

## **Case No. 15ZONE1028 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 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.
8. 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.
9. The façade elevations shall be in accordance with applicable form district standards and ~~shall be approved by PDS staff prior to construction permit approval.~~ The building elevations shall be substantially similar as shown at the June 2, 2016 Planning Commission public hearing. *(Revised at the June 2, 2016 Planning Commission public hearing.)*
10. No idling of trucks shall take place within 200 feet of single-family residences. No overnight idling of trucks shall be permitted on-site.
11. There is no direct access to the site from Tucker Station Road. Access will come via an extension of Schutte Station Place.
12. The lighting shall be fully shielded; shall utilize flat lenses, and shall be pointed to the ground. *(Added at the June 2, 2016 Planning Commission public hearing.)*



**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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

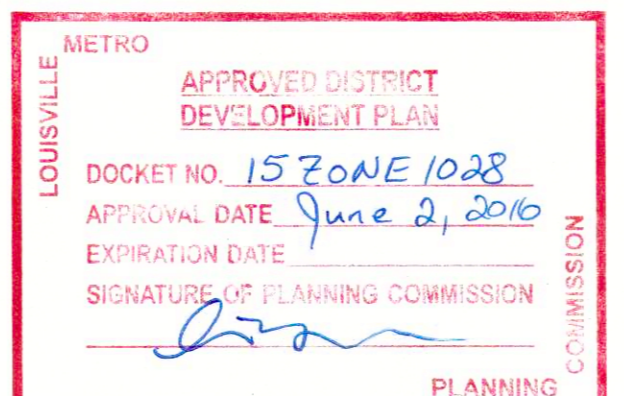
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

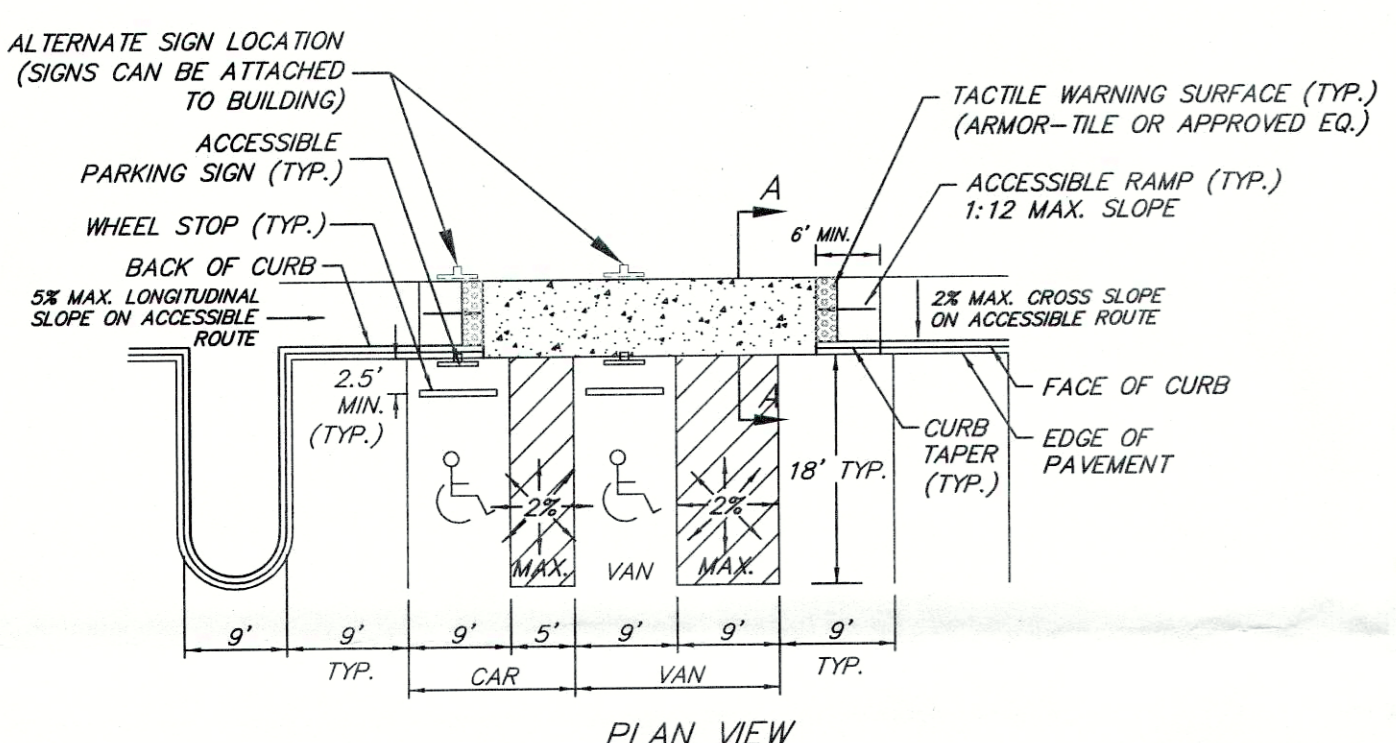
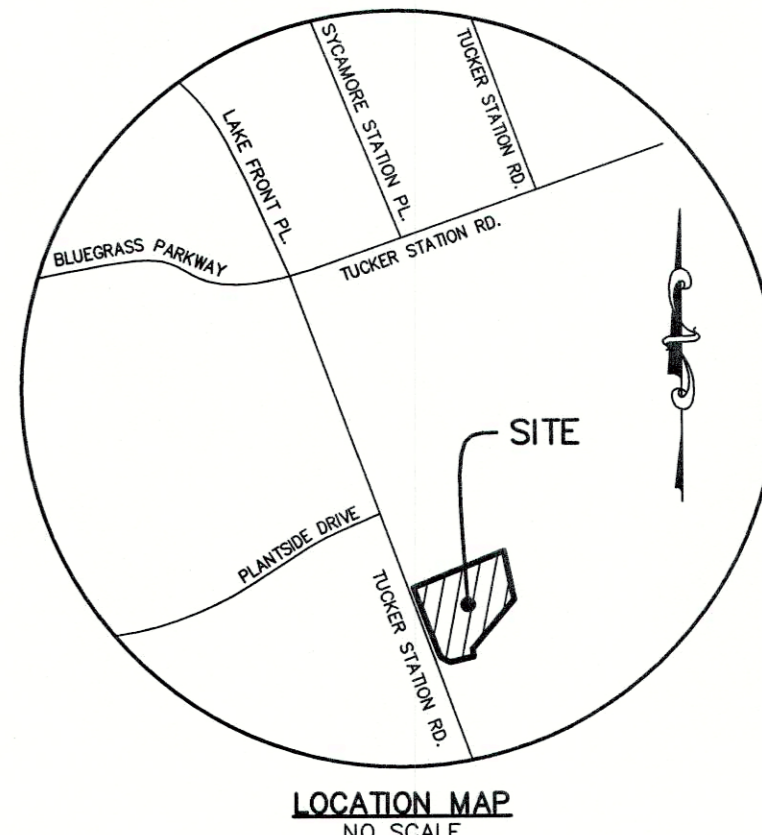
**PUBLIC WORKS AND KTC NOTES:**

- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY 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.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- SIDEWALK ALONG TUCKER STATION ROAD, A SCENIC CORRIDOR, SHALL BE OF HISTORIC MIX.
- THE DEED FOR LOTS 303 & 369 IDENTIFY THE PROPERTY LINES EXTENDING TO THE EXISTING CENTERLINE OF TUCKER STATION ROAD.



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

- LEGEND**
- 660 EXISTING CONTOUR
  - EXISTING TREE LINE
  - EXISTING SAN. SEWER W/ MANHOLE
  - EXISTING TOP OF BANK
  - EXISTING DITCH/SWALE
  - EXISTING OVERHEAD UTILITY
  - EXISTING UTILITY POLE
  - EXISTING LIGHT POLE
  - EXISTING WATER LINE
  - EXISTING WATER METER
  - EXISTING FIRE HYDRANT
  - FEMA 100 YR FLOODPLAIN
  - MSD LOCAL REGULATORY FLOODPLAIN
  - CARPOOL SPACE
  - LOCAL REGULATORY FLOODPLAIN (PER MSA DETERMINATION)
  - PROPOSED ILA AREA
  - TREE CANOPY TO BE PRESERVED
  - EXISTING TREE CANOPY



**ACCESSIBLE PARKING SPACES**  
NO SCALE

**GENERAL NOTES:**

- DOMESTIC WATER SUPPLY: 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 TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED 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 ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
- 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 PROTECTED OPEN SPACES (i.e. 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.
- ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- A GEOTECHNICAL REPORT SHALL BE PROVIDED FOR THE DESIGN OF THE ROAD PAVEMENT BASE WITHIN THE FLOODPLAIN AS REQUIRED.
- IN ACCORDANCE WITH 4.9 OF THE LDC, A KARST SURVEY OF THE EXISTING DEPRESSION AS NOTED ON LOIC WAS PERFORMED BY MARK SITES P.E. ON 03-02-09. THE SURVEY CONFIRMED THAT THE DEPRESSION IS NOT A SINKHOLE. NO KARST FEATURES WERE OBSERVED.

