

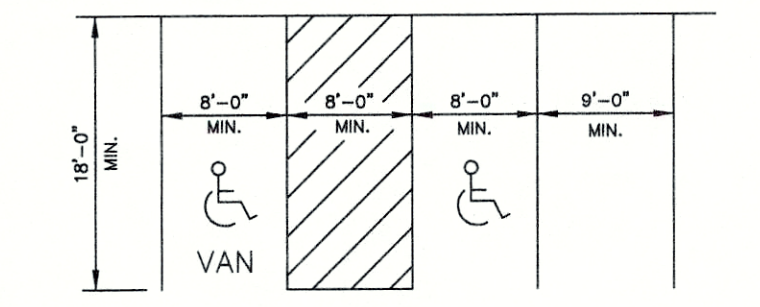
PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 BY: [Signature]
 DATE: 06/11/2020
 LOUISVILLE/JEFFERSON COUNTY
 METRO PUBLIC WORKS

LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 19-DPP-0009
 APPROVAL DATE 5-21-2020
 EXPIRATION DATE 5-21-2022
 SIGNATURE OF PLANNING COMMISSION [Signature]
 PLANNING

PRELIMINARY APPROVAL
 Condition of Approval:
 [Signature] 6/2/20
 Development Review Date
 LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

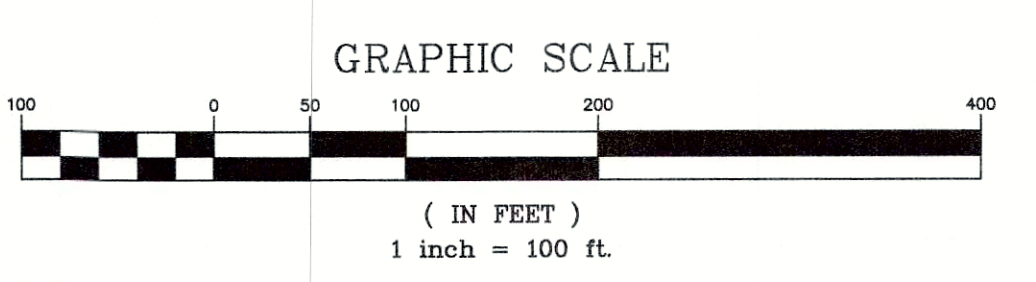
DETENTION BASIN CALCULATIONS
 $X = \Delta CRA/12$
 $\Delta C = 0.85 - 0.23 = 0.62$
 $A = 24$ ACRES
 $R = 2.6$ INCHES
 $X = (0.62)(24)(2.6)/12 = 3.224$ AC.-FT.
 REQUIRED $X = 140,437$ CU.FT.
 PROVIDED BASIN = 160,000 SQ.FT.
 TOTAL = 115,700 SQ.FT. @ APPROX. # 10 FT. DEPTH
 = 1,157,000 CU.FT. > 140,437 CU.FT.



TYPICAL PARKING SPACE LAYOUT
NO SCALE

LEGEND
 - - - - - PROPOSED STORM SEWER, CATCH BASIN
 - - - - - PROPOSED SEWER AND MANHOLE
 - - - - - PROPOSED DRAINAGE SWALE
 - - - - - DRAINAGE FLOW ARROW
 - - - - - EX. MINOR CONTOUR
 - - - - - EX. MAJOR CONTOUR

TREE CANOPY CALCULATIONS: (CLASS 'C')
 TOTAL SITE AREA = 1,080,790 S.F.
 TOTAL TREE CANOPY AREA REQUIRED = 20% (216,158 S.F.)
 EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 S.F.)
 PROPOSED TREE CANOPY TO BE PLANTED
 301 TYPE A TREES @ 1 3/4" CAL. (720 SF EACH) = 216,720 SF



DEVELOPER:
 SUMMIT CONSTRUCTION LLC
 4852 CRITTENDEN DR
 LOUISVILLE, KY 40209

SITE ADDRESS:
 14105 AIKEN RD
 LOUISVILLE, KY 40245
 TAX BLOCK 0024, LOT 0052
 D.B. 8206, PG. 0714

COUNCIL DISTRICT - 19
 FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETON SERVICES
 MUNICIPALITY - LOUISVILLE
 MAY 19 2020
 PLANNING & DESIGN SERVICES
 17CUP1049 & 17CUP1012
 WM# 12112

