and approval by Planning Commission staff. A copy of the approved rendering shall be available in the case file on record in the offices of the Louisville Metro Planning Commission.
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. 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.
7. A geotechnical report shall be conducted for the site and the results shall be submitted to Public Works and MSD for review prior to construction plan approval for any development that impacts sinkholes. Construction methods and precautions recommended in the report shall be applied to construction within the development.
8. No idling of trucks shall take place within 200 feet of single-family residences. No overnight idling of trucks shall be permitted on-site.

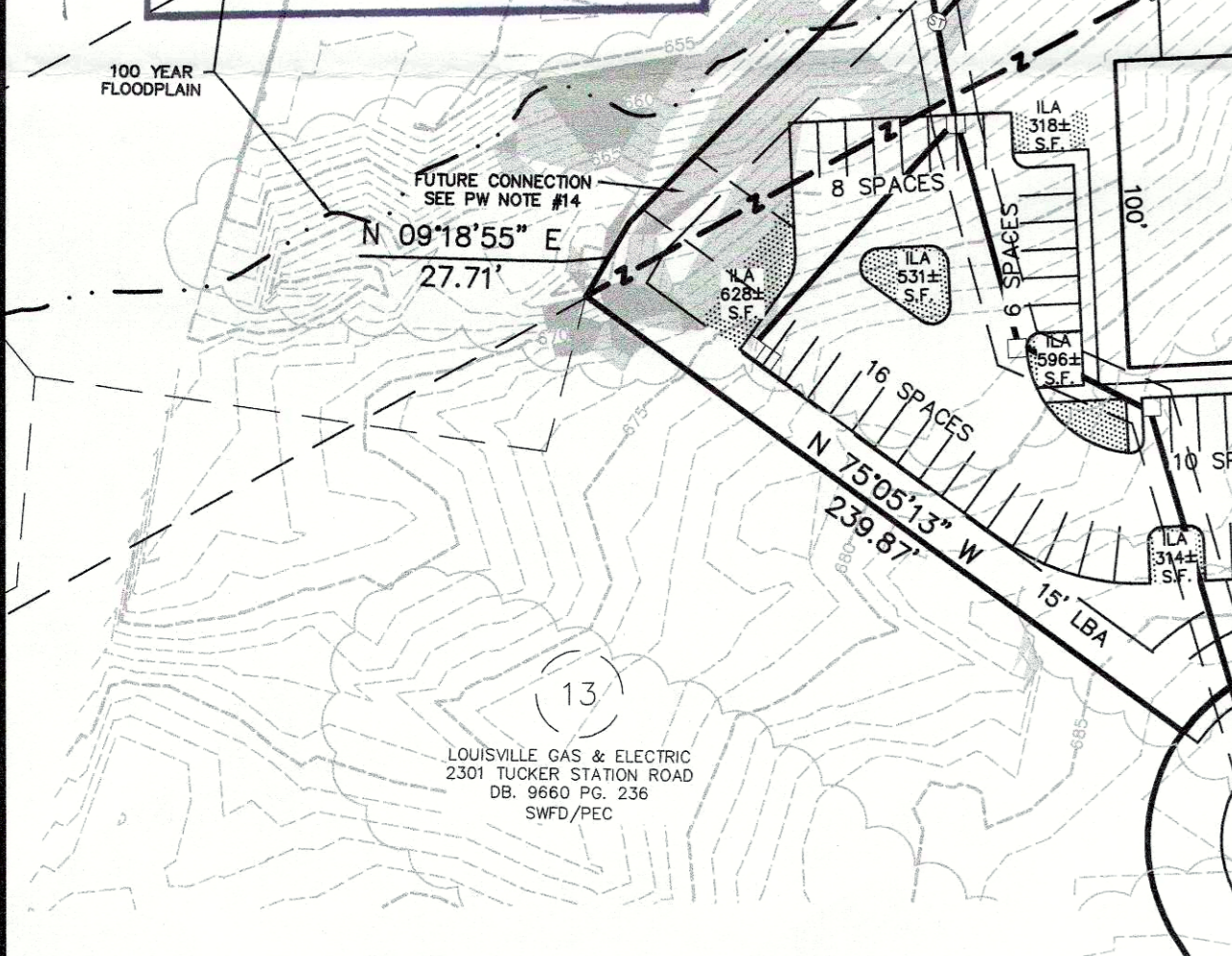
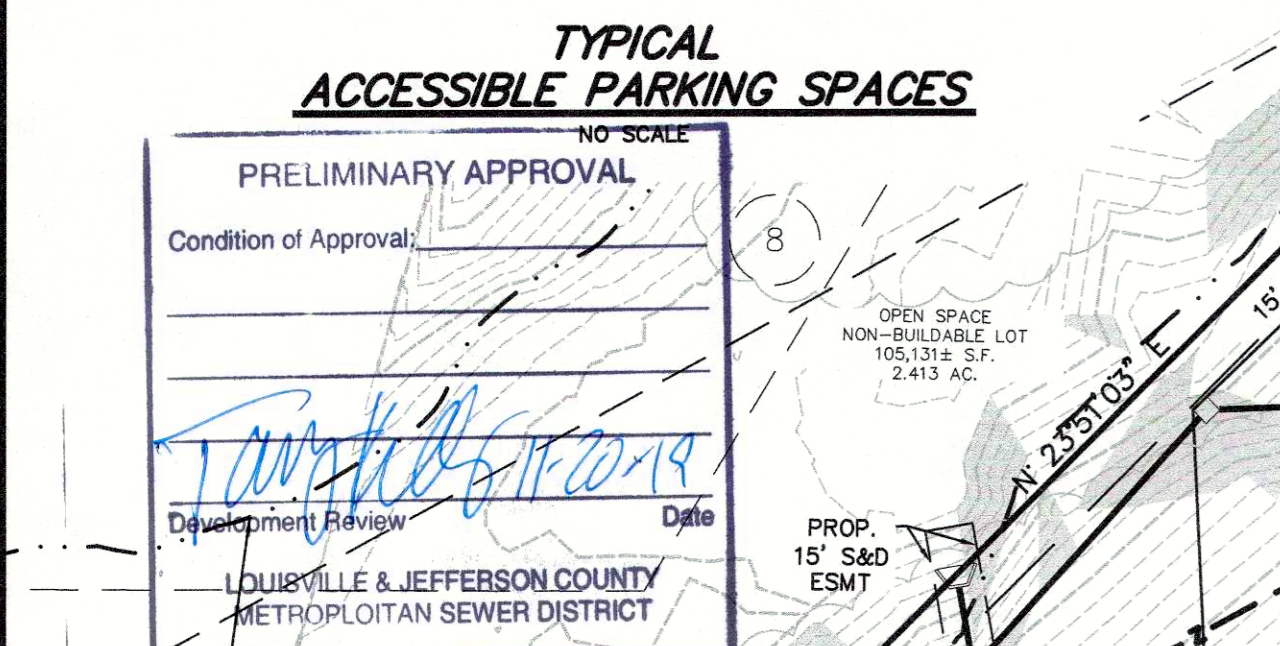
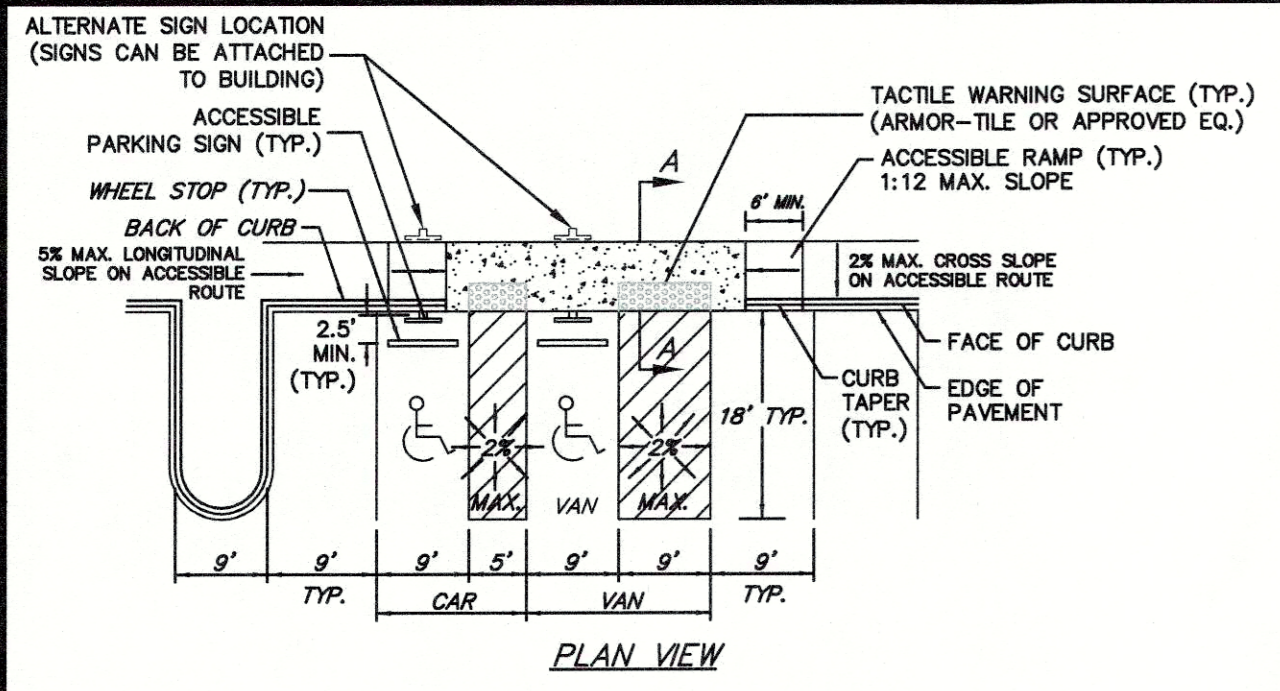
RESOLVED, the Louisville Metro Development Review Committee does hereby **APPROVE** the requested Revised Detailed District Development Plan with replacement of existing binding elements for a portion of lot 12, **ON CONDITION** that the second sentence is removed from the "Public Works" Note #14 on the proposed site plan that specified access to a future Lot #13, and **SUBJECT** to the following binding elements:

Detailed Plan Binding Elements for all lots

All general plan binding elements approved under docket 14489 are applicable to the site in addition to the following:

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. 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.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit is requested:

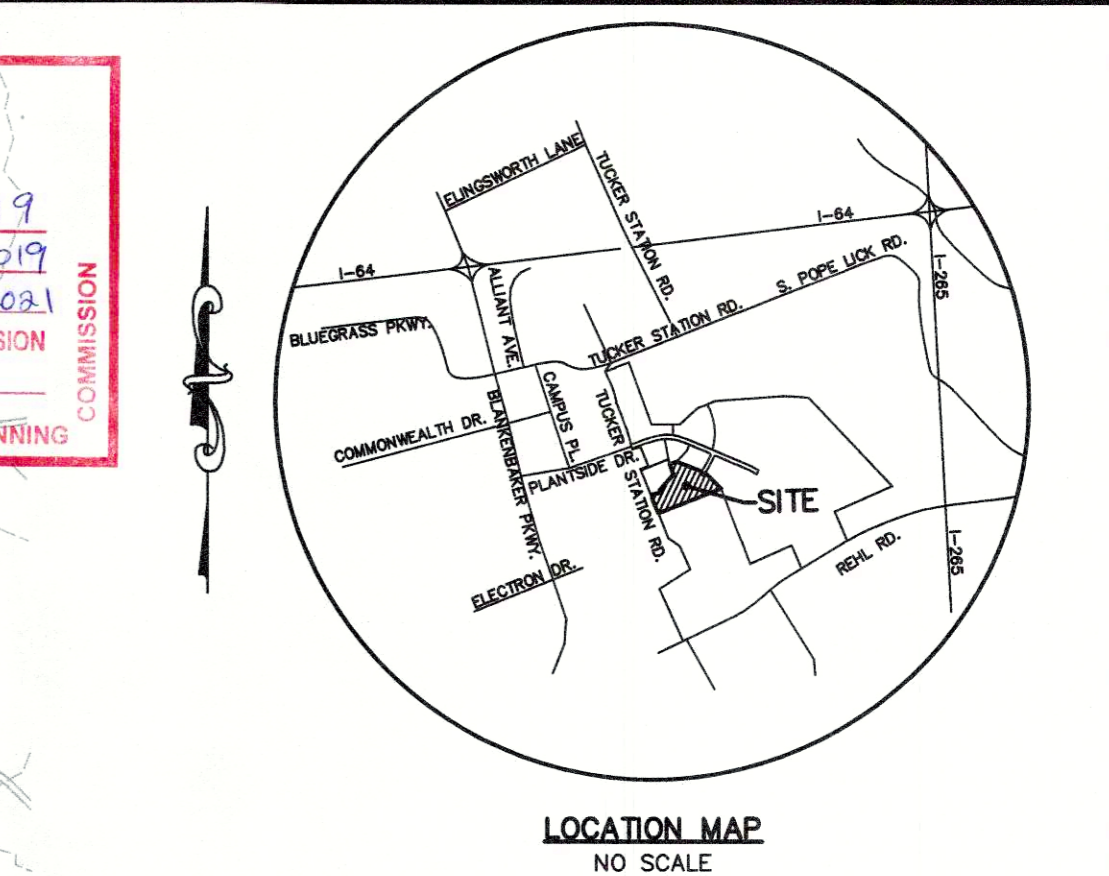
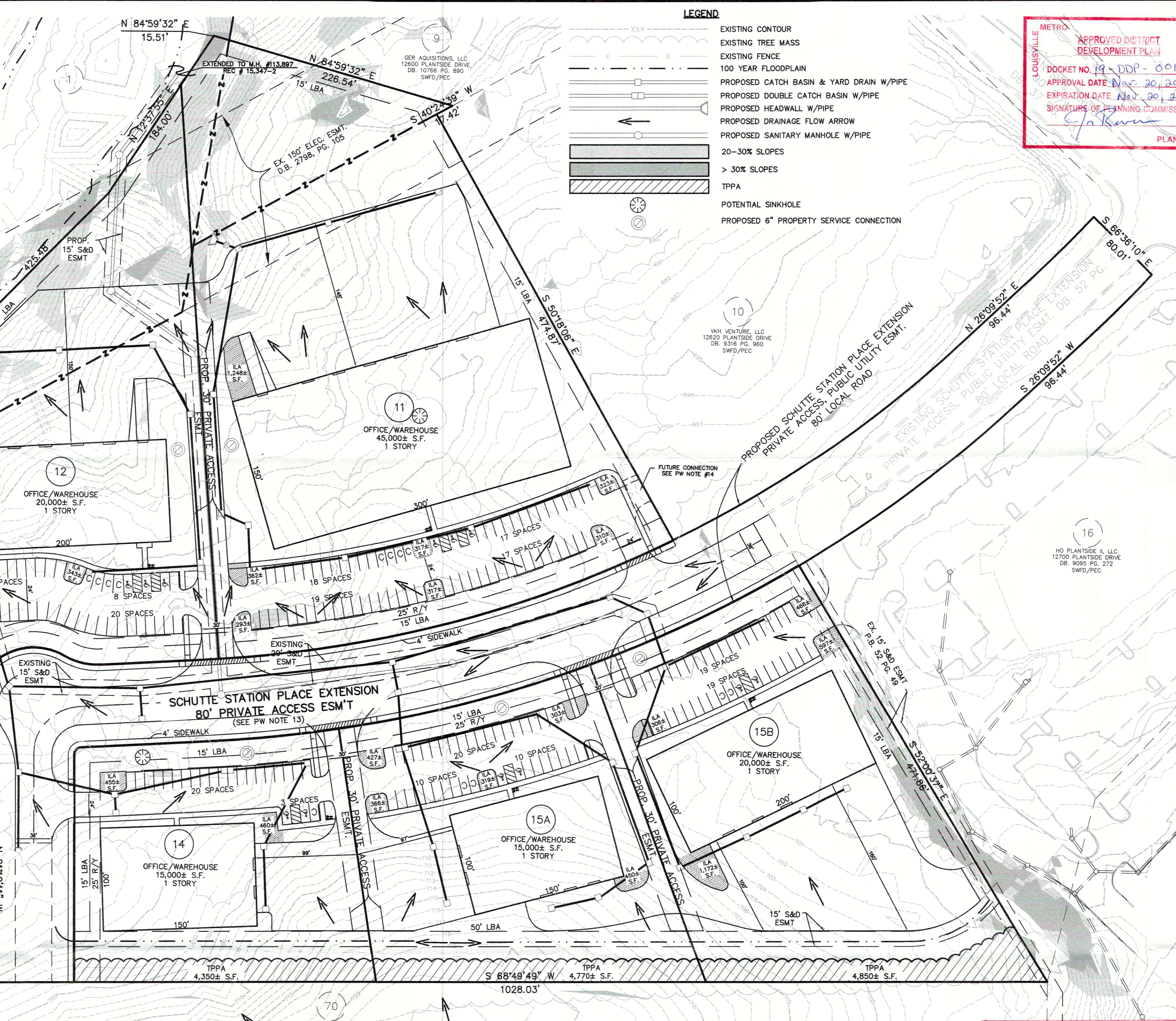
- a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. A minor subdivision plat or legal instrument shall be recorded (creating the lot lines as shown on the development plan
 - c. The property 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 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 prior to obtaining a building permit.
4. Final elevations/renderings shall be submitted for review and approval by Planning Commission staff. A copy of the approved rendering shall be available in the case file on record in the offices of the Louisville Metro Planning Commission.
 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. 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.
 7. A geotechnical report shall be conducted for the site and the results shall be submitted to Public Works and MSD for review prior to construction plan approval for any development that impacts sinkholes. Construction methods and precautions recommended in the report shall be applied to construction within the development.
 8. No idling of trucks shall take place within 200 feet of single-family residences. No overnight idling of trucks shall be permitted on-site.



