

**GENERAL NOTES**

1. LOTS UNDER EACH OWNERSHIP TO BE CONSOLIDATED PENDING PLAN APPROVAL AND PRIOR TO CONSTRUCTION.
2. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

**WORKS NOTES**

1. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
2. CONSTRUCTION BOND AND PERMIT ARE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
3. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
4. A GENERAL CROSS-OVER ACCESS AGREEMENT TO BE AS ALL LOTS OWNED BY THE DEVELOPER PRIOR TO CONSTRUCTION APPROVAL.
5. NO LOADING OR UNLOADING WILL ALLOWED BETWEEN 7-9AM.
6. WHEELSTOPS AND PROTECTIVE CURBING AT LEAST 6" HIGH AND 6" WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE AT LEAST THREE FEET FROM ANY ADJACENT WALL, FENCE OR PROPERTY LINE, WOODY VEGETATION OR STRUCTURE.

**APCD NOTES**

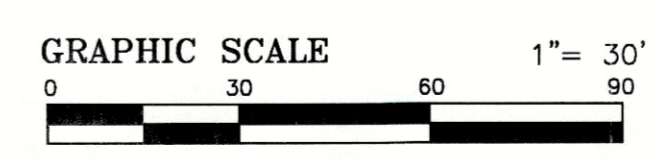
1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

PRELIMINARY APPROVAL  
DEVELOPMENT PLAN  
CONDITIONS:  
BY: *Erin Beckett*  
DATE: 10-12-16  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS

PRELIMINARY APPROVAL  
Condition of Approval:  
*Tony Kelly 10-12-16*  
LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

APPROVED DISTRICT DEVELOPMENT PLAN  
DOCKET NO. 16ZONE1025  
APPROVAL DATE: 12/1/16  
EXPIRATION DATE: 12/1/18  
SIGNATURE OF PLANNING COMMISSION  
*Sharon*  
PLANNING COMMISSION

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



**MSD NOTES**

1. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA PANEL DATED DEC. 5, 2006.
2. DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR INFORMATIONAL PURPOSES. ALL AREAS OF THE SITE ARE TO BE PAVED OR FINISH GRADED IN A MANNER THAT RESULTS IN SHEET FLOW AS DEPICTED. NO AREAS OF PONDING WATER WILL BE ACCEPTED.
3. EROSION & SILT CONTROL - PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD.
4. CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF SOIL SYSTEMS OF TREES TO BE PRESERVED. THE ENCLOSURE AREA BENEATH THE DRINKING OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES PERMITTED WITHIN THE FENCED AREA.
5. AN MSD DRAINAGE BOND WILL BE REQUIRED.
6. ON-SITE DETENTION WILL BE REQUIRED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO AT OR BELOW PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, AND 100 YEAR DESIGN STORMS, OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM WHICH EVER IS MORE RESTRICTIVE.
7. SITE IS SERVED BY EXISTING SANITARY CONNECTION, NO NEW SANITARY SERVICE REQUIRED. ADDITIONAL BUILDINGS ARE WORKSHOP/STORAGE NO NEW CAPACITY REQUIRED.

**THOMPSON BROTHERS PLUMBING** 0.91 AC  
EXISTING IMPERVIOUS: 9,222 SF PROPOSED NEW IMPERVIOUS: 16,420 SF  
WQV = 0.95\*10.0377\*43,560/12 = 1300 CF  
at TC = 10 min. and 0.91 ac  
C = 0.30, existing 10 year = 5.6\*0.30\*0.91\*600 = 917 CF  
C = 0.65, proposed 100 year = 7.2\*0.65\*0.91\*600 = 2,555 CF  
C = 0.65, proposed 100 year = 7.2\*0.65\*0.91\*600 = 2,555 CF  
Proposed rain garden 3,304 SF x 9' depth = 2,478 cf - no outflow

**LAGOS LOGOS** 1.45 AC  
EXISTING IMPERVIOUS: 17,828 SF PROPOSED NEW IMPERVIOUS: 10,900 SF  
WQV = 0.95\*10.0250\*43,560/12 = 862 CF  
at TC = 10 min. and 1.35 ac  
C = 0.30, existing 10 year = 5.6\*0.30\*1.35\*600 = 1361 CF  
C = 0.45, proposed 100 year = 7.2\*0.45\*1.35\*600 = 2,624 CF  
Proposed rain garden 2,754 sf x 12' depth = 2,754 cf - no outflow