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

TERRA CROSSING BLVD
 80' R/W
 (LOCAL ROAD)

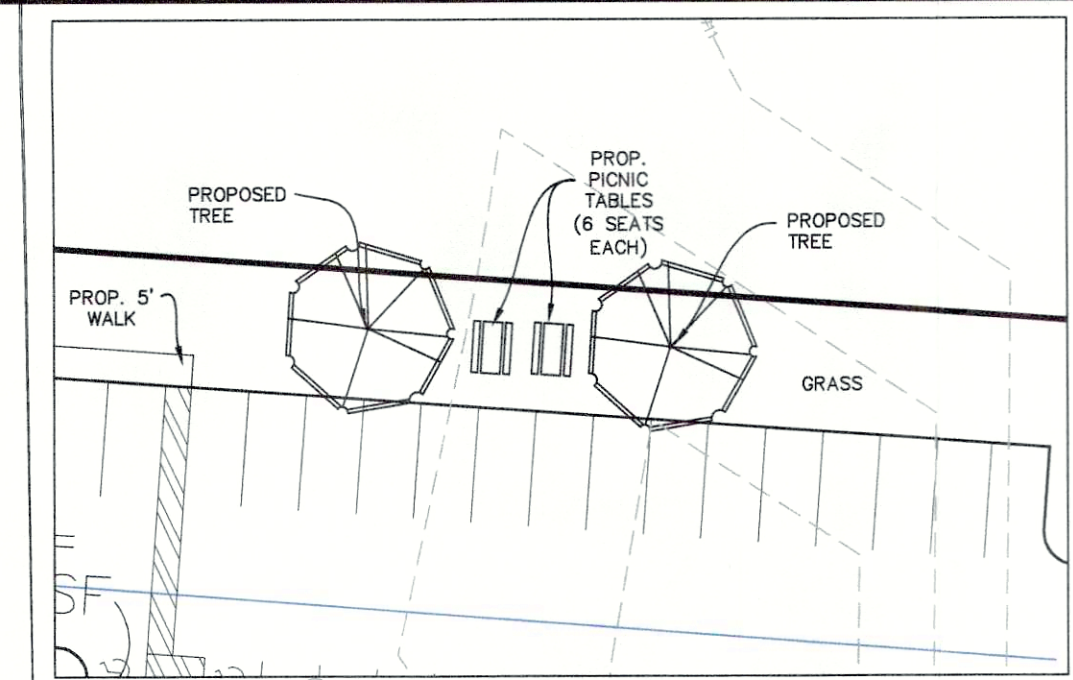
OLD HENRY RD ARTERIAL
 R/W VARIES

I-265 (R/W VARIES)

