



CONDITIONS: _____

CONDITIONS:

BY: James W. Wood
DATE: 8/2/24
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS

PROJECT DATA	
OVERALL SITE AREA	= 5.86.33 AC
FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= R-4
PROPOSED DEDICATION	
CEDAR CREEK EXTENSION	= 0.92 AC
SARDIS WAY EXTENSION	= 4.18 AC
FG PHASE EXTENSION	= 1.86 AC
ROAD "A" & BACK POWDER LN EXT	= 2.60 AC
BEULAH CHURCH TURN LANE SOUTH	= 0.02 AC
BEULAH CHURCH TURN LANE NORTH	= 0.05 AC
TOTAL PROP. DEDICATION AREA	= 9.61 AC
NET SITE AREA	= 76.72 AC

PROP. TRACT #1
AREA = 12.80 AC
PROP. ZONING = C-1
TREE PRESERV. (NON BUILDABLE) = 0

PROP. TRACT #2
AREA = 1.29 AC
PROP. ZONING = C-1
TREE PRESERV. (NON BUIDABLE) = 0

TRACT #3
 AREA = 1.27 AC
 PROP. ZONING = C-1
 TREE PRESERV. (NON BUILDABLE) = 0

PROP. TRACT #4
AREA = 5.80 AC
PROP. ZONING = C-1
TREE PRESERV. (NON BUILDABLE) = 76,073 SF (1.75 AC)

TRACT #5
AREA = 5.55 AC
PROP. ZONING = R-6
TREE PRESERV. (NON BUILDABLE) = 58,747 SF (1.35 AC)

TRACT #6		
AREA		= 16.41 AC
PROP. ZONING		= R-5
PROP. USE		= SINGLE FAMILY LOTS
TOTAL # LOTS		= 50 LOTS
DENSITY		= 3.05 DU/AC (7.26 DU/AC)
OPEN SPACE PROV. (REQ.)		= 5.49 AC (REQ. 15% 2
TREE PRESERV. (NON BUILDABLE)		= 286,943 SF (6.56 A

TRACT #7
AREA = 18.78 AC
PROP. ZONING = R-5A
TREE PRESERV. (NON BUILDABLE) = 177,289 SF (4.07 AC)

TRACT #8
AREA = 2.10 AC
PROP. ZONING = C-1
TREE PRESERV. (NON BUILDABLE) = 0

TRACT #9
 AREA = 12.72 AC
 PROP. ZONING = R-6
 TREE PRESERV. (NON BUILDABLE) = 138,349 SF (3.18 AC)

DETENTION BASIN CALCULATIONS

BASIN #1
FOR TRACT B
 $X = \Delta CRA/12$
 $\Delta C = 1.00 - 0.25 = 0.75$
 $A = 3.18 \text{ ACRES}$
 $R = 2.9 \text{ INCHES}$
 $X = (C)(A)(R)/12 = 0.57 \text{ AC.-FT}$
REQUIRED X = 24,829 CU.FT.

PROVIDED BASIN #1
TOTAL = 6,400 SQ.FT. @ ± 4 FT. DEPTH= 25,600 CU FT
25,600 CU FT > 24,829 CU.FT.

BASIN #2
FOR TRACT 7 (PARTIAL EAST) AND TRACT 1 (PARTIAL NORTHEAST)
 $X = \Delta \text{ CRA} / 12$
 $\Delta C = 0.85 - 0.25 = 0.6$
 $A = 16.29 \text{ ACRES}$
 $R = 2.9 \text{ INCHES}$
 $X = (C)(A)(R) / 12 = 2.36 \text{ AC.-FT}$
 REQUIRED $X = 102,811 \text{ CU.FT.}$

PROVIDED BASIN #2
TOTAL = 27,600 SQ.FT. @ ± 4 FT. DEPTH= 110,4200 CU FT
110,400 CUFT > 102,811 CUFT

BASIN #3
FOR TRACT 7 (PARTIAL WEST)
 $X = \Delta \text{ CRA}/12$
 $\Delta C = 0.85 - 0.25 = 0.6$
 $A = 6.2 \text{ ACRES}$
 $R = 2.9 \text{ INCHES}$
 $X = (C)(A)(R)/12 = 0.9 \text{ AC.}-\text{FT}$
 REQUIRED $X = 39,160 \text{ CU.FT.}$

