

GENERAL NOTES

1. WASTEWATER: SANITARY SEWER IS AVAILABLE BY LATERAL EXTENSION. 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.
2. DRAINAGE / STORM WATER DETENTION: FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDICTED PEAK FLOWS FOR THE 2, 10, 25, & 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
3. 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.
4. THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT. CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE PLEASURE RIDGE PARK FIRE DISTRICT. A STATEMENT ON THE ADEQUACY OF ACCESS TO THE PROPERTIES SHALL BE OBTAINED FROM THE FIRE DISTRICT.
5. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
6. ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
7. ALL PARKING ISLANDS SHALL BE OUTLINED WITH CONCRETE MEDIAN CURB UNLESS NOTED OTHERWISE.
8. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
9. A PORTION OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA (FEMA MAPS 21111C0071E & 21111C0070E, DECEMBER 5, 2006)
10. CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED BY KTC AND METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FLUCTUATING PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
12. 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.
13. ALL SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF THE LDC.
14. 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.
15. KDOW AND ACCE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
16. SITE MAY BE SUBJECT TO REGIONAL FACILITY FEES.
17. ANY REQUIRED FLOODPLAIN COMPENSATION SHALL BE PROVIDED ON SITE AT A RATION OF 1:1.
18. UPON DEVELOPMENT OF ADJACENT PROPERTY TO THE SOUTH, THE SUBJECT SITE SHALL BE GRANTED ACCESS TO THE TRAFFIC SIGNAL AT GREENBELT HIGHWAY AND RIVERPORT DRIVE. A CROSS ACCESS AGREEMENT OR ACCESS EASEMENT SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.

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.

DETENTION 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 SEEDING, 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.