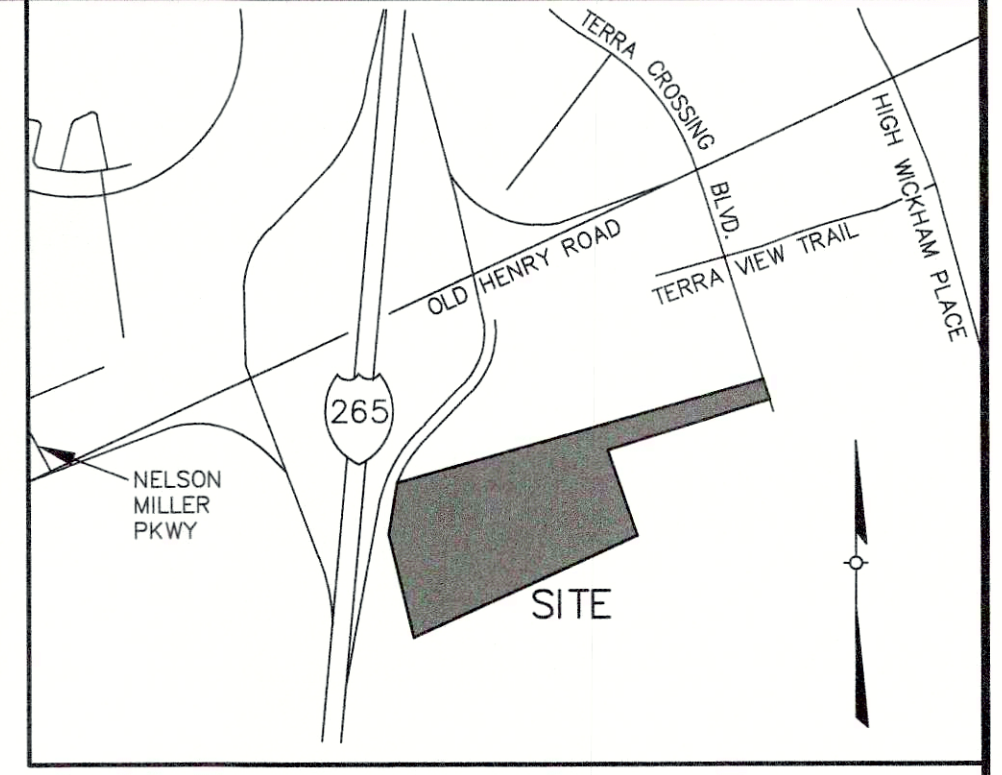
TERRA VIEW TRL - 60' R/W
 (LOCAL ROAD)

M-3/SW
 DOUGHTERY, REALTY GROUP LLC
 15415 SHELBYVILLE RD
 LOUISVILLE, KY 40245-4137
 D.B. 11034, Pg. 199

M-3/SW
 OTTE, FAMILY LTD PARTNERSHIP
 12902 SHELBYVILLE RD
 LOUISVILLE, KY 40243-1539
 D.B. 8206, Pg. 0714



OUTDOOR AMENITY AREA DETAIL
 SCALE: 1"=30'



LOCATION MAP
 NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 24.1± Ac. (1,052,098 SF)
EXISTING ZONING	= M-3
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= VACANT
PROPOSED USE	= WAREHOUSE
BUILDING HEIGHT	= 50' MAX. ALLOWED
BUILDING AREA	= 434,353 SF
OFFICE	= 21,717 SF
WAREHOUSE	= 412,636 SF
F.A.R.	= 0.39 (4.0 MAX)

PARKING REQUIRED (390 EMPLOYEES)

WAREHOUSE	MIN.	MAX.
1 SP/ 1.5 EMPLOYEES MIN.	=	260 SP
1 SP/1 EMPLOYEE MAX.	=	390 SP
OFFICE (21,717 SF)		
1 SP/ 350 SF MIN	=	62 SP
1 SP/ 200 SF MAX	=	109 SP
TOTAL PARKING REQUIRED	=	322 SP 499 SP
TOTAL PARKING PROVIDED	=	420 SP (8 HC SP INCLUDED)

TOTAL VEHICULAR USE AREA = 175,045 SF
 TOTAL LOADING & TRUCK MANEUVERING AREA = 220,411 SF
 INTERIOR LANDSCAPE AREA REQUIRED = 13,128 SF (7.5% VUA)
 INTERIOR LANDSCAPE AREA PROVIDED = 13,909 SF

BIKE PARKING REQ'D & PROV'D = 2 SHORT TERM & 2 LONG TERM (PER BLDG) (LONG TERM PROVIDED IN BUILDING)