MSD NOTES:

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED IN EX. BASIN ON ADJACENT PEC ZONED TRACT AS DEPICTED ON THE OVERALL DEVELOPMENT PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25 AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. 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.
- EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0 65E).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- AN EASEMENT PLAT WILL BE REQUIRED FOR ALL THROUGH DRAINAGE PRIOR TO MSD CONSTRUCTION APPROVAL.
- ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1 TO 1.
- KDOW APPROVAL REQUIRED FOR ANY WORK IN THE FEMA FLOODPLAIN.

| SITE DATA: LOT 11 | SITE DATA: LOT 12 | SITE DATA: LOT 14 | SITE DATA: LOT 15A | SITE DATA: LOT 15B |
|--|--|---|--|---|
| TOTAL LAND AREA 4.34 AC. BUILDING AREA 45,000± S.F. FLOOR AREA RATIO (MAX. ALLOWED 1.0) 0.41 | 2.93 AC. BUILDING AREA 20,000± S.F. FLOOR AREA RATIO (MAX. ALLOWED 1.0) 0.31 | 1.49 AC. BUILDING AREA 15,000± S.F. FLOOR AREA RATIO (MAX. ALLOWED 1.0) 0.41 | 1.83 AC. BUILDING AREA 15,000± S.F. FLOOR AREA RATIO (MAX. ALLOWED 1.0) 0.42 | 2.37 AC. BUILDING AREA 20,000± S.F. FLOOR AREA RATIO (MAX. ALLOWED 1.0) 0.30 |
| 100 WAREHOUSE EMPLOYEES MINIMUM (1 SPACE/1.5 EMPLOYEES) MAXIMUM (1 SPACE/1 EMPLOYEE) | 100 WAREHOUSE EMPLOYEES MINIMUM (1 SPACE/1.5 EMPLOYEES) MAXIMUM (1 SPACE/1 EMPLOYEE) | 30 WAREHOUSE EMPLOYEES MINIMUM (1 SPACE/1.5 EMPLOYEES) MAXIMUM (1 SPACE/1 EMPLOYEE) | 50 WAREHOUSE EMPLOYEES MINIMUM (1 SPACE/1.5 EMPLOYEES) MAXIMUM (1 SPACE/1 EMPLOYEE) | 50 WAREHOUSE EMPLOYEES MINIMUM (1 SPACE/1.5 EMPLOYEES) MAXIMUM (1 SPACE/1 EMPLOYEE) |
| PARKING PROVIDED CAR PARKING 73 SPACES (INCLUDES 3 ACCESSIBLE & 4 CARPOOL SPACES) BICYCLE PARKING REQUIRED/PROVIDED SHORT TERM 0 SPACES LONG TERM (IN BUILDING) 2 SPACES | PARKING PROVIDED CAR PARKING 71 SPACES (INCLUDES 3 ACCESSIBLE & 4 CARPOOL SPACES) BICYCLE PARKING REQUIRED/PROVIDED SHORT TERM 0 SPACES LONG TERM (IN BUILDING) 2 SPACES | PARKING PROVIDED CAR PARKING 24 SPACES (INCLUDES 2 ACCESSIBLE & 1 CARPOOL SPACES) BICYCLE PARKING REQUIRED/PROVIDED SHORT TERM 0 SPACES LONG TERM (IN BUILDING) 2 SPACES | PARKING PROVIDED CAR PARKING 40 SPACES (INCLUDES 2 ACCESSIBLE & 2 CARPOOL SPACES) BICYCLE PARKING REQUIRED/PROVIDED SHORT TERM 0 SPACES LONG TERM (IN BUILDING) 2 SPACES | PARKING PROVIDED CAR PARKING 39 SPACES (INCLUDES 2 ACCESSIBLE & 2 CARPOOL SPACES) BICYCLE PARKING REQUIRED/PROVIDED SHORT TERM 0 SPACES LONG TERM (IN BUILDING) 2 SPACES |