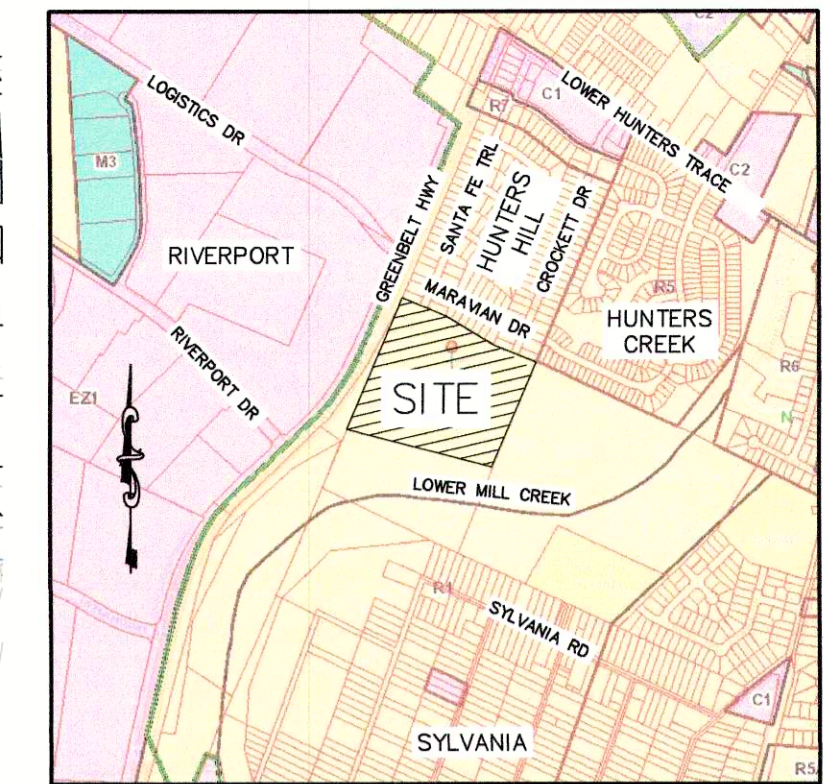
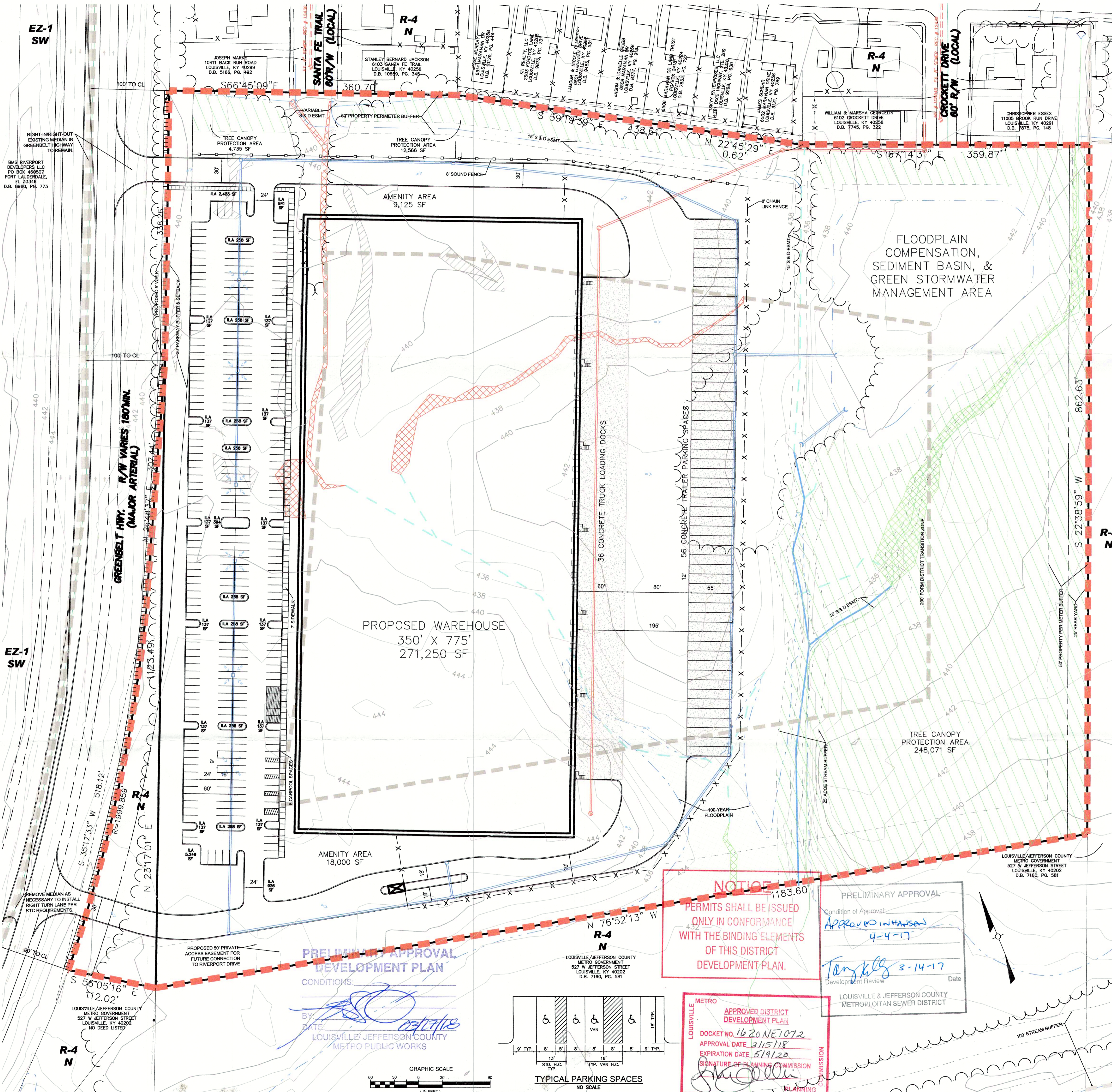
EPSC PHASING

1. INSTALL SILT FENCE & CONSTRUCTION ENTRANCE.
2. INSTALL TEMPORARY SEDIMENT BASIN.
3. BEGIN GRADING AND STORM SEWER CONSTRUCTION.
4. INSTALL INLET PROTECTION.
5. REMOVE SILT FENCE AND INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.

