

Case No. 18ZONE1052 Binding Elements

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the District Development Plan **ON CONDITION** that the applicant submit a revised development plan with removal of existing binding elements from 9-79-94 and **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.
 - c. A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.
 - d. A road closure approval for the unnamed alley between Springer Alley and E. Gray Street shall be approved prior to requesting a building permit.
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. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the February 7, 2019 Planning Commission meeting.

GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL, STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 2111100042E DECEMBER 5, 2006)
- SANITARY SEWERS ARE AVAILABLE BY CONNECTION. SANITARY SEWER PATTERN DEPICTED IS FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- DRAINAGE / STORM WATER DETENTION: 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.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 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.
- THE DEVELOPMENT LIES IN THE LOUISVILLE #2 FIRE DISTRICT.
- SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
- 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.
- ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE MITIGATED BY PURCHASING THE VOLUME X 1.5 THROUGH REGIONAL FACILITY FEES.
- MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- THE POST-DEVELOPED 100-YEAR RATE OF RUNOFF MUST BE REDUCED TO THE PRE-DEVELOPED 10-YEAR RATE.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.B.4 OF MSD'S DESIGN MANUAL.
- LOWEST FINISHED FLOOR AND LOWEST MACHINERY TO BE AT OR ABOVE 453.7.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ALL ALLEYS SHALL BE IMPROVED TO METRO PUBLIC WORKS STANDARDS.
- KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- THE DEVELOPER/OWNER SHALL INSTALL A BENCH AND TRASH RECEPTACLE PER TARC STANDARDS AT THE BUS STOP AS SHOWN. THE DEVELOPER/OWNER (OR DESIGNEE) SHALL MAINTAIN AND KEEP THE BUS STOP CLEAN ON A DAILY OR AS NEEDED BASIS.

EPSC 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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.

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

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS 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 FENCING.

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

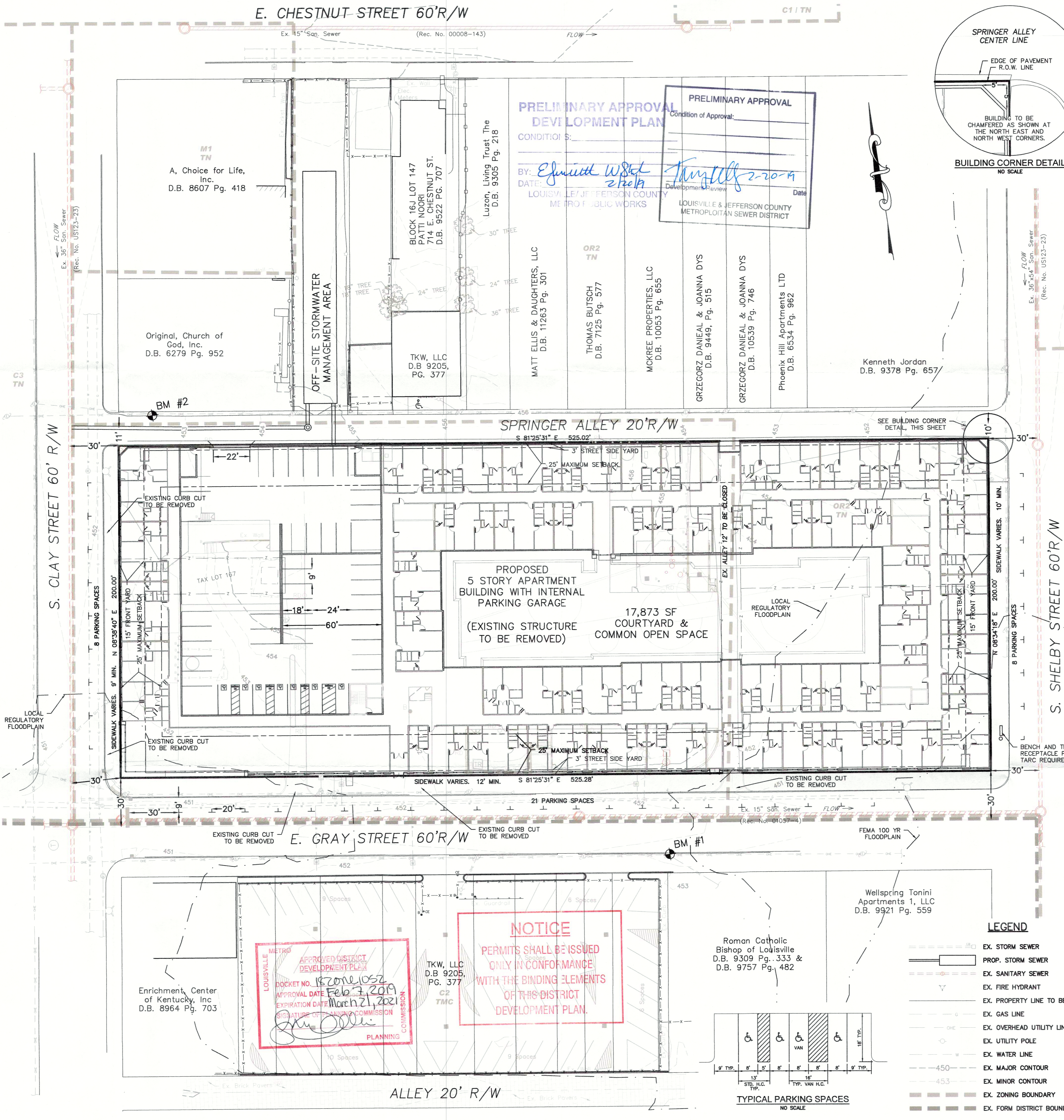
WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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.

