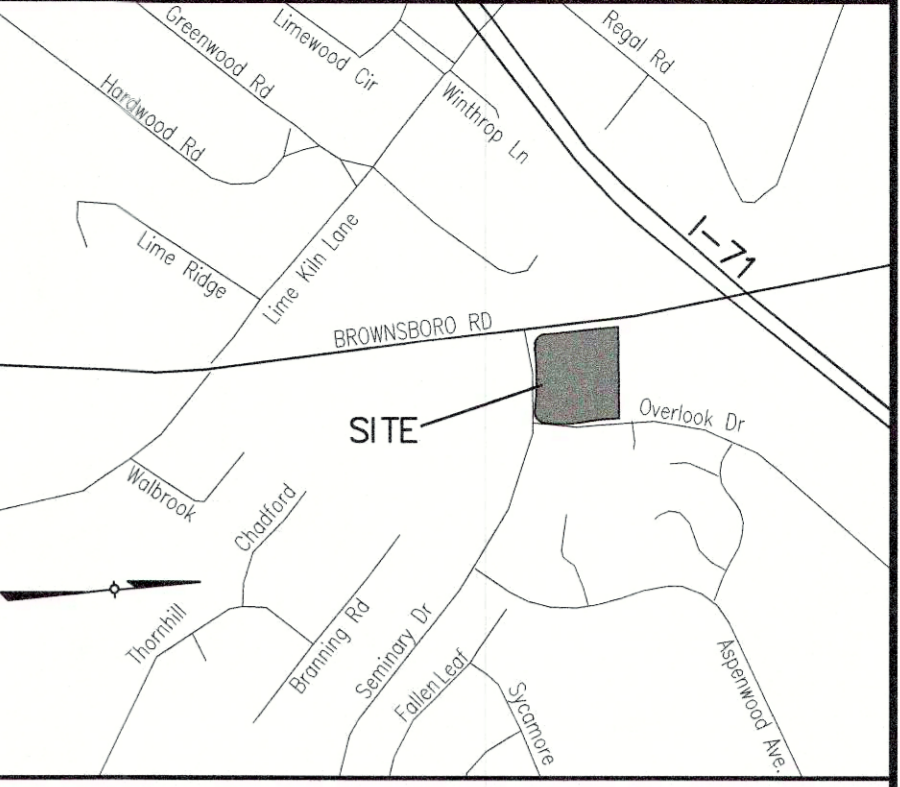


VARIANCE GRANTED 16ZONE1012 6/16/16

- A VARIANCE WAS GRANTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE, CHAPTER 5, TABLE 5.3.2, DIMENSIONAL STANDARDS: NON-RESIDENTIAL USES; TO ALLOW THE BUILDING TO EXCEED THE 35' BUILDING HEIGHT RESTRICTION.
- A VARIANCE WAS GRANTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE CHAPTER 5, TABLE 5.3.2 TO EXCEED THE 95' MAXIMUM SETBACK.

WAIVER GRANTED 16ZONE1012 6/16/16

- A WAIVER WAS GRANTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE, CHAPTER 5.9.2, TO NOT PROVIDE A DIRECT PEDESTRIAN CONNECTION TO OVERLOOK DRIVE.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 3.79± ACRES (165,092 S.F.)
FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING (TO REMAIN)	= OR-3
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= OFFICE
PROPOSED BUILDING FOOTPRINT AREA	= 13,284 S.F.
PROPOSED BUILDING AREA	= 40,000 S.F.
PROPOSED BUILDING HEIGHT	= 44' (35' MAX. ALLOWED)
F.A.R.	= 0.24 (4.0 MAX. ALLOWED)
VEHICULAR PARKING REQUIRED	MIN. MAX.
40,000/200 S.F. MAX.	= 114 SPACES 200 SPACES
20% REDUCTION (2 SITE CRITERIA 5A)	= -22 SPACES
10% REDUCTION (200' FROM TARC)	= -11 SPACES
TOTAL PARKING REQUIRED	= 81 SPACES 200 SPACES
PARKING PROVIDED	
SURFACE PARKING	= 80 SPACES - 3 ACCESSIBLE SPACES (1 VAN) & 5 CARPOOL SPACES INCLUDED
GARAGE PARKING	= 29 SPACES - 2 ACCESSIBLE SPACES (1 VAN) INCLUDED
TOTAL PARKING PROVIDED	= 109 SPACES
BICYCLE PARKING REQUIRED	= 2 SHORT TERM SPACES / 2 LONG TERM SPACES
BICYCLE PARKING PROVIDED	= 6 SHORT TERM SPACES / 8 LONG TERM SPACES (INDOORS)
TOTAL VEHICULAR USE AREA	= 35,732 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 7.5% (2,636 S.F.)
INTERIOR LANDSCAPE AREA PROVIDED	= 5,952 S.F.
EXISTING IMPERVIOUS AREA	= 0 S.F.
PROPOSED IMPERVIOUS AREA	= 49,016 S.F.
NET IMPERVIOUS AREA	= 28.7% INCREASE