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.



LOCATION MAP
NO SCALE
MAR 07 2018

SITE DATA

EXISTING ZONING:	R-4
PROPOSED ZONING:	EZ-1
EXISTING FORM DISTRICT:	NEIGHBORHOOD
PROPOSED FORM DISTRICT:	SUBURBAN WORKPLACE
EXISTING USE:	VACANT
PROPOSED USE:	WAREHOUSE/DISTRIBUTION
GROSS SITE AREA:	27.1 AC
BUILDING FOOTPRINT:	271,250 SF
GROSS BUILDING AREA:	271,250 SF
EMPLOYEES (1ST & 2ND SHIFT):	444 EMPLOYEES
PROPOSED BUILDING HEIGHT:	45'
FAR:	0.23
AMENITY AREA REQUIRED:	27,125 SF
AMENITY AREA PROVIDED:	27,125 SF

DIMENSIONAL STANDARDS

MIN. LOT SIZE:	NONE
MIN. LOT WIDTH:	NONE
MIN. FRONT/STREET SIDE YARD:	25'
MIN. SIDE YARD:	NONE
MIN. REAR YARD:	NONE

PARKING CALCULATIONS

MIN. PARKING REQUIRED:	296 SPACES
(1/1.5 EMPLOYEES ON 1ST & 2ND SHIFT)	
MAX. PARKING ALLOWED:	444 SPACES
(1/EMPLOYEES ON 1ST & 2ND SHIFT)	
PARKING PROVIDED:	305 SPACES
(INCLUDING B.H.C. SPACES)	
BICYCLE PARKING REQUIRED:	0 SPACES
SHORT TERM:	0 SPACES
LONG TERM:	10 SPACES

* LONG TERM BIKE PARKING WILL BE LOCATED INSIDE BUILDING.

TREE CANOPY REQUIREMENTS

SITE AREA:	1,180,553 SF
EXISTING TREE CANOPY:	1,070,513 SF (91%)
EXISTING TREE CANOPY TO REMAIN:	265,372 SF (22%)
REQUIRED NEW TREE CANOPY:	0 SF (0%)

ILA CALCULATIONS

PASSENGER V/A AREA:	104,791 SF
REQUIRED ILA (7.5%):	7,859 SF
PROPOSED ILA:	13,541 SF
TREES REQUIRED:	26 TREES
LOADING V/A AREA:	172,283 SF
(NO ILA REQUIRED PER LDC 10.2.12)	

IMPERVIOUS AREA CALCULATIONS

SITE AREA:	1,180,553 SF (27.1 ACS)
EXISTING IMPERVIOUS AREA:	0 SF (0 ACS)
PROPOSED IMPERVIOUS AREA:	562,147 SF (12.9 ACS)

DETENTION CALCULATION
(2.9 X 0.34 X 26.4) / 12 = 2.17 ACF

ADDITIONAL REQUESTS
1. WAIVER FROM LDC 5.5.A.8.1 TO NOT PROVIDE A BERM ALONG EXTERIOR PROPERTY LINES.

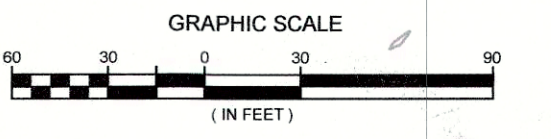
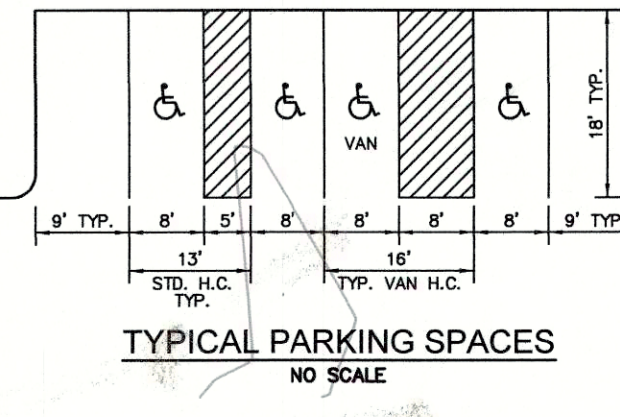
LEGEND

- EX. STORM SEWER
- PROP. STORM SEWER
- EX. SANITARY SEWER
- PROP. SANITARY SEWER
- DRAINAGE FLOW ARROWS
- EX. FENCE
- PROP. FENCE
- EPHEMERAL STREAM
- INTERMITTENT STREAM
- NON-JURISDICTIONAL WETLAND
- JURISDICTIONAL WETLAND
- IMPACTED WETLAND (0.21 ACS)
- 100 YEAR FLOODPLAIN
- EXISTING TREE LINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. ZONING BOUNDARY
- EX. FORM DISTRICT BOUNDARY
- AREA OF ZONING/PD CHANGE

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

PRELIMINARY APPROVAL
Condition of Approval:
Approved by: [Signature]
Date: 4-25-17
Development Review Date: 3-14-17

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:
BY: [Signature]
DATE: 3/27/18
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY
LOUISVILLE, KENTUCKY 40202
608 S. THIRD STREET, LOUISVILLE, KY 40208
(502) 584-6271

DETAILED DEVELOPMENT PLAN
PROJECT TITLE: 7001 GREENBELT HIGHWAY
LOUISVILLE, KY 40258
T.B. 1023, LOT 1, D.B. 10732, PG. 359

SHEET TITLE: 1
JOB NO. 2997-DP
SCALE: 1"=60'
DATE: 10/31/16
DRAWING NO. 1
SHEET 1 OF 1

**BINDING ELEMENTS
CASE NO. 16ZONE1072**

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE (1)** the waiver of Section 5.5.4.B.1 to not provide the 6' term along all property lines and **(2)** the detailed district development plan, **ON CONDITION** that the applicant will provide a solid fence and enhanced landscaping as presented today's Planning Commission meeting, and **SUBJECT** to the following binding elements.

1. The site shall be maintained in accordance with all applicable sections of the Land Development Code (LDC) and agreed-upon binding elements unless amended pursuant to the LDC. Amendment of any binding element(s) shall be submitted to the Planning Commission or its designee for review and approval; any amendments not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons or banners shall be permitted.
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 is requested, including but not limited to permits for building, parking lot, change of use, site disturbance, alteration or demolition:
 - 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 for any work within the state right-of-way.
 - c. A minor subdivision plat shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - d. 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
 - 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.
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 a copy of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development and/or use of this site and shall advise all successors and assignees, contractors, subcontractors and other parties engaged in development of the site shall be responsible for compliance with these binding elements. These binding elements shall run with the land and the owner(s) and occupant(s) of the property shall at all times be responsible for compliance with them.
7. No overnight idling or idling of trucks while loading and unloading equipment shall be permitted on-site. Signs shall be posted restricting idling and establishing a slow acceleration zone along the northern drive isle.
8. The materials and design of proposed structures shall be reviewed for Land Development Code compliance by Planning & Design Services staff prior to construction approval.
9. Northern access shall not be used for truck traffic between the hours of 10:00 p.m. and 6:00 a.m.

NOTICE TO APPLICANT
PERMITS WILL BE ISSUED
ONLY WITH THE BINDING
ELEMENTS AND PLAN
DEVELOPMENT PLAN

RECEIVED BY THE PLANNING COMMISSION
APPROVAL DATE: _____
APPROVAL TIME: _____
APPROVAL SIGNATURE: _____
APPROVAL TITLE: _____

