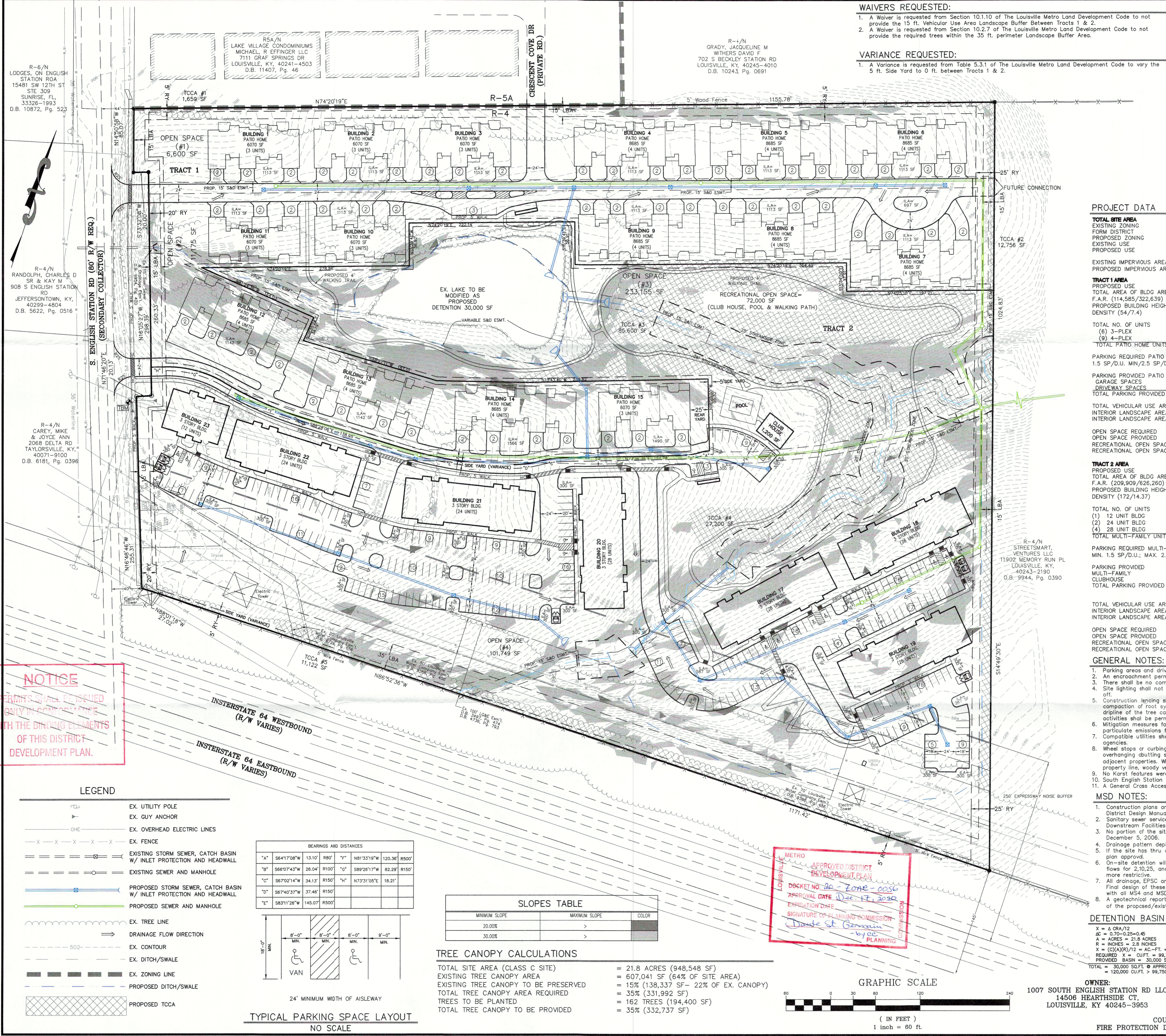


Case No. 20-ZONE-0056 Binding Elements

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. 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 Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. A minor plat or legal instrument shall be recorded creating the property lines as shown on the development plan. 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.
 - 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. Said instrument shall state, in addition to other provisions, that occupants of Tract 1 shall be permitted to utilize the open space amenities of Tract 2 and vice versa.
 - d. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - 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.

- f. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the December 17, 2020 Planning Commission meeting. A copy of the approved rendering is 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. Prior to developer requesting a Certificate of Occupancy ("CO") on the first patio home units, developer shall request Metro Public Works ("Public Works") to inspect the the road infrastructure to the access roads leading to the patio homes to determine what amount of bond, if any, the developer shall be required to post prior to CO issuance. The stub road to the property line to the east shall be built to the east property line prior to release of said bond, if applicable. The developer can request a bond release and Public Works to inspect the road infrastructure to the patio homes for same whenever the road infrastructure construction is complete.
8. The roadway connections on the patio home Tract 1 to the north and east shall remain open and available to thru traffic.
9. The proposed roadway improvements to S. English Station Rd. shall be substantially similar to the exhibits presented at the 12/17/20 Planning Commission hearing. Detailed design to be coordinated with Public Works and Transportation Planning during construction plan process. The proposed roadway improvements shall be completed prior to issuance of the certificate of occupancy for the fourth apartment building on the site.