| LANDSCAPE DATA: LOT 11 V.U.A. LOADING/MANEUVERING & STORAGE EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE TOTAL V.U.A. I.L.A. REQUIRED* (7.5% X VUA) I.L.A. PROVIDED 3,172± S.F. | LANDSCAPE DATA: LOT 12 V.U.A. LOADING/MANEUVERING & STORAGE EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE TOTAL V.U.A. I.L.A. REQUIRED* (7.5% X VUA) I.L.A. PROVIDED 2,731± S.F. | LANDSCAPE DATA: LOT 14 V.U.A. LOADING/MANEUVERING & STORAGE EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE TOTAL V.U.A. I.L.A. REQUIRED* (7.5% X VUA) I.L.A. PROVIDED 2,731± S.F. | LANDSCAPE DATA: LOT 15A V.U.A. LOADING/MANEUVERING & STORAGE EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE TOTAL V.U.A. I.L.A. REQUIRED* (7.5% X VUA) I.L.A. PROVIDED 1,865± S.F. | LANDSCAPE DATA: LOT 15B V.U.A. LOADING/MANEUVERING & STORAGE EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE TOTAL V.U.A. I.L.A. REQUIRED* (7.5% X VUA) I.L.A. PROVIDED 2,472± S.F. |
| TREE CANOPY DATA: LOT 11 GROSS SITE AREA 188,898± S.F. TREE CANOPY CATEGORY CLASS C 65,040± S.F. (36%) EXISTING TREE CANOPY 0± S.F. (0%) TOTAL TREE CANOPY REQUIRED 37,780± S.F. (20%) TOTAL TREE CANOPY PLANTED 37,780± S.F. (20%) | TREE CANOPY DATA: LOT 12 GROSS SITE AREA 127,838± S.F. TREE CANOPY CATEGORY CLASS C 57,094± S.F. (45%) EXISTING TREE CANOPY 0± S.F. (0%) TOTAL TREE CANOPY REQUIRED 31,960± S.F. (25%) TOTAL TREE CANOPY PLANTED 31,960± S.F. (25%) | TREE CANOPY DATA: LOT 14 GROSS SITE AREA 65,014± S.F. TREE CANOPY CATEGORY CLASS C 45,510± S.F. (70%) EXISTING TREE CANOPY 4,350± S.F. (7%) TOTAL TREE CANOPY REQUIRED 13,653± S.F. (21%) TOTAL TREE CANOPY PLANTED 14,385± S.F. (22%) | TREE CANOPY DATA: LOT 15A GROSS SITE AREA 79,916± S.F. TREE CANOPY CATEGORY CLASS C 73,501± S.F. (91%) EXISTING TREE CANOPY 4,770± S.F. (6%) TOTAL TREE CANOPY REQUIRED 19,180± S.F. (24%) TOTAL TREE CANOPY PLANTED 14,385± S.F. (18%) | TREE CANOPY DATA: LOT 15B GROSS SITE AREA 103,447± S.F. TREE CANOPY CATEGORY CLASS C 95,006± S.F. (92%) EXISTING TREE CANOPY 4,850± S.F. (5%) TOTAL TREE CANOPY REQUIRED 21,724± S.F. (21%) TOTAL TREE CANOPY PLANTED 16,552± S.F. (16%) |



