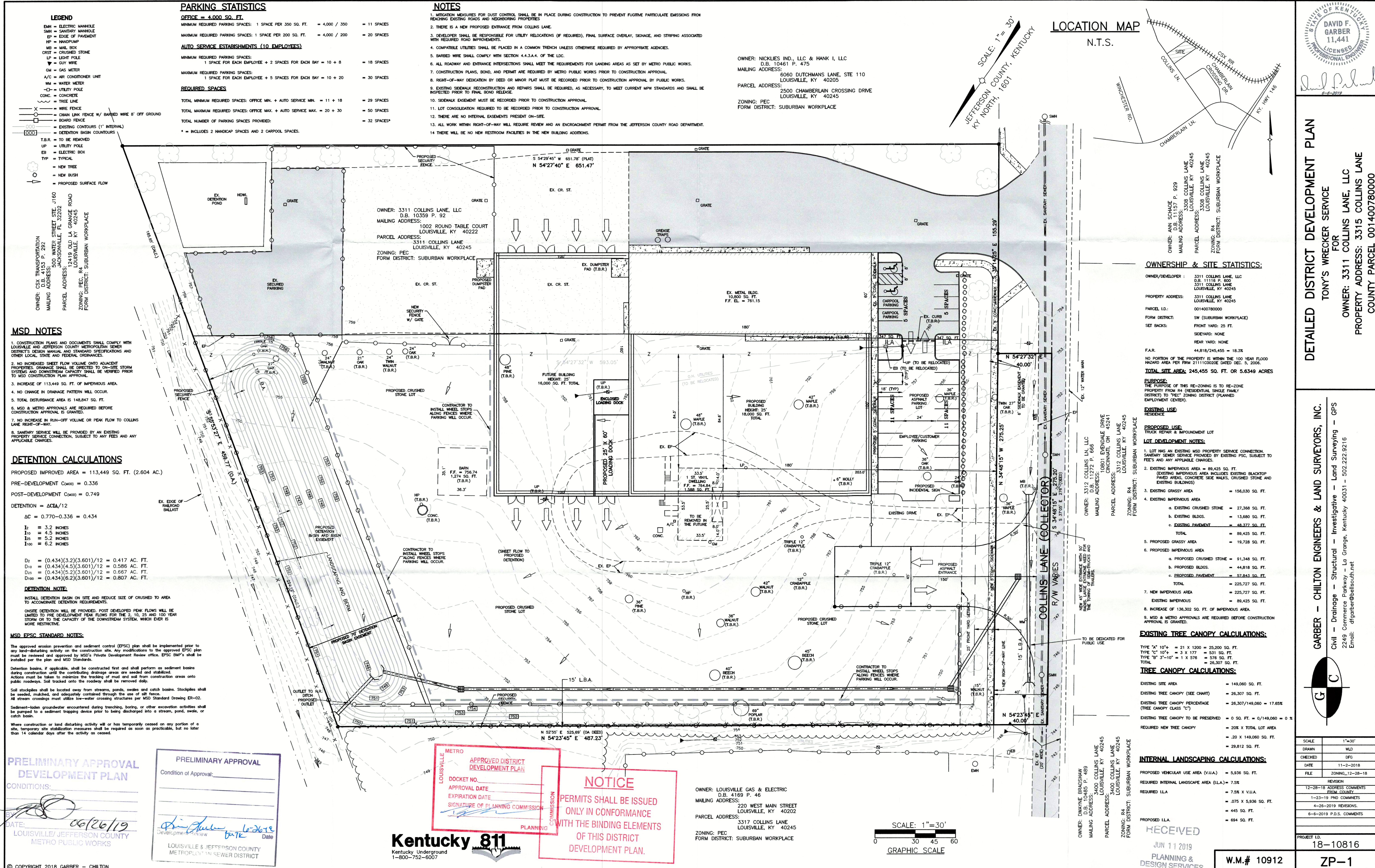




DAVID F. GARBER
11,441
LICENSED PROFESSIONAL ENGINEER
6-6-2019

DETAILED DISTRICT DEVELOPMENT PLAN

TONY'S WRECKER SERVICE
FOR
OWNER: 3311 COLLINS LANE, LLC
PROPERTY ADDRESS: 3311 COLLINS LANE
COUNTY PARCEL 001400780000

GARBER - CHILTON ENGINEERS & LAND SURVEYORS, INC.

Civil - Drainage - Structural - Investigative - Land Surveying - GPS
2249 Commerce Parkway - La Grange, Kentucky 40031 - 502.222.9216
Email: dfgarber@bellsouth.net

SCALE: 1"=30'

DRAWN: WLD

CHECKED: DFT

DATE: 11-2-2018

FILE: ZONING_12-28-18

REVISION

12-28-18 ADDRESS COMMENTS FROM COUNTY

1-23-19 PND COMMENTS

4-26-2019 REVISIONS

6-6-2019 P.D.S. COMMENTS

PROJECT I.D.

18-10816

1820NE1077

Binding Element
Case No. 18ZONE1077

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the Detailed District Development Plan, **DELETING** all Binding Elements associated with Docket # 13ZONE1031, located at 3311 Collins Ln, and **ADOPTING** the following Binding Elements for both properties:

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. 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. The lots shall be consolidated with a minor plat or deed of consolidation, or other legal instrument.
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. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.

Binding Element
Case No. 18ZONE1077

7. No idling of trucks shall take place within 200 feet of residential structures. No overnight idling of trucks shall be permitted on-site.
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 materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the August 1, 2019 Planning Commission public hearing.
10. Trucks that are required by the United States Department of Transportation to display a hazardous material placard may not be stored on the site for more than 24 hours unless otherwise required by law enforcement officers. Trucks stored more than 24 hours as required by law enforcement shall be examined every 24 hours to detect signs of hazardous material leakage. Any such inspection or examination shall be documented in a log book stating the date and time of inspection. The log book shall be maintained on the premises and be made available for inspection by code enforcement personnel.