WAIVERS REQUESTED:
 1. A Waiver is requested from Section 10.1.10 of The Louisville Metro Land Development Code to not provide the 15 ft. Vehicular Use Area Landscape Buffer Between Tracts 1 & 2.
 2. A Waiver is requested from Section 10.2.7 of The Louisville Metro Land Development Code to not provide the required trees within the 35 ft. perimeter Landscape Buffer Area.

VARIANCE REQUESTED:
 1. A Variance is requested from Table 5.3.1 of The Louisville Metro Land Development Code to vary the 5 ft. Side Yard to 0 ft. between Tracts 1 & 2.



PROJECT DATA

TOTAL SITE AREA	= 21.8 ACRES (948,548 SF)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
PROPOSED ZONING	= R-5A
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
EXISTING IMPERVIOUS AREA	= 33,829 SF
PROPOSED IMPERVIOUS AREA	= 376,873 SF (1014% INCREASE)
TRACT 1 AREA	= 7.44 ACRES (322,639 SF)
PROPOSED USE	= PATIO HOMES
TOTAL AREA OF BLDG AREA	= 114,585 SF
F.A.R. (114,585/322,639)	= 0.36 (0.5 ALLOWED)
PROPOSED BUILDING HEIGHT	= (35' ALLOWED)
DENSITY (54/7.4)	= 7.3 DU/ACRE (12.01 DU/ACRE ALLOWED)
TOTAL NO. OF UNITS	= 18 UNITS
(6) 3-FLEX	= 36 UNITS
(9) 4-FLEX	= 36 UNITS
TOTAL PATIO HOME UNITS	= 54 UNITS
PARKING REQUIRED PATIO HOMES	MIN. 1.5 SP/D.U. MAX. 2.5 SP/D.U. = 87 SP. MAX. 145 SP.
PARKING PROVIDED PATIO HOMES	= 54
GARAGE SPACES	= 54
DRIVEWAY SPACES	= 54
TOTAL PARKING PROVIDED	= 108 SPACES
TOTAL VEHICULAR USE AREA	= 67,247 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 5,043 SF (VIA x 7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 32,594 SF
OPEN SPACE REQUIRED	= 48,396 SF (15%)
OPEN SPACE PROVIDED	= 17,775 SF
RECREATIONAL OPEN SPACE REQUIRED	= 24,198 SF (50% REQUIRED OPEN SPACE)
RECREATIONAL OPEN SPACE PROVIDED	= 11,175 SF
TRACT 2 AREA	= 14.37± ACRES (626,260 SF)
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
TOTAL AREA OF BLDG AREA	= 209,909 SF
F.A.R. (209,909/626,260)	= 0.33 (0.5 ALLOWED)
PROPOSED BUILDING HEIGHT	= (35' ALLOWED)
DENSITY (172/14.37)	= 11.96 DU/ACRE (12.01 DU/ACRE ALLOWED)
TOTAL NO. OF UNITS	= 12 UNITS
(1) 12 UNIT BLDG	= 12 UNITS
(2) 24 UNIT BLDG	= 48 UNITS
(4) 28 UNIT BLDG	= 112 UNITS
TOTAL MULTI-FAMILY UNITS	= 172 UNITS
PARKING REQUIRED MULTI-FAMILY	MIN. 1.5 SP/D.U. MAX. 2.5 SP/D.U. = 258 SP. MAX. 430 SP.
PARKING PROVIDED MULTI-FAMILY	= 264 SPACES
CLUBHOUSE	= 6 SPACES
TOTAL PARKING PROVIDED	= 270 SPACES (10 ADA SP INCLD)
TOTAL VEHICULAR USE AREA	= 111,697 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 8,377 (VIA x 7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 11,206 SF
OPEN SPACE REQUIRED	= 93,939 SF (15%)
OPEN SPACE PROVIDED	= 334,904 SF
RECREATIONAL OPEN SPACE REQUIRED	= 46,970 SF (50% REQUIRED OPEN SPACE)
RECREATIONAL OPEN SPACE PROVIDED	= 233,155 SF

PRELIMINARY APPROVAL DEVELOPMENT PLAN CONDITIONS:
 BY: Council W. Spill
 DATE: 11/23/20
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
 Condition of Approval:
 11-11-20
 Development Review
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

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.
- There shall be no commercial signs in the Right of Way.
- 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.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- No Karst features were found on site during a site visit on July 2nd, 2020, by Derek Triplett RL, Inc.
- South English Station Road shall be widened to a 3 lane section along the frontage of the site.
- A General Cross Access Agreement shall be recorded between Tracts 1 & 2.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD. Off-site easements required.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0050 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2.10, 25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MSD and MSD Design Manual requirements.
- A geotechnical report shall be provided evaluating the impoundment location and structural integrity of the proposed/existing dam prior to MSD construction plan approval.

