

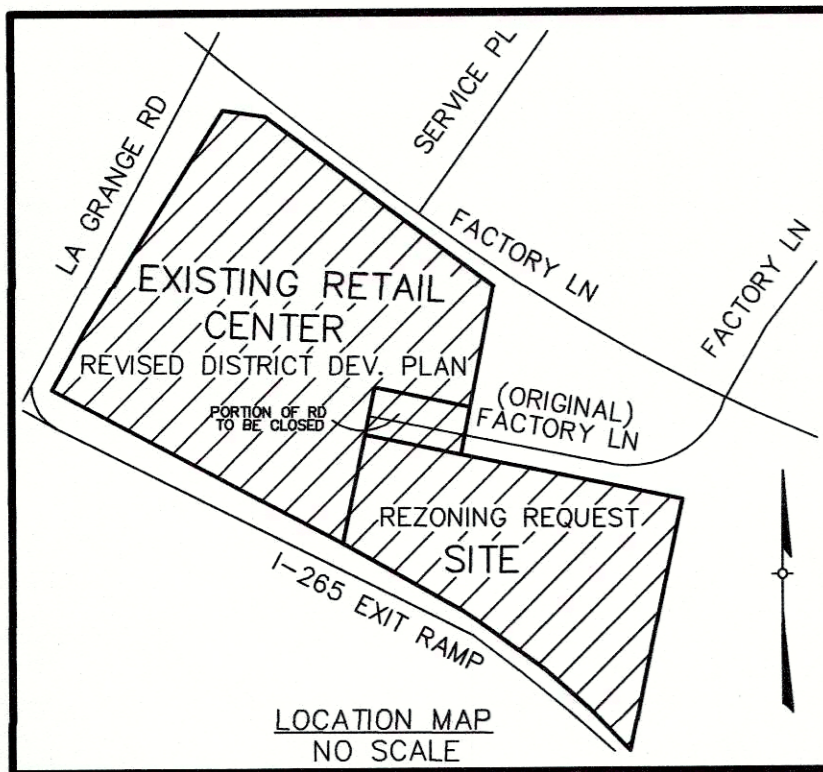
Case No. 18ZONE1022 Binding Elements

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the requested Revised Detailed District Development Plan AND Detailed District Development Plan; **SUBJECT** to the following binding elements:

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. An Individual Historic Resource Survey Form shall be completed for any historic resources (structures over 65 years old) on the subject site. The documentation must occur prior to the issuance of a demolition permit or ground disturbance at the site. The documentation shall be submitted to Urban Design/Historic Preservation Staff upon completion.
- 3.. Signs shall be in compliance with Ch. 8 of the Land Development Code.
4. No outdoor advertising signs, small free-standing signs, pennants, balloons, or banners shall be permitted on the site.
5. There shall be no outdoor storage sales, or display on the site.
6. Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff and height of the light standard shall be set so that no light source is visible off-site.
7. 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.
8. Before any permit (including but not limited to building, parking lot, change of use or alteration 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. 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 Land Development Code, 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.

- e. A minor plat or legal instrument creating the lots as shown on the approved district development plan shall be recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Development Services; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - f. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. 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.
 - g. A road closure for a portion of "Old Factory Lane" as shown on the development plan shall be recorded prior to requesting a building permit. Easements will be provided prior to recording of the street closure for each utility agency requesting the retention of their services within the area of the closure
 - h. Building renderings for all new structures and additions shall be approved by Planning Commission staff
9. 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.
10. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system.
11. 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.
12. A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and the USDA Natural Resources Conservation Service recommendations. A copy of said plan shall be provided to Planning and Design Services for incorporation into the record.
13. The materials and design of proposed structures shall be substantially the same as depicted in the renderings as presented at the November 2, 2000 & October 18, 2018 public hearings of the Planning Commission.
14. The property owner shall provide a crossover access easement if any adjacent property is ever re-developed for a non-residential use. A copy of the signed access easement agreement shall be provided to Planning Commission staff upon request.



GENERAL NOTES:

- DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- IF SITE HAS THROUGH DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- NO INCREASE IN PEAK FLOW OR VOLUME ONTO 11300 FACTORY LANE AS A RESULT OF THIS PROJECT.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL LOTS SHALL BE CONSOLIDATED PRIOR TO SITE CONSTRUCTION PLAN.
- THE DUMPSTER LOCATED ON THE ADJACENT RETAIL CENTER PROPERTY WILL BE SHARED WITH THIS PROPOSED DEVELOPMENT.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 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 REPORT WAS PREPARED BY ECS SOUTHEAST, LLP DATED 6/1/18. NO KARST CONDITIONS WERE OBSERVED.
- CROSS ACCESS AND SHARED PARKING TO BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.