**JESSES LAWN SERVICE** 0.45 AC  
EXISTING IMPERVIOUS: 3,292 SF PROPOSED NEW IMPERVIOUS: 2,472 SF  
WQV = 0.95\*10.0057\*43,560/12 = 197 CF  
at TC = 10 min. and 0.49 ac  
C = 0.30, existing 10 year = 5.6\*0.30\*0.49\*600 = 494 CF  
C = 0.45, proposed 100 year = 7.2\*0.45\*0.49\*600 = 953 CF  
Proposed rain garden 953 sf x 12' depth = 953 cf - no outflow

**LEGEND**

- SHEET DRAINAGE FLOW
- EXISTING CONTOUR
- EXISTING UPDLE W/ OVERHEAD ELECTRIC
- EXISTING TREES

**PROJECT DATA**

EXISTING ZONING SUBJECT TRACTS : R-4 PROPOSED ZONING : C-2  
EXISTING FORM DISTRICT : TRADITIONAL NEIGHBORHOOD

**Thompson Brothers Plumbing 436 & 438 Roberts Avenue**

TOTAL SITE AREA : 0.91 ACRES 39,545 SF  
AREA TO BE RE-ZONED : 0.45 ACRES 19,771 SF  
EXISTING AND PROPOSED USE : PLUMBING CONTRACTORS SHOP  
EXISTING BUILDING AREA : 1,856 SF  
776 SF (OFFICE) 1,080 SF (STORAGE)  
PROPOSED BUILDING AREA : 1,080 SF (STORAGE)  
TOTAL PROPOSED BUILDING AREA : 2,936 SF  
EXISTING FAR : 0.09 PROPOSED FAR : 0.11  
REQUIRED PARKING 5 SPACES MINIMUM - 8 SPACES MAXIMUM  
Contractors Shop Minimum 1 space per employee (5) = 5 spaces minimum  
Contractors Shop Maximum 1.5 spaces per employee = 8 spaces maximum  
PROPOSED PARKING 6 SPACES  
VEHICULAR USE AREA : 14,400 SF ILA REQUIRED @ %5 - 720SF ILA PROVIDED - 790SF  
TREE CANOPY CALCULATIONS TOTAL SITE AREA : 39,545 SF COMMERCIAL CLASS A  
EXISTING TREE CANOPY TO REMAIN %0 NEW TREE CANOPY REQUIRED %10 OR 3,945SF  
PROPOSED TREE CANOPY 4,320SF (6 TYPE "A" 1-3/4" CALIPER TREES @ 720SF EACH)

**Lago's Logos 440, 448 & 450 Roberts Avenue**

TOTAL SITE AREA : 1.45 ACRES 63,072 SQUARE FEET  
AREA TO BE RE-ZONED : 0.46 ACRES 19,792 SQUARE FEET  
EXISTING AND PROPOSED USE : ART/GRAPHICS STUDIO  
EXISTING BUILDING AREA : 4,781 SF  
1,968 SF (RESIDENCE) 2,813 SF (GRAPHICS SHOP)  
PROPOSED BUILDING AREA : 1,600 SF (STORAGE)  
TOTAL BUILDING AREA : 6,381 SF  
EXISTING FAR : 0.11 PROPOSED FAR : 0.10  
EXISTING AND PROPOSED USE : ART/GRAPHICS STUDIO  
PROPOSED PARKING 5 SPACES  
REQUIRED PARKING 4 SPACES MINIMUM - 9 SPACES MAXIMUM  
Contractors Shop 3 space minimum (1 space per employee (3)) maximum 5 spaces (1.5 spaces per employee)  
Residence 1 space minimum - 4 spaces Maximum  
VEHICULAR USE AREA : 13,553 SF ILA REQUIRED @ %5 - 678SF ILA PROVIDED - 1,630SF  
TREE CANOPY CALCULATIONS TOTAL SITE AREA : 63,072 SF COMMERCIAL CLASS A  
EXISTING TREE CANOPY TO REMAIN %5 NEW TREE CANOPY REQUIRED %0

