

Case No. 15ZONE1055 - Detailed Plan 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 ~~26,000~~20,700 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, alteration permit or demolition permit) 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 Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
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 materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the May 19, 2016 Planning Commission meeting.
10. No hazardous materials or outdoor storage of vehicles shall be permitted at the mini-warehouse site.

BEARING TABLE			
C-1 TO CM ZONING (ZC1)			
ZC1	S 59° 56' 49" E	490.20'	
ZC2	S 36° 08' 38" W	137.11'	
ZC3	N 85° 00' 23" W	254.14'	R=300.00'
ZC4	N 30° 03' 11" E	267.01'	

STORM WATER NOTES:

ALLOWANCE FOR REQUIRED POST DEVELOPMENT RETENTION INCLUDED IN BROOKRIDGE VILLAGE SUBDIVISION DESIGN. LOT 3 WAS INCLUDED IN BROOKRIDGE DEVELOPMENT AREA 3. THE FOLLOWING ASSUMPTIONS WERE UTILIZED:

PER ANALYSIS:			
IDLE AREA OF LOT 3	0.0 AC.		
DEVELOPED AREA OF LOT 3	2.43 AC.		
CN DEVELOPED	90		
PER DETAILED PLAN:			
BUILDING	25,546 Sq.Ft.		
PAVEMENT AND WALKS(ONSITE)	21,718 Sq.Ft.		
PAVEMENT (ROADWAY & PARKING)	22,344 Sq.Ft.		
PERVIOUS TOTAL	69,608 Sq.Ft.	= 1.60 x 98 = 157	
PERVIOUS TOTAL	36,061 Sq.Ft.	= 0.83 x 70 = 58	
TOTALS:	2.43 AC.	215	

CN = 215/2.43 = 89
 SINCE THE CALCULATED CN IS LESS THAN PREVIOUS ASSUMPTION USED FOR RETENTION DESIGN, NO ADDITIONAL DETENTION CAPACITY WILL BE REQUIRED

LANDSCAPE NOTES

1. PERIMETER REQUIREMENTS

PROPERTY IN TRANSITION ZONE

REAR YARD - COMMERCIAL ADJACENT TO GENE SYNDER - 525' LENGTH PER 10.3.7.A.1 - 50' BUFFER WITH 1 TYPE A OR B TREE/30' AND 1 LARGE SHRUB/20'
 THEREFORE 525/30 = 18 TREES & 525/20 = 27 LARGE SHRUBS REQUIRED
 WAIVER REQUESTED TO REDUCE WIDTH TO 30' AND PROVIDE 8' SCREEN

EAST YARD - COMMERCIAL(CM) ADJACENT TO OTF - 130' LENGTH PER 10.2.4 - 15' YARD WITH 8' SCREEN & TYPE 4 PLANTING DENSITY THEREFORE 135/33.3 = 5 TREES REQUIRED

WEST YARD - COMMERCIAL (CM) ADJACENT TO C-1 PER 10.2.4 - NO BUFFER REQUIRED

ALONG BROOKRIDGE VILLAGE BOULEVARD - NO UNENCLOSED VEHICLE USE AREA THEREFORE NO LANDSCAPE BUFFER REQUIRED.

2. INTERIOR LANDSCAPE AREA

VEHICLE USE AREA = 21,718 SQ.FT.
 PER 10.2.12. - ILA NOT REQUIRED FOR ENCLOSED VUA
 REQUIRED ILA = 0

3. CANOPY CALCULATIONS

ASSUMED CANOPY PRESERVED = 0% (MAXIMUM REQUIREMENT)
 FOR CLASS C COMMERCIAL-TOWN CENTER/CM = 20% REQUIRED
 REQUIRED CANOPY = 0.20 x 70,845 SQ.FT. = 14,169 SQ.FT
 REQUIRED TYPE "A" TREES (>1-3/4' & < 3') = 14,169 SQ.FT./720 = 20 TREES
 AND TREES REQUIRED FOR EAST YARD BUFFER (5).

GENERAL 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 SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

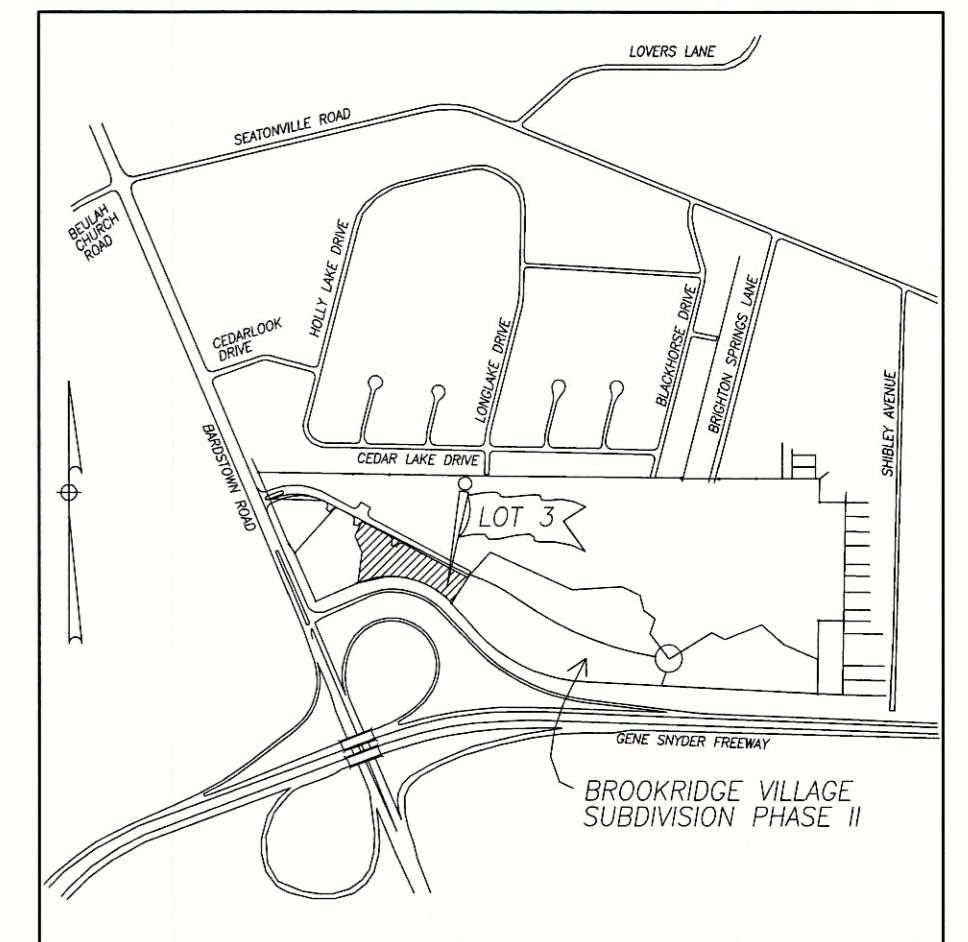
DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

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

WHERE CONSTRUCTION OR LAND DISTURBANCE 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 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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.



PARKING REQUIREMENTS:

1.) NO ON-SITE EMPLOYEES PROPOSED

MINIMUM PARKING REQUIRED (9.1.2C) - 1 SPACE FOR EACH 1.5 EMPLOYEE BASED ON COMBINED EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS THE SECOND SHIFT. NO SPACES REQUIRED

MAXIMUM PARKING ALLOWED (9.1.2C) - 1 SPACE FOR EACH 1.0 EMPLOYEE BASED ON COMBINED EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS THE SECOND SHIFT. NO SPACES REQUIRED

GENERAL NOTES:

- 1.) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 2.) PRIOR TO ANY CONSTRUCTION ACTIVITY, AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL.
- 3.) 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.
- 4.) NO SANITARY FACILITIES PROPOSED FOR THIS PROJECT.
- 5.) BINDING ELEMENTS FROM THE ORIGINAL ZONING (09-026-98) SHALL BE FOLLOWED UNLESS AMENDED.

DEVELOPMENT NOTES - LOT 3

EXISTING LAND USE:	VACANT
EXISTING ZONING:	C-1 (09-026-98)
EXISTING FORM DISTRICT:	TC - TOWN CENTER
PROPOSED LAND USE:	Mini - Storage Facility
PROPOSED ZONING:	CM

TOTAL LOT SIZE 2.43 ACRES (105,925 Sq.Ft.)
 PORTION TO BE REZONED 1.62 ACRES (70,845 Sq.Ft.)