**MSD NOTES:**

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT 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 OFF SITE. PRIOR TO CONSTRUCTION, ON BLANKENBAKER STATION II IN ACCORDANCE WITH THE STUDY PROVIDED TO MSD, POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 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 & 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. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (211110065 E), AS DEPICTED ON THE PLAN.
- DIVISION OF WATER APPROVAL REQUIRED.
- MSD FLOODPLAIN PERMIT REQUIRED.
- BUILDINGS LOCATED ADJACENT TO THE FLOODPLAIN MAY BE SUBJECT TO ELEVATION CERTIFICATES.
- SITE IS SUBJECT TO I AND I FEES AND RECAPTURE FEES.
- 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 MANAGEMENT PRACTICES.
- ONSITE FLOODPLAIN COMPENSATION SHALL BE PROVIDED AT A 1:1 VOLUME.
- LOCAL FLOODPLAIN SHALL BE DEVELOPED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- USACOE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

**OVERALL SITE DATA**

FORM DISTRICT	R4
EXISTING ZONING	PEC
PROPOSED ZONING	SINGLE FAMILY RESIDENCE
EXISTING LAND USE	WAREHOUSES
PROPOSED LAND USE	6.9± AC.
TOTAL LAND AREA	

**LOT 1 SITE DATA**

PROPOSED LAND USE	WAREHOUSES
TOTAL LAND AREA	6.4± AC.
TOTAL BUILDING AREA	48,000± S.F.
PARKING SPACES REQUIRED:	
50 EMPLOYEES	33 SPACES
MIN. (1 SP./1.5 EMPLOYEES)	50 SPACES
MAX. (1 SP./1 EMPLOYEE)	50 SPACES (INCLUDES 2 H.C. & 3 CARPOOL SPACES)
PARKING SPACES PROVIDED	2 SPACES
BICYCLE PARKING-LONG TERM (PROVIDED INSIDE)	

**IMPERVIOUS AREA**

PRE-DEVELOPED IMPERVIOUS	3,320±S.F.
POST-DEVELOPED IMPERVIOUS	109,728±S.F.

**LANDSCAPE DATA:**

V.U.A.	52,980 S.F.
IL.A. REQUIRED (7.5% X VUA)	3,974 S.F.
IL.A. PROVIDED	5,469 S.F.

**TREE CANOPY DATA**

GROSS SITE AREA	279,420± S.F.
TREE CANOPY CATEGORY	CLASS C3
TOTAL TREE CANOPY REQUIRED	53,090 S.F. (19%)
EXISTING TREE CANOPY TO BE PRESERVED	8,200 S.F. (3%)
TREE CANOPY TO BE PLANTED	44,770 S.F. (16%)

\*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

**DETENTION CALCULATIONS**

2.9/12 (0.83-0.35) (6.4) = 0.74 AC.F.T.

**LOT 2 SITE DATA**

PROPOSED LAND USE	VACANT LAND
TOTAL LAND AREA	0.5± AC.

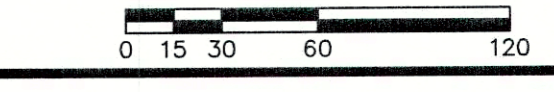
**PRELIMINARY APPROVAL**

Condition of Approval:  
  
  
 Date: 4/16/16  
 LOUISVILLE DISTRICT ENGINEER  
 METROPOLITAN SEWER DISTRICT



PLANNING & DESIGN SERVICES

CASE # 15ZONE1028  
PREVIOUS CASE # 12237  
MSD W.M. # 8015  
GRAPHIC SCALE 1"=60'



Mindel, Scott & Associates, Inc.  
 Planning · Engineering · Surveying · Landscape Architecture  
 Utility Consulting · Property Management  
 3151 Jefferson Boulevard, Louisville, KY 40212  
 Phone: (502) 485-1108 Fax: (502) 485-1606 Email: mindelmsa@aol.com

OWNER/DEVELOPER  
 ADAM KOCH  
 3937 KENNISON COURT  
 LOUISVILLE, KY. 40207

DETAILED DISTRICT DEVELOPMENT PLAN  
**MAPLE CROSSING**  
 2211 TUCKER STATION ROAD  
 LOUISVILLE, KY. 40299  
 T.B. 39, LOT: 68  
 D.B. 9011, PG. 656

3/27/16	SCOUTE STATION PL. ACCESS ONLY
4/20/16	MSD NOTE # PER COMMENT

Vertical Scale: N/A  
 Horizontal Scale: 1"=60'  
 Date: 9/18/15  
 Job Number: 2729

Sheet  
**1**  
 of 1