

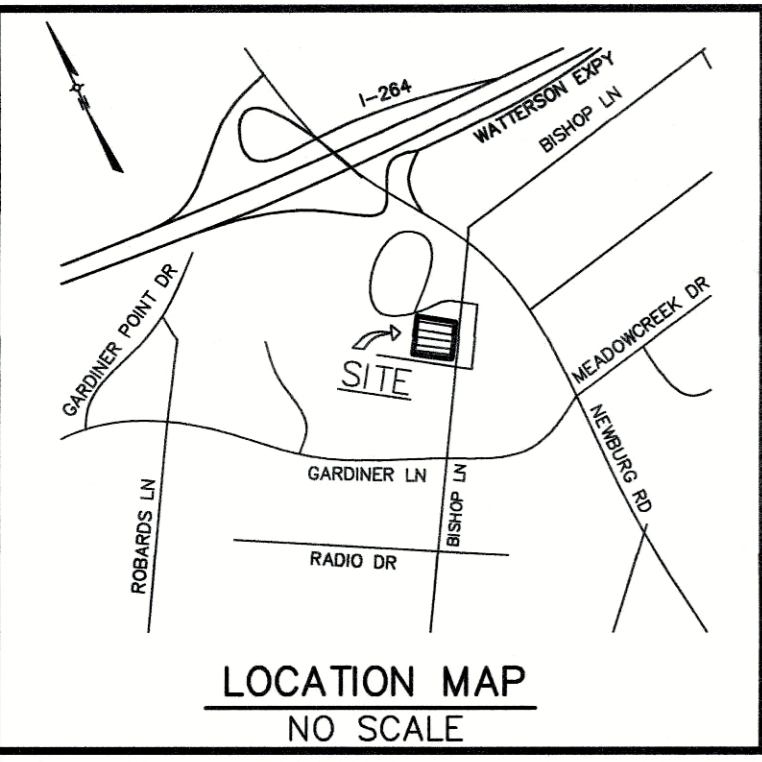
Case No. 18ZONE1034 Binding Elements

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. 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.
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. Final elevations/renderings shall be submitted for review and approval by Planning Commission staff. A copy of the approved renderings shall be available in the case file on record in the offices of the Louisville Metro Planning Commission.
8. No taverns or lounges are permitted on the property without Planning Commission approval.



FLOOD NOTE
 FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0060E AND 21111C0059E.

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

WAIVERS REQUESTED
 (W1) TO REDUCE A PORTION OF THE REQUIRED 10' VUA L3A FROM SECTION 10.2.10 FROM 10' TO 4.5'.
 (W2) TO OMIT THE REQUIREMENT FROM TABLE 10.2.2 FOR AN LBA, FENCE & PLANT MATERIAL.

PARKING SUMMARY

REQUIRED SPACES	
RETAIL (3,116 S.F.)	12 SPACES
MIN. (1 SPACE/250 S.F.)	21 SPACES
MAX (1 SPACE/150 S.F.)	
CONTRACTOR'S SHOP (20 EMPLOYEES)	13 SPACES
MIN. (1 SPACE/1.5 EMPLOYEES)	20 SPACES
MAX (1 SPACE/1 EMPLOYEE)	
WITH 10% TARC REDUCTION	
RETAIL (3,116 S.F.)	11 SPACES
MIN. (1 SPACE/250 S.F.)	
CONTRACTOR'S SHOP (20 EMPLOYEES)	12 SPACES
MIN. (1 SPACE/1.5 EMPLOYEES)	
TOTAL REQUIRED	23 SPACES
PARKING PROVIDED	
STANDARD	26 SPACES
HANDICAP	2 SPACES
TOTAL	28 SPACES