**Jesses Lawn Service 452 Roberts Avenue**

TOTAL SITE AREA : 0.45 ACRES 19,528 SQUARE FEET  
AREA TO BE RE-ZONED : 0.45 ACRES 19,528 SQUARE FEET  
EXISTING BUILDING AREA : 1,342 SF (RESIDENCE & GARAGE)  
PROPOSED BUILDING AREA : 960 SF (LANDSCAPE CONTRACTORS SHOP)  
TOTAL BUILDING AREA : 2,302 SF  
EXISTING FAR : 0.11 PROPOSED FAR : 0.11  
REQUIRED PARKING : 2 SPACES MINIMUM - 6 SPACES MAXIMUM  
Contractors Shop 1 space minimum (1 space per employee (1)) max.mum 2 spaces (1.5 spaces per employee)  
Residence 1 space minimum - 4 spaces Maximum  
PROPOSED PARKING - 2 SPACES  
VEHICULAR USE AREA : 3,910 SF  
NOTE: VUA INTERIOR LANDSCAPING REQUIREMENTS DO NOT APPLY.  
NOTE: TREE CANOPY CALCULATIONS DO NOT APPLY.

A variance was approved under Case# 14ZONE1009 from Development Code Section 5.1.8B to allow the proposed building to be located outside required setback.  
A landscape waiver was approved under Case# 14ZONE1009 from the Development Code Section 10.2 to allow the 15' required LBA along both side yard lines to be reduced by up to 14'.  
A variance is requested from the Development Code Section 5.1.8B to allow the proposed storage/shop buildings to be located outside required setback.  
A landscape waiver is requested under from the Development Code Section 10.2 to allow the 15' required LBA along the south side of the property at 452 Roberts Avenue to be reduced by up %50.

PROJECT# 16ZONE1025  
Related PDS PROJECT# 13ZONE1003 & 14ZONE1009  
DEED BOOK 10540, PAGE 543 TAX BLOCK 1132, LOT 0029 PARCEL ID: 113200080029  
DEED BOOK 10524, PAGE 882 TAX BLOCK 1132, LOT 0031 PARCEL ID: 113200480031  
DEED BOOK 4680, PAGE 299 TAX BLOCK 1132, LOT 0033 PARCEL ID: 113200530033

**DETAILED DISTRICT DEVELOPMENT PLAN**

**Thompson Brothers Plumbing**  
**Lago's Logos**  
**Jesse's Lawn Service**

438, 444 & 452 ROBERTS AVENUE

Thompson Brothers Plumbing 436 Roberts Avenue, Louisville, KY 40214  
Tommy A. & Donna L. Lago 448 Roberts Avenue, Louisville, KY 40214  
Pauline Vittitoe 452 Roberts Avenue, Louisville, KY 40214

RECEIVED  
OCT 10 2016  
PLANNING & DESIGN SERVICES

FILE NO. **DDP**

**MILLER • WIHRY**  
MWGLLC  
Land Planners • Engineers • Surveyors  
1387 South Fourth St. Louisville, KY 40208 Tel (502)636-5501 Fax (502)638-9538

REVISIONS	SCALE
DR.	1"=30'
CK.	
DATE	
09-01-2016	



FILE NO. **DDP**

WM# 11386  
16ZONE1025

## **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. The development shall not exceed 5,350 square feet of gross floor area for 436/438 Roberts Ave.  
The development shall not exceed 6,400 square feet of gross floor area for 440/448/450 Roberts Ave.  
The development shall not exceed 2,350 square feet of gross floor area for 452 Roberts Ave.
3. No 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.
  - c. A minor plat or legal instrument shall be recorded consolidating 436/438 Roberts Avenue into one lot and 440/448/450 Roberts Avenue into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of the 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. 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.
6. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
7. 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. No idling of trucks shall take place within 200 feet of single-family residences. No overnight idling of trucks shall be permitted on-site.
9. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the December 1, 2016 Planning Commission meeting.