AMENITY AREA REQ'D & PROV'D = 21,717 SF X 10% = 2,172 SF
 = 11 SEATS REQ'D & PROV'D

EXISTING IMPERVIOUS = 0 SF
 PROPOSED IMPERVIOUS = ±19.20 Ac. (836,443 SF)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- 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.
- 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.
- 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, property line, woody vegetation, walkway or structure.
- A Minor Subdivision Plot shall be recorded prior to construction plan approval.
- Dumpsters shall be located inside buildings.
- Any proposed signage shall comply with LDC Chapter 8 requirements.
- Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate preexisting curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement to run with the land and in a form acceptable to Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by lateral extension and private force mains, subject to application fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0033E & 21111C0033E, dated December 5, 2006.
- Drainage pattern depicted by arrows () is for conceptual purposes.
- 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 MS4 and MSD Design Manual requirements.
- 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.
- A Karst survey was performed on 1-3-2020 by Derek Triplett, RLA and no Karst features were observed.
- Approval of a Drainage Master Plan for the watershed will be required prior to construction plan approval, including design of a detention basin.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- Detention will be provided. Post-developed peak flows will be limited 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.
- Pre-developed flow rates shall be determined utilizing undeveloped conditions of the watershed.
- The detention basin (as designed in accordance with the Drainage Master Plan) must be constructed (per approved design) prior to or concurrent with land disturbing activity for this project. Bonding of the basin and outlet system is required.
- The outlet of the proposed detention basin must pass through the existing KTC equalization pond and through the dual 36-inch pipes under I-265.
- The applicant must verify the location and condition of the existing dual 36-inch pipes.
- The applicant shall modify the southern outlet of the equalization pond as needed to contain flows within the KTC pond.
- Conveyance from the detention basin to the equalization pond shall be in conformance with MSD Standards and Specifications for Materials, Methods and Installation.
- KTC approval required prior to MSD construction plan approval.

REVISIONS	
NO.	DESCRIPTION
1	SEWER REV
2	DETENTION AND PARKING REV
3	

DATE: 2-17-20
 3-10-20
 5-15-20

BY: [Signature]
 PER AGENCY COMMENTS
 DETENTION AND PARKING REV

PROJECT DATA
 FILE NAME: 18157-RDDPP
 DATE: 1-27-20
 SCALE: AS SHOWN
 CHECKED BY: DT
 DRAWN BY: DT/ARH

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING - LAND SERVICES - LANDSCAPE ARCHITECTURE
 907 WILKINSON AVE., SUITE 101
 LOUISVILLE, KENTUCKY 40202
 PHONE: 502.446.9974
 FAX: 502.446.9974
 WEB SITE: WWW.LD&D.COM

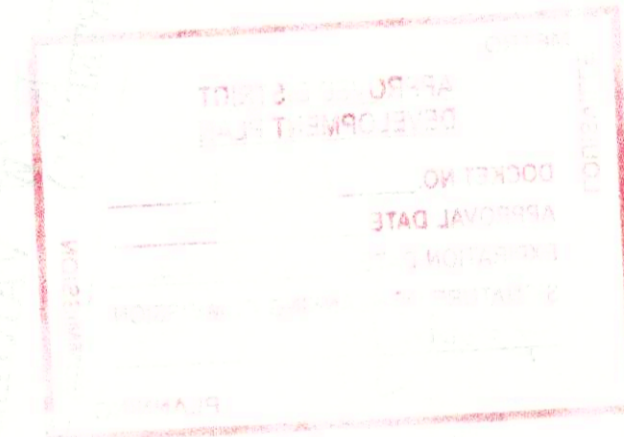
REVISED DETAILED DISTRICT DEVELOPMENT PLAN
QUARRY WAREHOUSE
 OWNER
 OTTE FAMILY LTD PARTNERSHIP
 12902 SHELBYVILLE RD
 LOUISVILLE, KY 40243
 D.B. 8206 PG. 0714

JOB NO. 18157
 SHEET 1 OF 1

Binding Elements
Case No. 20-DDP-0009

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the Revised District Development plan with binding elements amendments and **APPROVE** the out door Amenity area along with the addition of binding element number eight:

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. A minor subdivision plat or legal instrument 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 prior to obtaining a building permit.
 - 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. Final elevations/renderings shall be submitted for review and approval by Planning Commission staff. A copy of the approved rendering shall be available in the case file on record in the offices of the Louisville Metro Planning Commission.
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. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system permitted on the site.
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. **A contribution up to \$40,000 for the signal installation at the intersection of Terra Crossing Boulevard and Old Henry Road shall be paid by the developer within a 30-day request from Public Works assets or the Kentucky Transportation Department.**



PRELIMINARY APPROVAL
Condition of Approval

Date
Development Review
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT