

Case No. 19-ZONE-0054 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. 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. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.
 - 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. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the January 9, 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.
 - 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 prior to obtaining a building permit.
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. 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.
6. No new outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

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 THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER 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 PRACTICAL, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

TREE CANOPY CALCULATIONS

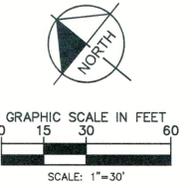
1. EXISTING CANOPY - 5,463 SF (7.3%)
2. REQUIRED CANOPY - 14,985 SF (20%)
3. CANOPY TO BE PRESERVED - 0 SF (0%)
4. CANOPY PROPOSED - 14,985 SF (20%)

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHL
C2	65.00'	73°08'43"	82.98'	77.46'
S 01°35'32" E				

SITE INFORMATION

SITE ACREAGE: 1.72 ACRES (74,923 SF)
 EXISTING FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR
 PROPOSED ZONING: C2
 ILA/VUA CALCULATIONS:
 VUA = ±32,036 SF
 ILA AREA REQ'D. = 7.5% (2,403 SF)
 ILA PROVIDED = 7.8% (2,505 SF)

Indiana Utilities Protection Service



DESCRIPTION

OWNER'S NAME: PELCO ASSOCIATES INC, A KENTUCKY CORPORATION
 OWNER'S ADDRESS: 453 HENRY VEECH ROAD, FINCHVILLE, KY 40022
 DEVELOPER'S NAME: AMERCO REAL ESTATE COMPANY
 DEVELOPER'S ADDRESS: 2727 N CENTRAL AVENUE, SUITE 500 GREG RIPPLE, PE
 ENGINEER'S NAME: KIMLEY-HORN AND ASSOCIATES, INC. GREG RIPPLE, PE
 ENGINEER'S ADDRESS: 250 EAST 96TH STREET SUITE 580 INDIANAPOLIS, IN 46240
 SITE ADDRESS: 4626 PRESTON HIGHWAY, LOUISVILLE, KY 40213 JEFFERSON COUNTY
 PARCEL NUMBERS: 087C0272000, 087C02740000, 087C02220000
 EXISTING ZONING OF PROPERTY: C1
 ZONING OF ADJACENT PROPERTIES: N - RIGHT OF WAY
 E - C1
 S - RIGHT OF WAY
 W - RIGHT OF WAY
 EXISTING USE: VACANT
 PROPOSED USE: SELF-STORAGE, TRUCK & TRAILER SHARING

NOTE: COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

NOTE: REFUSE AREAS TO BE LOCATED INTERNAL TO THE BUILDING.

NOTE: NO KARST TOPOGRAPHY WAS NOTED ON SITE PER GEOTECH REPORT COMPLETED BY TERRACON CONSULTANTS, INC., DATED 09/09/2019.

NOTE: UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.

NOTE: THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.

NOTE: CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.

NOTE: KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. DETENTION MAY BE WAIVED AT CONSTRUCTION PHASE IF KYTC APPROVES THE INCREASE IN RUNOFF TO THE RIGHT OF WAY.

ON-SITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS.

RUNOFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF X 1.5.

SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.

PARKING SUMMARY

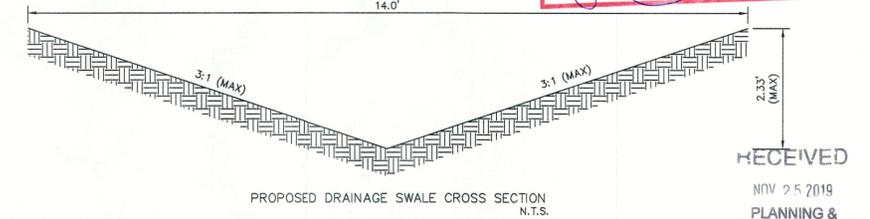
PARKING SPACES REQUIRED (INDUSTRIAL, 10 EMPLOYEES ASSUMED) = 7 SPACES
 PARKING SPACES PROVIDED = 11 SPACES
 ACCESSIBLE PARKING SPACES REQUIRED = 1 SPACES
 ACCESSIBLE PARKING SPACES PROVIDED = 1 SPACES
 TOTAL PARKING SPACES PROVIDED = 12 SPACES

MSD REQUIREMENTS

SUB/WM NUMBER: WM# 10888
 PRELIMINARY DRAINAGE CALCULATION:
 - EXISTING 100 YEAR/24 HOUR RUNOFF VOLUME: 0.755 ACRE-FEET
 - PROPOSED 100 YEAR/24 HOUR RUNOFF VOLUME: 0.771 ACRE-FEET
 DETENTION REQUIRED: 0.018 ACRE-FEET
 DETENTION PROVIDED: 0.033 ACRE-FEET
 DETENTION SURFACE AREA: ±1,890 SF
 SEWAGE TREATMENT PLANT: MORRIS FORMAN WATER QUALITY TREATMENT PLANT
 APPROXIMATE INCREASE IN IMPERVIOUS AREA: 2,483 SF

THE SITE RESIDES ENTIRELY IN ZONE X, PER FIRMETTE 2111100075E EFFECTIVE DECEMBER 5, 2008.