DETENTION BASIN CALCULATIONS

X = 1 GRA/12
 AC = 0.70-0.25=0.45
 A = ACRES = 21.8 ACRES
 R = INCHES = 2.8 INCHES
 X = (C)(A)(R)/12 = AC-FT. = 2.29 AC-FT.
 REQUIRED X = CUFT. = 99,750 CUFT.
 PROVIDED BASIN = 30,000 CUFT.
 TOTAL = 30,000 SQ.FT. @ APPROX. 4 FT. DEPTH = 120,000 CUFT. > 99,750 CUFT.

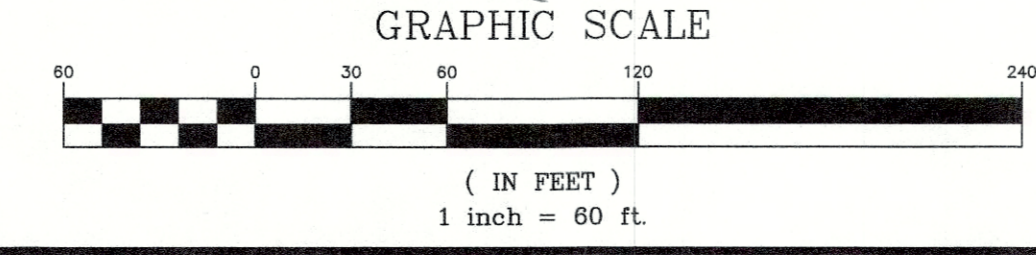
RECEIVED
 NOV 02 2020
 PLANNING & DESIGN SERVICES

OWNER: 1007 SOUTH ENGLISH STATION RD LLC
 14506 HEARTHSIDE CT.
 LOUISVILLE, KY 40245-3953

SITE ADDRESS: 1007 SOUTH ENGLISH STATION RD
 LOUISVILLE, KY 40299
 TAX BLOCK 0040, LOT 0343
 D.B. 9801, PG. 0156

COUNCIL DISTRICT - 20 CASE #20-ZONE-0056
 FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN MW #10650

LOUISVILLE METRO APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 20-ZONE-0056
 APPROVAL DATE Dec 17, 2020
 EXPIRATION DATE
 SIGNATURE OF PLANNING COMMISSION
 DATE 11/23/20

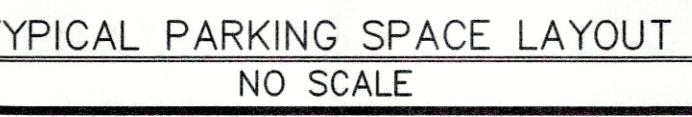


SLOPES TABLE

MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
20.00%	>	
30.00%	>	

TREE CANOPY CALCULATIONS

TOTAL SITE AREA (CLASS C SITE) = 21.8 ACRES (948,548 SF)
 EXISTING TREE CANOPY AREA = 607,041 SF (64% OF SITE AREA)
 EXISTING TREE CANOPY TO BE PRESERVED = 15% (138,337 SF - 22% OF EX. CANOPY)
 TOTAL TREE CANOPY AREA REQUIRED = 35% (331,992 SF)
 TREES TO BE PLANTED = 162 TREES (194,400 SF)
 TOTAL TREE CANOPY TO BE PROVIDED = 35% (332,737 SF)



BEARINGS AND DISTANCES

LINE	BEARING	DISTANCE
"A"	S64°17'08"W	13.10'
"B"	S86°07'43"W	26.04'
"C"	S67°02'14"W	24.13'
"D"	S67°40'37"W	37.46'
"E"	S83°11'26"W	145.07'

LEGEND

EX. UTILITY POLE	EX. GUY ANCHOR	EX. OVERHEAD ELECTRIC LINES	EX. FENCE
EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL	EXISTING SEWER AND MANHOLE	PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL	PROPOSED SEWER AND MANHOLE
EX. TREE LINE	DRAINAGE FLOW DIRECTION	EX. CONTOUR	EX. DITCH/SWALE
EX. ZONING LINE	PROPOSED DITCH/SWALE	PROPOSED TCCA	

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

REVISIONS

NO.	DATE	DESCRIPTION
1	8/24/20	REVISED PER AGENCY COMMENTS
2	10-13-20	PER AGENCY COMMENTS
3	10-19-20	MSD REVISIONS

ENGINEER'S SEAL
 SURVEYOR'S SEAL

PROJECT DATA

FILE NAME: 19234-RDDP	SCALE: AS SHOWN
DATE: 3-2-20	GRAB BY: ARH
CHECKED BY: DT	

L&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERS • LAND SURVEYING • LANDSCAPE ARCHITECTURE
 507 WAGNER AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40212
 TEL: 502.251.6244 FAX: 502.251.6244 WWW.LD&D.COM

REVISOR DETAILED DISTRICT DEVELOPMENT PLAN
 1007 SOUTH ENGLISH STATION RD
 OWNER/DEVELOPER
 SUNSHINE ENGLISH STATION DEVELOPMENT, LLC
 2104 CLUB VISTA PLACE
 LOUISVILLE, KY 40245

JOB NO. 19234
 SHEET 1 OF 1