PROJECT SUMMARY

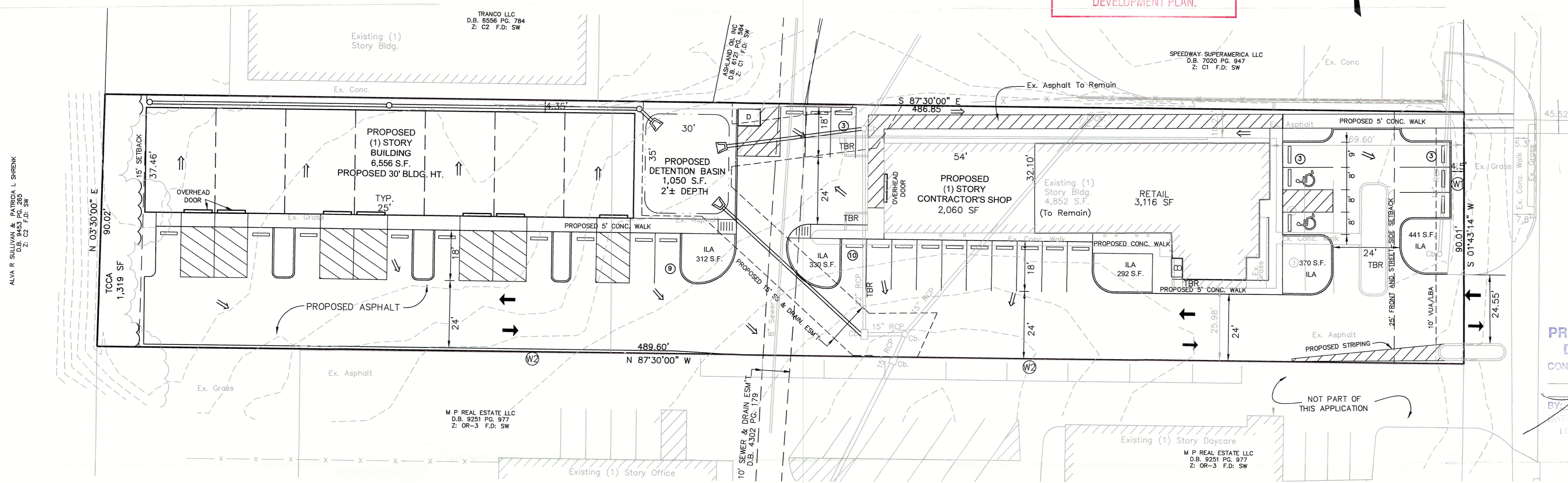
EXISTING ZONE	C1 & OR3
EXISTING FORM DISTRICT	SW
PROPOSED ZONE	C2
EXISTING USE	VACANT/RETAIL
PROPOSED USE	RETAIL & CONTRACTOR'S SHOPS
EXISTING BUILDING S.F.	4,852 S.F.
PROPOSED BUILDING S.F.	6,556 S.F.
TOTAL BUILDING S.F.	11,408 S.F.
MAXIMUM BUILDING HEIGHT	50'
SITE ACREAGE	1.01 ACRES
VUA	19,630 S.F.
ILA REQUIRED (7.5%)	1,472 S.F.
ILA PROVIDED	1,745 S.F.

TREE CANOPY CALCULATIONS (TCCA)
 CLASS: C
 EXISTING TREE CANOPY: 3.3% COVERAGE
 SITE AREA: 1.01 AC (43,994 SF)
 EXISTING TREES PRESERVED: 1,319 SF (3%)
 REQUIRED NEW TREE CANOPY: 7,040 SF (16%)
 REQUIRED TOTAL TREE CANOPY: 8,359 SF (19%)

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

BICYCLE PARKING

REQUIRED SPACES	
LONG TERM (2, OR 1 PER 50 EMPLOYEES)	2 SPACES
SHORT TERM (2, OR 1 PER 25,000 S.F.)	2 SPACES
PROVIDED SPACES	
*LONG TERM (WITHIN BLDG)	4 SPACES
*SHORT TERM	2 SPACES
TOTAL SPACES	4 SPACES



PRELIMINARY APPROVAL
 Condition of Approval: _____
 Date: 2/20/19
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS: _____
 DATE: 2/20/19
 LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

- GENERAL NOTES:**
- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
 - 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.
 - ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
 - ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
 - CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
 - THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
 - THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
 - ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
 - EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT LMPW STANDARDS AND SHALL BE INSPECTED PRIOR TO BOND RELEASE.
 - ONSITE 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 OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
 - SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
 - IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - A TELLA-INSPECTION, FLUSH AND CLEANING WILL BE REQUIRED PRIOR TO MSD ACCEPTING THROUGH DRAINAGE PIPE EASEMENT. MAINTENANCE ON EXISTING PIPE MAY BE REQUIRED TO BRING IT TO MSD SPECIFICATIONS.
 - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - A KARST SURVEY WAS CONDUCTED BY MILESTONE DESIGN GROUP, INC ON NOVEMBER 12, 2018.
 - WHEN THE ADJACENT LOT (3900 CLASSIFIED PLACE) IS DEVELOPED OR RE-DEVELOPED, UNIFIED ACCESS SHALL BE REQUIRED. ACCESS SHALL BE RECONSTRUCTED PER METRO PUBLIC WORKS REQUIREMENTS. GENERAL CROSSOVER EASEMENTS SHALL BE RECORDED AT THAT TIME, IF REQUIRED.
 - 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 THE PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.

INCREASED IMPERVIOUS SURFACE
 PRE-DEVELOPED IMPERVIOUS SURFACE = 21,815 S.F.
 POST-DEVELOPED IMPERVIOUS SURFACE = 34,846 S.F.
 NET INCREASE IN IMPERVIOUS SURFACE = 13,031 S.F.

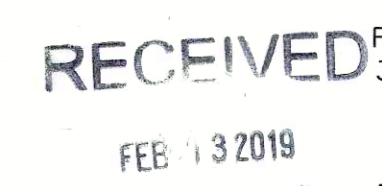
INCREASED RUNOFF CALCULATIONS
 $C_{pre} = 0.59$
 $C_{post} = 0.80$
 $AREA = 1.01 AC.$
 $(0.80 - 0.59) \times 2.8/12 \times 1.01 AC = 0.049 AC-FIT$

LEGEND

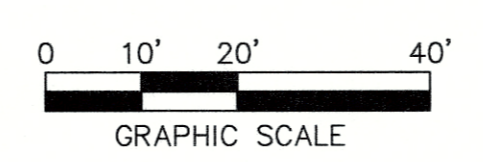
- = EXISTING UTILITY POLE
- - - = EXISTING CONTOUR
- - - = EXISTING OVERHEAD ELECTRIC
- = PROPOSED DRAINAGE FLOW
- = PROPOSED CONCRETE
- = EXISTING TREE
- = EXISTING STOP SIGN
- = PARKING COUNT
- = PROPOSED HEADWALL
- = TO BE REMOVED
- = PROPOSED BIKE RACK
- = PROPOSED DUMPSTER WITH SCREENING FENCE



CASE # 18ZONE1034
 RELATED CASE(S) # 09-082-86
DETAILED DISTRICT DEVELOPMENT PLAN
 (FOR REZONING REQUEST)



BISHOP BUSINESS CENTER
 4310 BISHOP LANE
 LOUISVILLE, KY 40218
 FOR DEVELOPER:
 FIDELITY REALTY GROUP
 3935 CENTRAL AVENUE
 LOUISVILLE, KY 40218
 OWNER:
 BISHOP LEASING CO LLC
 12710 HUNT MANOR CT
 FAIRFAX, VA 22033
 D.B. 6827, PG. 672



Milestone design group
 108 Davenport Lane, Suite 300 Louisville, KY 40223
 502.327.7073 www.milestonedesign.org

BISHOP BUSINESS CENTER

DATE: 4/13/18
 DRAWN BY: G.C.Z.
 CHECKED BY: D.L.E.
 SCALE: 1"=20' (HORZ)
 SCALE: N/A (VERT)

REVISIONS

PRE-APP CMNTS	6/12/18
CLIENT REV.	6/27/18
AGENCY CMNTS	11/12/18
AGENCY CMNTS	12/14/18
WAIVERS	2/11/18

DEVELOPMENT PLAN

JOB NUMBER 18020

1 OF 1