UNIT SUMMARY

10' x 20'	88	17,600 SQ.FT
10' x 30'	8	2,400 SQ.FT
5' x 10'	14	700 SQ.FT
TOTAL	110	20,700 SQ.FT
MAX BUILDING HEIGHT -	12'	

NOTE:
 NO FREE STANDING SIGNS REQUESTED.

PROPERTY OWNERSHIP INFORMATION :

Noltemeyer Capital LLLP
 122 North Peterson Avenue
 Louisville KY 40206
 Deed book 10224, Page 0254
 Lot 3 of Plat Book 48, Page 67
 Tax Block 3505, Lot 3

WAIVER REQUEST

1. WAIVER REQUESTED FROM LDC 10.3.7.A.1 TO REDUCE WIDTH OF GENE SYNDER BUFFER FROM 50' TO 30' AND PROVIDE 8' SCREEN
2. WAIVER REQUESTED FROM LDC 10.2.4 TO ELIMINATE 25' PERIMETER LBA REQUIRED BETWEEN R-5A AND C-1

METRO
 LOUISVILLE
 APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 15 ZONE 1055
 APPT. DATE May 19, 2016
 EXPIRATION DATE
 SIGNATURE OF PLANNING COMMISSION
 PLANNING COMMISSION

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

RECEIVED
 MAY 10 2016
 PLANNING & DESIGN SERVICES

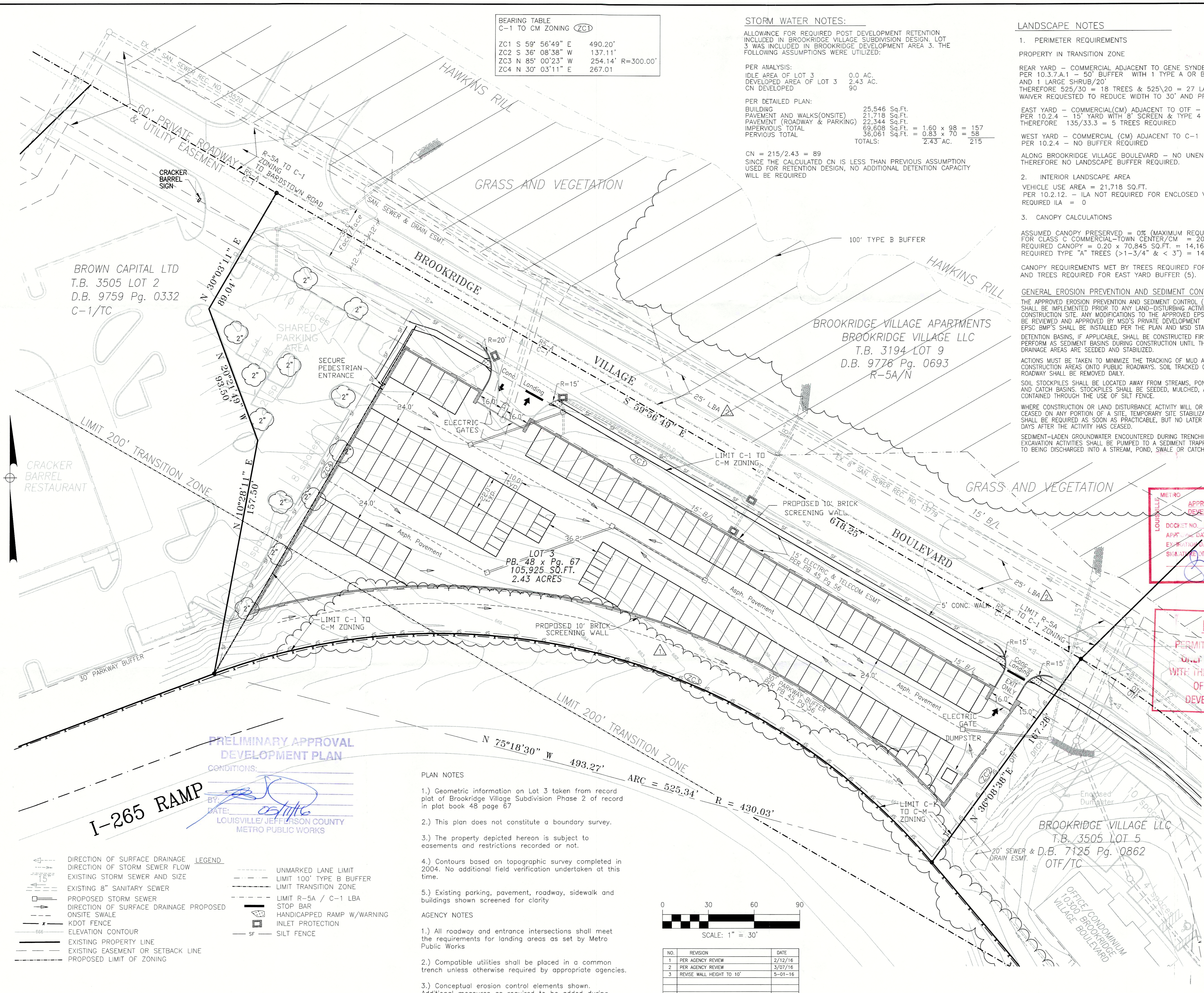
CHANGE OF ZONING PLAN
 FROM C-1 TO CM & FROM R-5-A TO C-1
 FOR
 MINI-STORAGE FACILITIES AND ACCESS

LOT 3
 BROOKRIDGE VILLAGE SUBDIVISION
 10200 BROOKRIDGE VILLAGE BLVD.
 FOR

PRELIMINARY APPROVAL
 Condition of Approval: **NOLTEMEYER CAPITAL LLLP**
 122 N PETERSON AVENUE
 LOUISVILLE KY 40206
 DATE: DECEMBER 22, 2015
 SCALE: 1" = 30'

KEAL & ASSOCIATES, Inc.
 Consulting Engineers
 P.O. Box 5130
 Louisville, Kentucky 40255
 (502) 583-1984

WM# 7854 15ZONE1055
 15 ZONE 1055



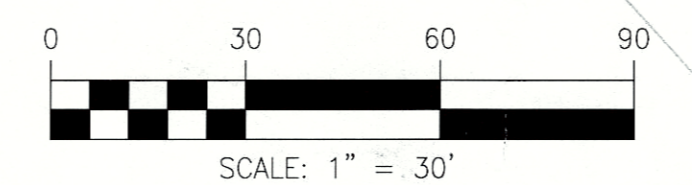
PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:

BY: [Signature]
 DATE: [Date]
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

LEGEND	
--->	DIRECTION OF SURFACE DRAINAGE
---	DIRECTION OF STORM SEWER FLOW
---	EXISTING STORM SEWER AND SIZE
---	EXISTING 8" SANITARY SEWER
---	PROPOSED STORM SEWER
---	DIRECTION OF SURFACE DRAINAGE PROPOSED
---	ONSITE SWALE
---	KDOT FENCE
---	ELEVATION CONTOUR
---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT OR SETBACK LINE
---	PROPOSED LIMIT OF ZONING
---	UNMARKED LANE LIMIT
---	LIMIT 100' TYPE B BUFFER
---	LIMIT TRANSITION ZONE
---	LIMIT R-5A / C-1 LBA
---	STOP BAR
---	HANDICAPPED RAMP W/WARNING
---	INLET PROTECTION
---	SILT FENCE

PLAN NOTES

- 1.) Geometric information on Lot 3 taken from record plat of Brookridge Village Subdivision Phase 2 of record in plat book 48 page 67
 - 2.) This plan does not constitute a boundary survey.
 - 3.) The property depicted hereon is subject to easements and restrictions recorded or not.
 - 4.) Contours based on topographic survey completed in 2004. No additional field verification undertaken at this time.
 - 5.) Existing parking, pavement, roadway, sidewalk and buildings shown screened for clarity
- AGENCY NOTES**
- 1.) All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works
 - 2.) Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - 3.) Conceptual erosion control elements shown. Additional measures as required to be added during construction drawing development.



NO.	REVISION	DATE
1	PER AGENCY REVIEW	2/12/16
2	PER AGENCY REVIEW	3/07/16
3	REVISE WALL HEIGHT TO 10'	5-01-16