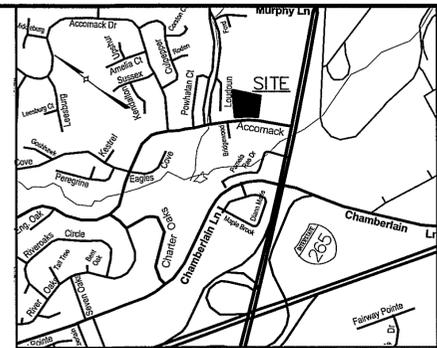


PRELIMINARY APPROVAL  
 Condition of Approval:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Development Review Date: \_\_\_\_\_  
 \_\_\_\_\_  
 LOUISVILLE & JEFFERSON COUNTY  
 METROPOLITAN SEWER DISTRICT

PEC/SW  
 Ford Motor Co World Headquarters  
 1 American Rd Rm 714  
 Dearborn, MI 48126  
 D.B. 7402 PG. 0941

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



LOCATION MAP  
 NOT TO SCALE

**WAIVERS REQUESTED**

1. A WAIVER IS REQUESTED FROM SECTION 5.9.2.A.1.b.ii OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO NOT PROVIDE THE VEHICLE AND PEDESTRIAN CONNECTION TO ADJACENT NON-RESIDENTIAL SITES.
2. A WAIVER IS REQUESTED FROM SECTION 10.2.4.B OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW GREATER THAN 50% OVERLAP OF UTILITY EASEMENTS INTO REAR, SIDES, AND FRONT LANDSCAPE BUFFER AREAS.
3. A WAIVER IS REQUESTED FROM SECTION 5.5.4.B.1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED 50' LANDSCAPE BUFFER AREA TO 25' AND TO NOT PROVIDE THE 6' BERM.

**PROJECT DATA**

TOTAL SITE AREA	= 3.0± Ac.
EXISTING ZONING	= OTF
FORM DISTRICT	= SUBURBAN WORKPLACE
PROPOSED ZONING	= C-M
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MINI-WAREHOUSE
BUILDING AREA	= 50,426 SF
BUILDING HEIGHT	= (50' MAX. ALLOWED)
F.A.R.	= 0.38 (5.0 MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.
1 SP/1.5 EMPLOYEE MIN.	= 2 SP
1 SP/1 EMPLOYEE MAX.	= 2 SP
TOTAL PARKING PROVIDED	= 2 SPACES
TOTAL VEHICULAR USE AREA	= 47,719 SF
PARKING - VEHICULAR USE AREA	= 1,476 SF
PARKING - INTERIOR LANDSCAPE AREA REQUIRED	= 111 SF
PARKING - INTERIOR LANDSCAPE AREA PROVIDED	= 220 SF
INTERIOR LANDSCAPE AREA REQUIRED/PROVIDED	= INTERIOR LANDSCAPE AREA IS NOT REQUIRED FOR MINI-WAREHOUSE MANUEVERING AREAS PER 10.2.12 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE. THE VUA WILL BE ENCLOSED WITH A FENCE AND SECURED FROM ACCESS BY THE PROPOSED GATE.

**GENERAL NOTES:**

1. Parking areas and drive lanes to be a 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 dropline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
4. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

**MSD NOTES:**

1. Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0079 E dated December 5, 2006.
3. 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.
5. An easement plat will be required prior to MSD granting construction plan approval.
6. On-site detention will be required post-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream system whichever is more restrictive.
7. A Downstream Facilities Capacity Request will be submitted to MSD.
8. 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.
9. 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.
10. All roof drains must be directed to detention basin.

RECEIVED  
 JUN 09 2014  
 ENGINEERING & DESIGN SERVICES

OWNER:  
 FIRESIDE INVESTMENT POOL LLC  
 90 EDWARDSVILLE PROFESSIONAL PARK  
 EDWARDSVILLE, IL 62025

SITE ADDRESS:  
 3913 ACCOMACK DR 40241  
 TAX BLOCK 1596, LOT 0014  
 D.B. 10186, PG. 0912

COUNCIL DISTRICT - 17  
 FIRE PROTECTION DISTRICT - WORTHINGTON

CASE# 14ZONE1023  
 WM# 10974

PRELIMINARY APPROVAL  
 DEVELOPMENT PLAN  
 CONDITIONS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 BY: \_\_\_\_\_  
 DATE: 6-11-14  
 LOUISVILLE/JEFFERSON COUNTY  
 METRO PUBLIC WORKS

R-7/RC  
 Springhurst East Apartments LLC  
 5318 Saratoga Estates Circle  
 Louisville, KY 40299  
 D.B. 9566 PG. 0199

R-7/RC  
 Springhurst East Apartments LLC  
 5318 Saratoga Estates Circle  
 Louisville, KY 40299  
 D.B. 9566 PG. 0199

R-7/RC  
 Springhurst East Apartments LLC  
 5318 Saratoga Estates Circle  
 Louisville, KY 40299  
 D.B. 9566 PG. 0199

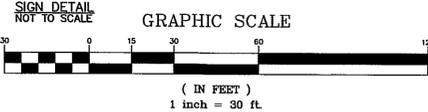
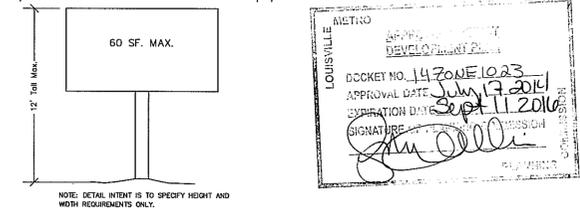
R-7/RC  
 Springhurst East Apartments LLC  
 5318 Saratoga Estates Circle  
 Louisville, KY 40299  
 D.B. 9566 PG. 0199

**DETENTION BASIN CALCULATIONS**

X = Δ CRA/12  
 ΔC = 0.80 - 0.23 = 0.57  
 A = 3.0 ACRES  
 R = 2.8 INCHES  
 X = (0.57)(3.0)(2.8)/12 = 0.399 AC.-FT.  
 REQUIRED X = 17,380 CU.FT.  
 PROVIDED BASIN = 5,802 SQ.FT.  
 TOTAL = 5,802 SQ.FT. @ APPROX. 3 FT. DEPTH  
 = 17,406 CU.FT. > 17,380 CU.FT.

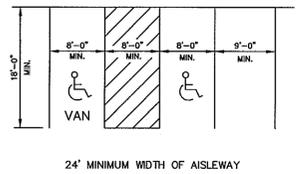
**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA = 130,697 S.F.  
 EX. TREE CANOPY = 45,658 S.F.  
 EXISTING TREE CANOPY TO BE PRESERVED = 0% ( S.F.)  
 TOTAL TREE CANOPY AREA REQUIRED = 20% (26,139 S.F.)  
 PROPOSED TREE CANOPY TO BE PLANTED = 20% (26,640 S.F.)



TYPICAL PARKING SPACE LAYOUT  
 NO SCALE

- LEGEND**
- ( ) — PROPOSED STORM SEWER, CATCH BASIN
  - ( ) — PROPOSED SEWER AND MANHOLE
  - ( ) — PROPOSED DRAINAGE SWALE
  - — PROPOSED ROCK DITCH
  - ( ) — PROPOSED SILT FENCE
  - ⊙ — PROPOSED STONE BAG INLET PROTECTION



NO.	DATE	DESCRIPTION	BY

PROJECT DATA  
 FILE NAME: 14034-DDP  
 DATE: 6-19-14  
 SCALE: AS SHOWN  
 DRAWN BY: JH  
 CHECKED BY: AER

PROJECT DATA  
 FILE NAME: 14034-DDP  
 DATE: 6-19-14  
 SCALE: AS SHOWN  
 DRAWN BY: JH  
 CHECKED BY: AER

**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 90 EDWARDSVILLE PROFESSIONAL PARK  
 EDWARDSVILLE, IL 62025  
 PHONE: 507-24-9774  
 WEB SITE: WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN  
**3913 ACCOMACK DRIVE**  
 OWNER:  
 FIRESIDE INVESTMENT POOL LLC  
 90 EDWARDSVILLE PROFESSIONAL PARK  
 EDWARDSVILLE, IL 62025

JOB NO. 14034  
 SHEET 1 OF 1  
 14ZONE1023

**Case No. 14ZONE1023 Binding Elements**

**RESOLVED**, the Louisville Metro Planning Commission does hereby **APPROVE** the 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. The development shall not exceed 50,426 square feet of gross floor area.
3. No 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 Louisville Metro Department of Inspections, Permits and Licenses, 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. Prior to any site disturbance permit being issued and prior to any clearing, grading or issuance of a site disturbance permit, a site inspection shall be conducted by PDS staff to ensure proper placement of required tree protection fencing in accordance with the approved Tree Preservation Plan.
7. 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.
8. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
9. 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.
10. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the July 17, 2014 Planning Commission meeting.
11. The landscaping shall be substantially similar to the landscaping shown on the concept plan presented at the July 17, 2014 Planning Commission hearing.