EPSC CONCEPT PLAN

- INSTALL SILT FENCE & TEMPORARY CONSTRUCTION ENTRANCE.
- BEGIN DEMOLITION.
- INSTALL TEMPORARY SEDIMENT BASIN.
- BEGIN SITEWORK GRADING AND SEWER CONSTRUCTION.
- INSTALL INLET PROTECTION.
- COMPLETE SITE WORK.
- REMOVE SILT BASIN.
- REMOVE SILT FENCE & INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.

E. CHESTNUT STREET 60'R/W



PRELIMINARY APPROVAL DEVELOPMENT PLAN

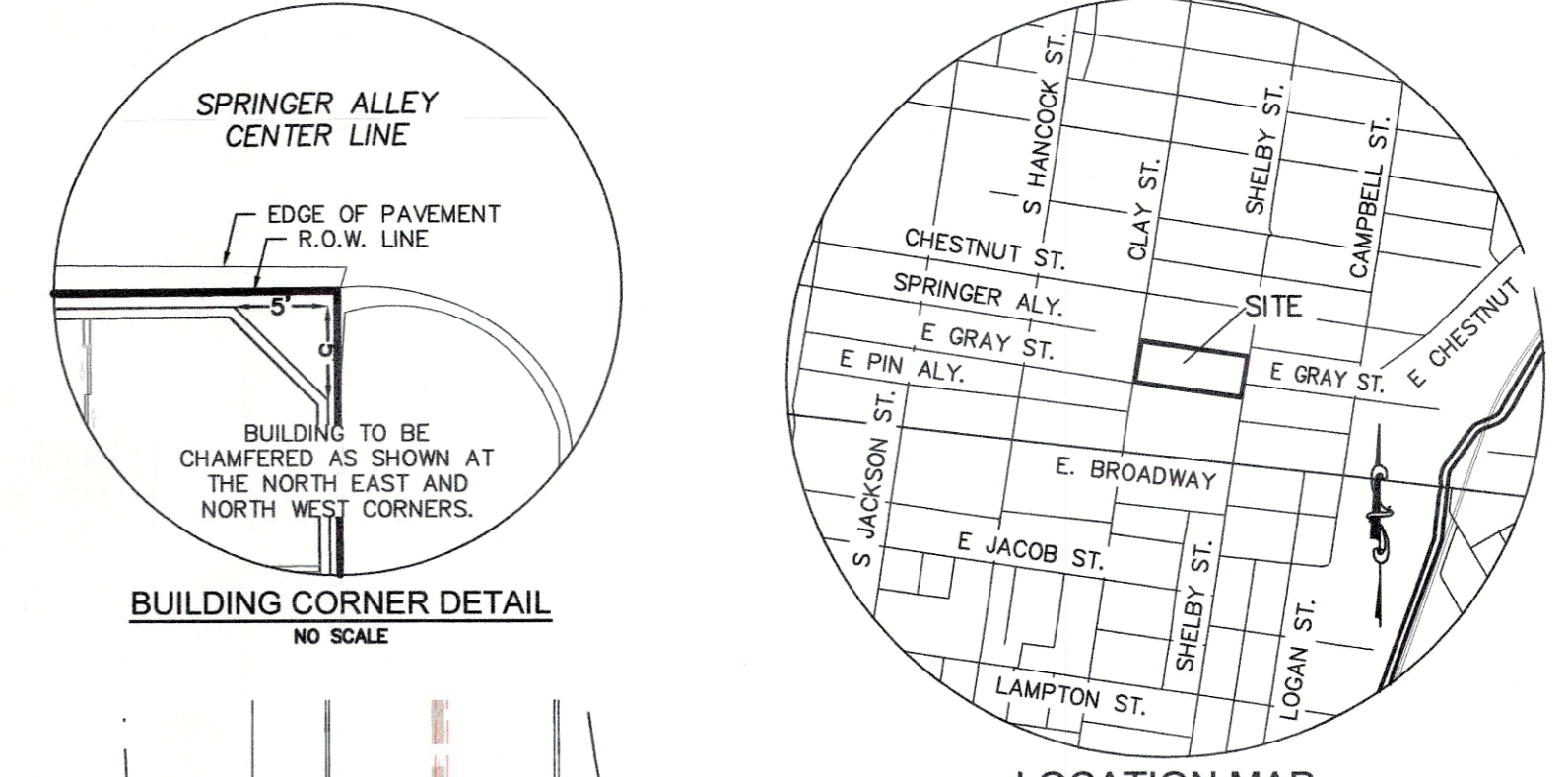
Condition of Approval:

BY: *E. W. ...* DATE: *2/20/19*

BY: *Thuyell* DATE: *2-20-19*

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



SITE DATA

EXISTING ZONING:	OR2 & M3
PROPOSED ZONING:	C2 TN
FORM DISTRICT:	INDUSTRIAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
GROSS SITE AREA:	2.41 AC
DWELLING UNITS:	250 UNITS
ONE BEDROOM:	154
TWO BEDROOM:	49
THREE BEDROOM:	47
GROSS DENSITY:	103.73 DU/AC
BUILDING FOOTPRINT:	66,167 SF
TOTAL BUILDING AREA:	429,117 SF
PROPOSED BUILDING HEIGHT:	61' (TOP OF PARAPET)
FAR:	4.09

DIMENSIONAL STANDARDS

MIN. FRONT YARD:	0'
MIN. STREET SIDE YARD:	0'
MAX. STREET SIDE YARD:	25'
MIN. SIDE YARD:	4'
MIN. REAR YARD:	5'
MAX. BUILDING HEIGHT:	45'+

PARKING CALCULATIONS

MIN. PARKING REQUIRED (1.5/DWELLING UNIT):	*225 SPACES
MAX. PARKING ALLOWED: (2.5/DWELLING UNIT)	625 SPACES
PARKING PROVIDED:	356 SPACES
319 IN GARAGE & 37 ON STREET (INCLUDING 8 H.C. SPACES)	

- * NOTE: REQUIRED PARKING CALCULATIONS REFLECT APPLICABLE REDUCTIONS FROM LDC CHAPTER 9 AS FOLLOWS:
- 10% - PROXIMITY TO TRANSIT
 - 10% - OVER 25% RESIDENTIAL
 - 20% - GREEN SITE DESIGN STANDARDS 1 & 7

TREE CANOPY REQUIREMENTS

SITE AREA:	105,030 SF
EXISTING TREE CANOPY:	0 SF (0%)
EXISTING TREE CANOPY TO REMAIN:	0 SF (0%)
REQUIRED NEW TREE CANOPY:	5,357 SF
15% = 15,755 SF	
66% REDUCTION = 10,398 SF LESS	