OVERALL SITE DATA:

SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.

GENERAL NOTES:

- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES: THE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ADOPTS CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
- SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (E.G. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3 OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 7/15/2019 AND POTENTIAL KARST TOPOGRAPHY WAS FOUND.

PUBLIC WORKS NOTES:

- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORDING PLAT AS REQUIRED BY METRO PUBLIC WORKS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL CURB-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADI, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
- ALL SIDEWALKS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP'S PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR STREET "SCHUTTE STATION PLACE" SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
- SCHUTTE STATION PLACE SHALL BE RECORDED AS A PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT AT TIME OF LOT CREATION.
- UNIFIED CIRCULATION TO BE ESTABLISHED AT TIME OF DEVELOPMENT OF ADJACENT PROPERTIES PER S.9.2.

WAIVER REQUEST:

1. A WAIVER OF 10.2.4 TO OMIT THE PEC ZONE 15' PROPERTY PERIMETER LANDSCAPE BUFFER AREA ALONG THE PROPERTY LINE WHERE SHARED ACCESS WITH THE ADJACENT LOTS ARE PROPOSED.

APPROVAL

DEVELOPMENT PLAN RECEIVED

BY: [Signature] DATE: 11/20/19

PLANNING & DESIGN SERVICES

DETENTION CALCULATIONS

2.9/12 (0.72" - 0.35") (7.48") = 0.41 AC-FT

OVERALL IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA
0± S.F.
PROPOSED IMPERVIOUS AREA
311,863± S.F.
TOTAL
311,863± S.F.

NOTICE

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

APPROVAL

DEVELOPMENT PLAN RECEIVED

BY: [Signature] DATE: 11/20/19

PLANNING & DESIGN SERVICES

DETENTION CALCULATIONS

2.9/12 (0.72" - 0.35") (7.48") = 0.41 AC-FT

OVERALL IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA
0± S.F.
PROPOSED IMPERVIOUS AREA
311,863± S.F.
TOTAL
311,863± S.F.

GRAPHIC SCALE 1"=60'

0 15 30 60 120

MINDEL SCOTT

ENGINEERING & PLANNING | LANDSCAPE ARCHITECTURE

5151 Jefferson Blvd. Louisville, KY 40219

502-485-1508 | MindelScott.com

OWNER (LOT 68)
OWNER/DEVELOPER
ADAM KOCH
HOSTS DEVELOPMENTS, LLC
PO BOX 7368
LOUISVILLE, KY 40207

BLANKENBAKER STATION II
LOTS 11, 12, 14, 15A, 15B
SCHUTTE STATION PLACE & 2211 TUCKER STATION ROAD,
LOUISVILLE, KY 40299
TAX BLOCK 39, LOT 551 & LOT 68
DB 10713, PG 21; DB 9011, PG 656; DB 11531, PG 129

REVISED GENERAL & DETAILED DISTRICT DEVELOPMENT PLAN

Vertical Scale: N/A

Horizontal Scale: 1"=60'

Date: 6/17/2019

Job Number: 1567

Sheet
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of 1