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



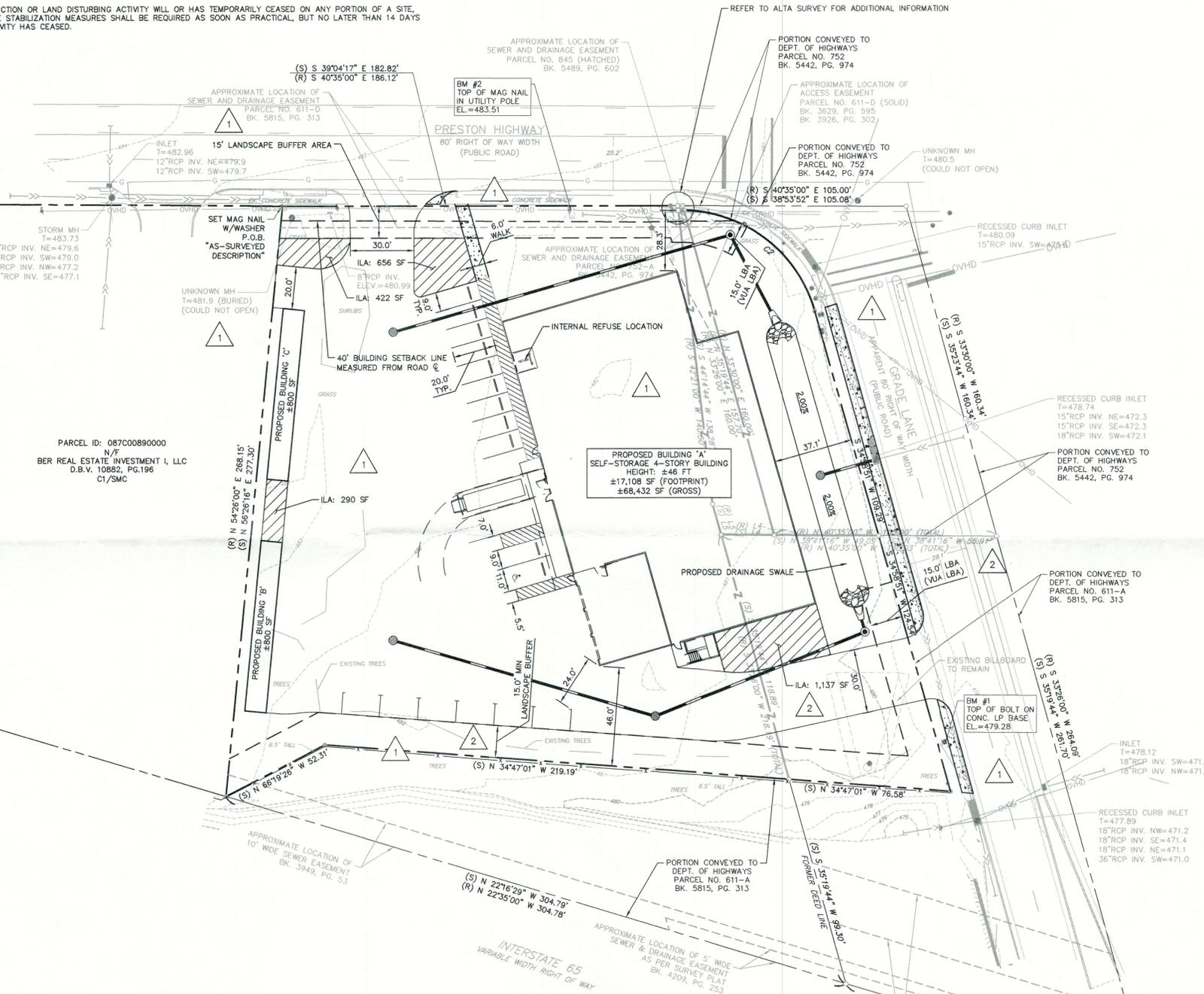
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VICINITY MAP

19-r ZONE - 0054

WM#10888



LEGEND

	SLOPE AND FLOW DIRECTION
	PROPOSED STORM SEWER LINE
	PROPOSED OPEN LID STORM STRUCTURE
	PROPOSED CLOSED LID STORM STRUCTURE
	EXISTING OVERHEAD LINE
	EXISTING GAS LINE
	EXISTING ELECTRIC LINE
	EXISTING STORM SEWER LINE
	EXISTING PROPERTY LINE TO BE CONSOLIDATED
	PROPOSED CONCRETE SIDEWALK
	VEHICLE USE AREA LANDSCAPE BUFFER AREA
	ILA (INTERIOR LANDSCAPE AREA)
	LANDSCAPE BUFFER AREA

Drawing name: I:\NO_DRAWING\170145000_AMERCO_U-Haul of Louisville, KY Design\CAD\00\Utilities\Utilities\SitePlan.dwg Layout1 Nov 22, 2019 8:21am by: Connor Sheple
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AMERCO REAL ESTATE COMPANY
 U-HAUL OF LOUISVILLE
 ZONING SITE PLAN
 ORIGINAL ISSUE: 09/09/2019
 KHA PROJECT NO. 170145000
 SHEET NUMBER 1 OF 1

DESIGNED BY: CYS
 DRAWN BY: CYS
 CHECKED BY: GRR

SCALE: AS NOTED

NOV 25 2019