OPEN SPACE CALCULATIONS

SITE AREA:	105,030 SF
REQUIRED OPEN SPACE (5%):	5,252 SF
OPEN SPACE PROVIDED (COURTYARD):	17,873 SF

IMPERVIOUS AREA CALCULATIONS

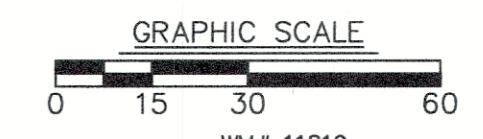
SITE AREA:	105,030 SF (2.41 ACS)
EXISTING IMPERVIOUS AREA:	72,972 SF (1.68 ACS)
PROPOSED IMPERVIOUS AREA:	105,030 SF (2.41 ACS)
INCREASE:	32,058 SF (0.74 ACS)

- ADDITIONAL REQUESTS**
- VARIANCE FROM LDC TABLE 5.2.2 TO ALLOW THE BUILDING TO EXCEED THE MAXIMUM HEIGHT PERMITTED.
 - VARIANCE FROM LDC TABLE 5.2.2 TO ALLOW THE BUILDING TO ENCRoACH INTO THE REQUIRED SETBACK ALONG ALL SIDES.

- UTILITY NOTE**
- ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

LEGEND

- EX. STORM SEWER
- PROP. STORM SEWER
- EX. SANITARY SEWER
- EX. FIRE HYDRANT
- EX. PROPERTY LINE TO BE REMOVED
- EX. GAS LINE
- EX. OVERHEAD UTILITY LINE
- EX. UTILITY POLE
- EX. WATER LINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. ZONING BOUNDARY
- EX. FORM DISTRICT BOUNDARY



RECEIVED

FER 18 7019

PLANNING & DESIGN SERVICES

TKW, LLC
715 E GRAY ST
LOUISVILLE, KY 40202
D.B. 9205, PG. 377
D.B. 9179, PG. 398

ROMAN CATHOLIC BISHOP OF LOU.
PO BOX 1073
LOUISVILLE, KENTUCKY 40201
D.B. 8598, PG. 653
D.B. 8783, PG. 562 & 566
D.B. 8589, PG. 651

NOTICE

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

APPROVED DISTRICT DEVELOPMENT PLAN

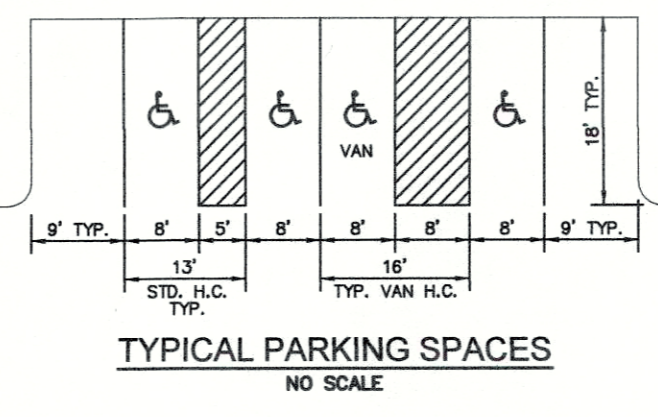
DOCKET NO. 18ZONE1052

APPROVAL DATE Feb 7 2019

EXPIRATION DATE March 21 2021

SIGNATURE OF PLANNING COMMISSION

PLANNING COMMISSION



SABAK, WILSON & LINGO, INC

ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS

THE HENRY CLAY 608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202 (502) 894-6271

DETAILED DEVELOPMENT PLAN

SHEET TITLE: GRAY AND CLAY

PROJECT TITLE: 715 EAST GRAY STREET, LOUISVILLE, KENTUCKY

TAX BLOCK 161, LOT 128, SUBLOT 164

DEVELOPER: LDC MULTIFAMILY LLC

1468 S. SOUTH 4TH STREET, LOUISVILLE, KY 40208

NO. REVISION

1	FORMAL FILING	06/24/18
2	ADJUNCT COMMENTS	10/25/18
3	ADDITION OF PROPERTY	11/02/18
4	ADJUNCT COMMENTS	11/29/18
5	PUBLIC HEARING CONDITIONS	02/19/19

JOB NO. 3074

SCALE: 1"=30'

DATE: 06/29/18

DRAWING NO. 1

SHEET 1 OF 1