GENERAL NOTES:

- PARKING AREAS AND DRIVE LANES TO BE A HARD AND DURABLE SURFACE.
- AN KTC & NOW ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THEIR RIGHT-OF-WAYS, INCLUDING THE ENTRANCES.
- NO INCREASE IN DRAINAGE RUN OFF TO STATE ROADWAYS.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT OF WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS IF IT DOES IT SHALL BE SHIELDED, OR TURNED OFF.
- CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTOR 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.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- A KARST SURVEY HAS BEEN CONDUCTED ON SITE BY KEVIN YOUNG OF L&D, INC. ON MARCH 15TH, 2016 AND NO KARST FEATURES WERE FOUND.
- UPON DEVELOPMENT OR REDEVELOPMENT OF THE PROPERTY TO THE NORTH FOR A NON-RESIDENTIAL USE, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO PROVIDE FOR A VEHICULAR MOVEMENT THROUGHOUT ADJACENT 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.
- WHEEL STOPS OR CURBING, AT LEAST 6 INCHES HIGH AND WIDE, SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHT-OF-WAYS, TO PROTECT LANDSCAPED AREAS AND ADJACENT PROPERTIES. WHEEL STOPS SHALL BE LOCATED AT LEAST (3) THREE FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.

MSD NOTES:

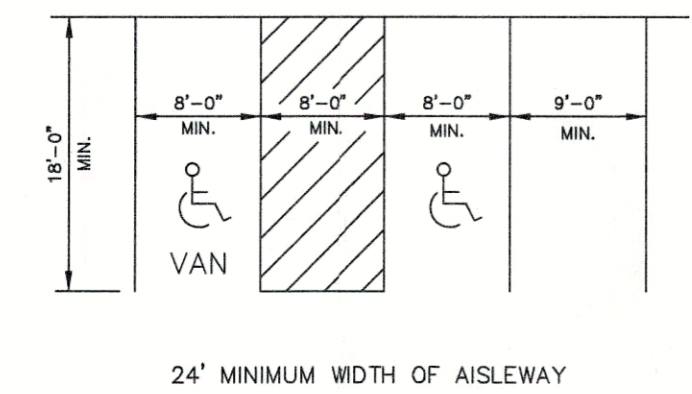
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND SPECIFICATIONS.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY CONNECTION AND SUBJECT TO APPLICABLE FEES.
- A PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAN PER FIRM MAP NO. 21111 C 0016 E DATED DECEMBER 5, 2006.
- DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPTUAL PURPOSES. 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.
- SITE MAY BE SUBJECT TO MSD REGIONAL FACILITIES FEES.
- IF THE SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- A DOWNSTREAM FACILITIES CAPACITY REQUEST WAS SUBMITTED TO MSD ON APRIL 4TH, 2016.
- 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.
- EROSION & SILT CONTROL SHOWN IS CONCEPTUAL ONLY, AND FINAL DESIGN WILL BE DETERMINED ON CONSTRUCTION PLANS.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE A EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD FOR APPROVAL.
- ACE AND KNOX APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- NO INCREASE IN VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE.
- ANY FILL IN THE LOCAL REGULATORY FLOODPLAIN OR FEMA SPECIAL FLOOD HAZARD AREA MUST BE COMPENSATED ON SITE AT 1.5 TO 1 OR A FLOODPLAIN COMPENSATION FEE X 1.5 TO 1 TO MSD IF THE APPLICANT CAN SHOW THAT THE POST-DEVELOPED WATER SURFACE ELEVATIONS FOR BOTH THE FEMA SPECIAL FLOOD HAZARD AREA AND LOCAL REGULATORY FLOODPLAIN ARE EQUAL TO OR LESS THAN PRE-DEVELOPED ELEVATIONS AT THE UPSTREAM AND DOWNSTREAM PROPERTY BOUNDARIES.
- NO CONSTRUCTION WILL BE PERMITTED IN THE DETERMINED CONVEYANCE ZONE.

TREE CANOPY CALCULATIONS

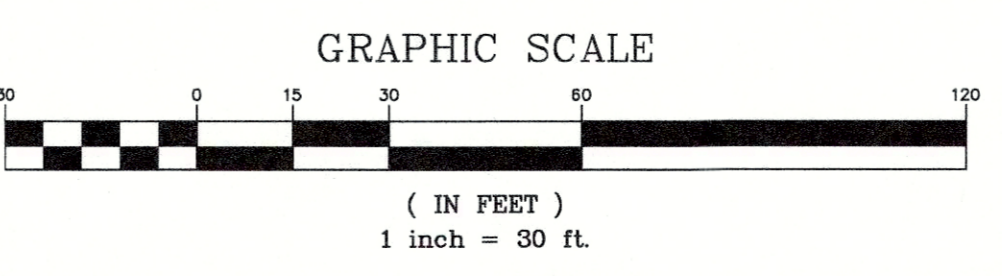
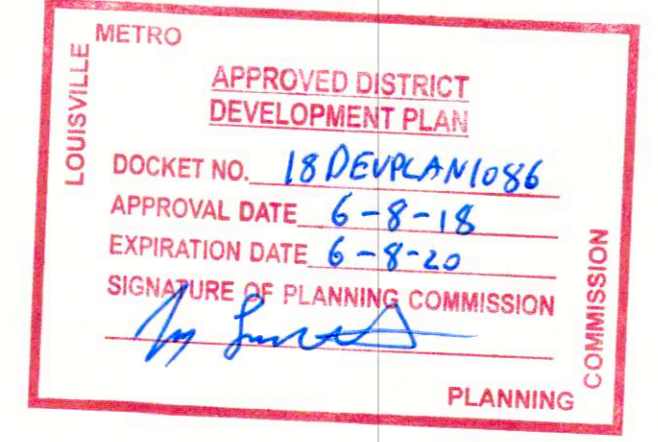
TOTAL SITE AREA	= 165,092± S.F.
EXISTING TREE CANOPY	= 74% (122,188 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 25% (41,273 S.F.)
TOTAL TREE CANOPY PROVIDED	= 41,760 S.F. (25%)

LEGEND

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE
- PROPOSED CARPOOL PARKING SPACE
- EXISTING INTERMITTENT STREAM



TYPICAL PARKING SPACE LAYOUT
NO SCALE



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
BY: [Signature]
DATE: 6/16/18
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval:
[Signature]
DATE: 6-16-18
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
NAT 2501
PLANNING & DESIGN SERVICES

REVISIONS

NO.	DATE	DESCRIPTION
1	5/25/18	AGENCY REVIEW COMMENTS

PROFESSIONAL'S SEAL

PROJECT DATA
FILE NAME: 15159_RDP.dwg
DATE: 4-24-2018
SCALE: AS SHOWN
DRAWN BY: SBS/ABH

L&D
LAND DESIGN & DEVELOPMENT, INC.
507 WAGNER AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40212
PHONE: 502.446.9775
FAX: 502.446.9774
WEB SITE: WWW.LD&D-KY.COM

REVISED DISTRICT DEVELOPMENT PLAN
GLENVIEW TRUST OFFICE BUILDING
DEVELOPER
GLENVIEW TRUST COMPANY
4969 U.S. HWY 42, SUITE 2000
LOUISVILLE, KY 40222
502.212.7800

JOB NO. 15159
SHEET 1 OF 1

CASE: 18DEVPLAN1086
RELATED CASES: 16ZONE1012, 09-126-85, & 8827
WM# 11366

18Devplan 1086

BINDING ELEMENTS 18DEVPLAN1086

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 40,000 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) is requested:
 - a. The development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - 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 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. 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.
8. The property owner shall enter into a reciprocal cross-over access easement with the property located along the northern boundary of the subject property, but only in the event such adjoining property owner redevelops its property for non-residential use and, in conjunction with such re-development, is required by the Planning Commission to enter into a reciprocal cross-over access easement with the property owner. A copy of the signed easement agreement shall be provided to Planning Commission staff upon request.
9. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the June 16, 2016 Planning Commission meeting.