PROVIDED BASIN #3
TOTAL = 14,300 SQ.FT. @ ±3 FT. DEPTH= 42,900 CU FT
42,900 CU FT > 39,160 CU FT

BASIN #4
FOR TRACTS 1, 2, 3 AND 4
 $X = \Delta \text{ CRA}/12$
 $\Delta C = 1.00 - 0.25 = 0.75$
 $A = 16.4 \text{ ACRES}$
 $R = 2.9 \text{ INCHES}$
 $X = (C)(A)(R)/12 = 2.97 \text{ AC.-FT}$
 REQUIRED $X = 129.373 \text{ CU.FT.}$

PROVIDED BASIN #4
TOTAL = 18,000 SQ.FT. @ ±8 FT. DEPTH= 144,000 CU FT
144,000 CU FT > 129,373 CU.FT

BASIN #5
FOR TRACT 5
X = Δ CRA/12
 $\Delta C = 0.85 - 0.25 = 0.60$
A = 5.94 ACRES
R = 2.9 INCHES
X = $(C)(A)(R)/12 = 0.86$ AC.-FT
REQUIRED X = 37,460 CU.FT.

PROVIDED BASIN #5
TOTAL = 17,000 SQ.FT. @ ± 2.5 FT. DEPTH= 42,500 CU FT
42,500 CU FT > 37,460 CU.FT

BASIN #6 AND #7
FOR TRACTS 6 AND 9
 $X = \Delta CRA/12$
 $\Delta C = 0.85 - 0.25 = 0.6$
 $A = 23.37 \text{ ACRES}$
 $R = 2.9 \text{ INCHES}$
 $X = (C)(A)(R)/12 = 3.39 \text{ AC.-FT}$
 REQUIRED $X = 147,668 \text{ CU.FT.}$

PROVIDED BASIN #6
TOTAL = 15,300 SQ.FT. @ ± 4.5 FT. DEPTH= 68,850 CU FT

PROVIDED BASIN #7
TOTAL = 26,500 SQFT @ ± 4.5 FT. DEPTH= 119,250 CU FT

PROVIDED BASIN #6 + #7 = 188,100 CU FT > 147,668 CU FT

TREE CANOPY DATA

OVERALL SITE AREA	= ±86.33 AC
EXISTING TREE CANOPY	= ±84.59 AC (98% SITE)
TREE CANOPY REQ. TO BE PRESERVED	= ±16.92 AC (20% EXISTING)
TREE CANOPY PROP. TO BE PRESERVED	= ±16.92 AC

TRACT# / AREA	EX. TREE CANOPY / (% TRACT)	EX. TREE CANOPY TO BE PRESERVED / (% TRACT)
1 / 12.80 AC	12.14 AC / (95% TRACT 1)	0
2 / 1.29 AC	1.29 AC / (100% TRACT 2)	0
3 / 1.27 AC	1.27 AC / (100% TRACT 3)	0
4 / 5.80 AC	5.64 AC / (97% TRACT 4)	1.75 AC (30% TRACT 4)
5 / 5.55 AC	5.36 AC / (96% TRACT 5)	1.35 AC (24% TRACT 5)
6 / 16.41 AC	16.09 AC / (98% TRACT 6)	6.56 AC (40% TRACT 6)
7 / 18.78 AC	18.06 AC / (100% TRACT 7)	4.08 AC (22% TRACT 7)
8 / 2.10 AC	2.10 AC / (100% TRACT 8)	0
9 / 12.72 AC	12.30 AC / (96% TRACT 9)	3.18 AC (25% TRACT 8)
TOTAL / 67.62 AC	74.97 AC / (98% NET SITE)	16.92 AC (20% OVERALL EXISTING)

GENERAL NOTES:

1. Parking areas and drive lanes to be hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. Construction fencing shall be erected prior to any construction or grading 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. No parking, material storage, or construction activities shall be permitted within the fenced area.
4. Construction encroachment shall be controlled to prevent fugitive dust and prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
5. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
6. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, or other woody vegetation.
7. Benchmark and topographical information for the project was derived from Lojic data. Boundary information was taken from deeds.
8. Street trees shall be planted in a manner that does not effect public safety or hamper sight triangles.
9. Korst features were not observed on site during a site visit on December 12, 2022, by Kevin Young, R.L.A.
10. Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.

KYTC NOTES:

1. There should be no commercial signs on the right of way.
2. Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
3. There shall be no parking nor any portion of any parking lot on state right of way.
4. All drainage structures within state right of way shall be state design.
5. All new and existing sidewalks shall be either brought up to or built to ADA current standards.
6. An encroachment permit and bond will be required for all work done in the right of way.
7. No increase in drainage run off to state roadways.

MSD NOTES:

9. All retail shops must have individual connections per MSD's fats, oils and grease policy.
10. Construction plans and documents shall comply with Louisiana and New Orleans City and Parish Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
11. Sanitary sewer service will be provided by Lateral Extension and subject to applicable sewer capacity. A Downstream Facilities Capacity request will be submitted to the MSD.
12. No portion of the site is within the 100 year flood plain per FIRRM Map No. 21111 C 0113 E dated December 5, 2006.
13. Floodage protection is required by the MSD for conceptual purposes.
14. On-site retention will be provided. Post-developed peak flows will be to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
15. All drainage, EPSC and water quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all applicable MS4 Design and Construction Elements.
16. The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design stage to provide for the required water quality elements.
17. ACOE approval may be required for MSD construction plan approval, hydraulic soils are present.
18. Velocity dissipation may be required for outfall of basin #4.
19. Depending on the size of the proposed development plan, additional requirements or easements may be required at the construction plan review phase.
20. Final MSD station size, size location and layout to be determined during construction design.

SITE ADDRESS:
6803 & 6805 BEULAH CHURCH ROAD
TAX BLOCK 655, LOTS 6 & 7
DEED BOOK 10830, PAGE 907 &
DEED BOOK 12001, PAGE 891

COUNCIL DISTRICT - 23
FIRE PROTECTION DISTRICT - HIGHVIEW

CASE# 23-ZONE-0030

WM# 12548

GENERAL PLAN BINDING ELEMENTS

CASE NO. 23-ZONE-0030

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. Prior to development (includes clearing and grading) of each site or phase of this project, the applicant, developer, or property owner shall obtain approval of a detailed district development plan in accordance with Chapter 11, Part 6. Each plan shall be in adequate detail and subject to additional binding elements.
3. The development shall be in accordance with the approved Preliminary Subdivision Plan. No further subdivision of the land into a greater number of lots than originally approved shall occur without approval of the Planning Commission.
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. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.
 - c. 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.
 - d. A major subdivision plat creating the lots and roadways as shown on the approved district development plan shall be recorded prior to issuance of any building permits.
 - e. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance and will be consistent with the Tree Canopy Preservation Exhibit on file with the Louisville Metro Office of Planning.
 - f. The materials and design of proposed structures shall be consistent with the renderings as presented at the November 16, 2023 Planning Commission meeting. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.
5. 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.
4. A note shall be placed on the preliminary plan, construction plan and the record plat that states, "Construction fencing shall be erected 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 dripline of the tree canopy and shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."

5. Open space lots shall not be further subdivided or developed for any other use and shall remain as open space in perpetuity. A note to this effect shall be placed on the record plat.
6. When limits of disturbance are shown on the plan, a note shall be placed on the preliminary plan, construction plan and the record plat that states, "Construction fencing shall be erected at the edge of the limits of disturbance area, prior to any grading or construction activities. The fencing shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."
7. All street signs shall be installed by the Developer, and shall conform with the Manual on Uniform Traffic Control Devices (MUTCD) requirements. Street signs shall be installed prior to the recording of the subdivision record plat or occupancy of the first residence on the street, and shall be in place at the time of any required bond release. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
8. The developer shall be responsible for maintenance of all drainage facilities and undeveloped lots ensuring prevention of mosquito breeding, until such time as the drainage bond is released.
9. After release of the drainage bond, mosquito abatement on open space lots shall be the responsibility of the Commercial properties and Homeowners Association. Accumulations of water in which mosquito larvae breed or have the potential to breed are required to be treated with a mosquito larvacide approved by the Louisville Metro Health Department. Larvacides shall be administered in accordance with the product's labeling. This language shall appear in the deed of restrictions for the subdivision.
10. Prior to the recording of the record plat, copies of the recorded documents listed below shall be filed with the Planning Commission.
 1. Articles of Incorporation in a form approved by Counsel for the Planning Commission and the Certificate of Incorporation of the Homeowners Association.
 2. A deed of restriction in a form approved by counsel of the Commission outlining responsibilities for the maintenance of open space.
 3. Bylaws of the Homeowners' Association in a form approved by Counsel for the Planning Commission.
11. The signature entrance shall be submitted to the Planning Commission staff for review and approval prior to recording the record plat.
12. At the time the developer turns control of the homeowners association over to the homeowners, the developer shall provide sufficient funds to ensure there is no less than \$3,000 cash in the homeowners association account. The subdivision performance bond may be required by the planning Commission to fulfill this funding requirement.
13. All required improvements to Beulah Church Rd shall be completed per KYTC standards prior to requesting a certificate of occupancy for the site.