PARKING REQUIREMENTS BY USE

PARKING REQUIRED PROPOSED (16,310 S.F. OFFICE)	47 SPACES
MIN. OFFICE (1 SPACE/ 350 S.F.)	82 SPACES
PARKING REQUIRED PROPOSED (13,764 S.F. RETAIL)	55 SPACES
MIN. RETAIL (1 SPACE/ 250 S.F.)	92 SPACES
MAX. RETAIL (1 SPACE/150 S.F.)	
PARKING REQUIRED EXISTING (2,000 S.F. DENTAL OFFICE)	8 SPACES
MIN. (1 SPACE/ 250 S.F.)	13 SPACES
MAX. (1 SPACE/150 S.F.)	
PARKING REQUIRED EXISTING (2,700 S.F. BEAUTY SHOP)	11 SPACES
MIN. (1 SPACE/ 250 S.F.)	27 SPACES
MAX. (1 SPACE/100 S.F.)	
PARKING REQUIRED EXISTING (1,700 S.F. MASSAGE SPA)	6 SPACES
MIN. (1 SPACE/ 300 S.F.)	17 SPACES
MAX. (1 SPACE/100 S.F.)	
PARKING REQUIRED EXISTING (900 S.F. SMOKE SHOPPE)	4 SPACES
MIN. (1 SPACE/ 250 S.F.)	6 SPACES
MAX. (1 SPACE/150 S.F.)	
PARKING REQUIRED EXISTING (3,000 S.F. OFFICE)	9 SPACES
MIN. (1 SPACE/ 350 S.F.)	15 SPACES
MAX. (1 SPACE/200 S.F.)	
PARKING REQUIRED EXISTING (4,600 S.F. RESTAURANT)	37 SPACES
MIN. (1 SPACE/ 125 S.F.)	92 SPACES
MAX. (1 SPACE/50 S.F.)	
PARKING REQUIRED EXISTING (2,500 S.F. BANK)	8 SPACES
MIN. (1 SPACE/ 300 S.F.)	13 SPACES
MAX. (1 SPACE/200 S.F.)	
MIN TOTAL	185 SPACES
MAX TOTAL	357 SPACES

TREE CANOPY CALCULATIONS (TCCA)

CLASS: C
 EXISTING TREE CANOPY: 35% COVERAGE
 SITE AREA: 3.69 AC (160,736 SF)
 EXISTING TREES PRESERVED: 9,644 SF (6%)
 REQUIRED NEW TREE CANOPY: 19,288 SF (12%)
 REQUIRED TOTAL TREE CANOPY: 28,932 SF (18%)

WAIVERS REQUESTED

- A WAIVER IS REQUESTED FROM CHAPTER 10.2.4 OF THE LDC TO ALLOW PARKING AND MANUEVERING IN THE REQUIRED 15' LBA.
- A WAIVER IS REQUESTED FROM CHAPTER 10.3.7.A OF THE LDC TO ALLOW THE PROPOSED BUILDINGS TO ENCRACH INTO THE REQUIRED 50' GENE SNYDER FREEWAY BUFFER.
- A WAIVER IS REQUESTED FROM CHAPTER 10.2.12 OF THE LDC TO REDUCE THE REQUIRED 10' VUA/LBA TO 5'.

BICYCLE PARKING

REQUIRED SPACES	
LONG TERM (2, OR 1 PER 50,000 S.F.)	2 SPACES
SHORT TERM (2, OR 1 PER 25,000 S.F.)	2 SPACES
PROVIDED SPACES	
PARCEL A	
LONG TERM	2 SPACES
SHORT TERM	2 SPACES
PARCEL B	
LONG TERM	2 SPACES
SHORT TERM	2 SPACES
TOTAL PARCEL A&B	
LONG TERM	4 SPACES
SHORT TERM	4 SPACES

PARKING SUMMARY

REQUIRED PARKING WITH 10% TARC CREDIT	167 SPACES
MIN TOTAL	357 SPACES
MAX TOTAL	
(PARKING REQUIREMENTS BY USE SHOWN BELOW)	
PARKING PROVIDED	
STANDARD SPACES	146 SPACES
COMPACT SPACES	9 SPACES(5%)
HANDICAP SPACES	12 SPACES
TOTAL PROVIDED	167 SPACES

PRELIMINARY APPROVAL DEVELOPMENT PLAN

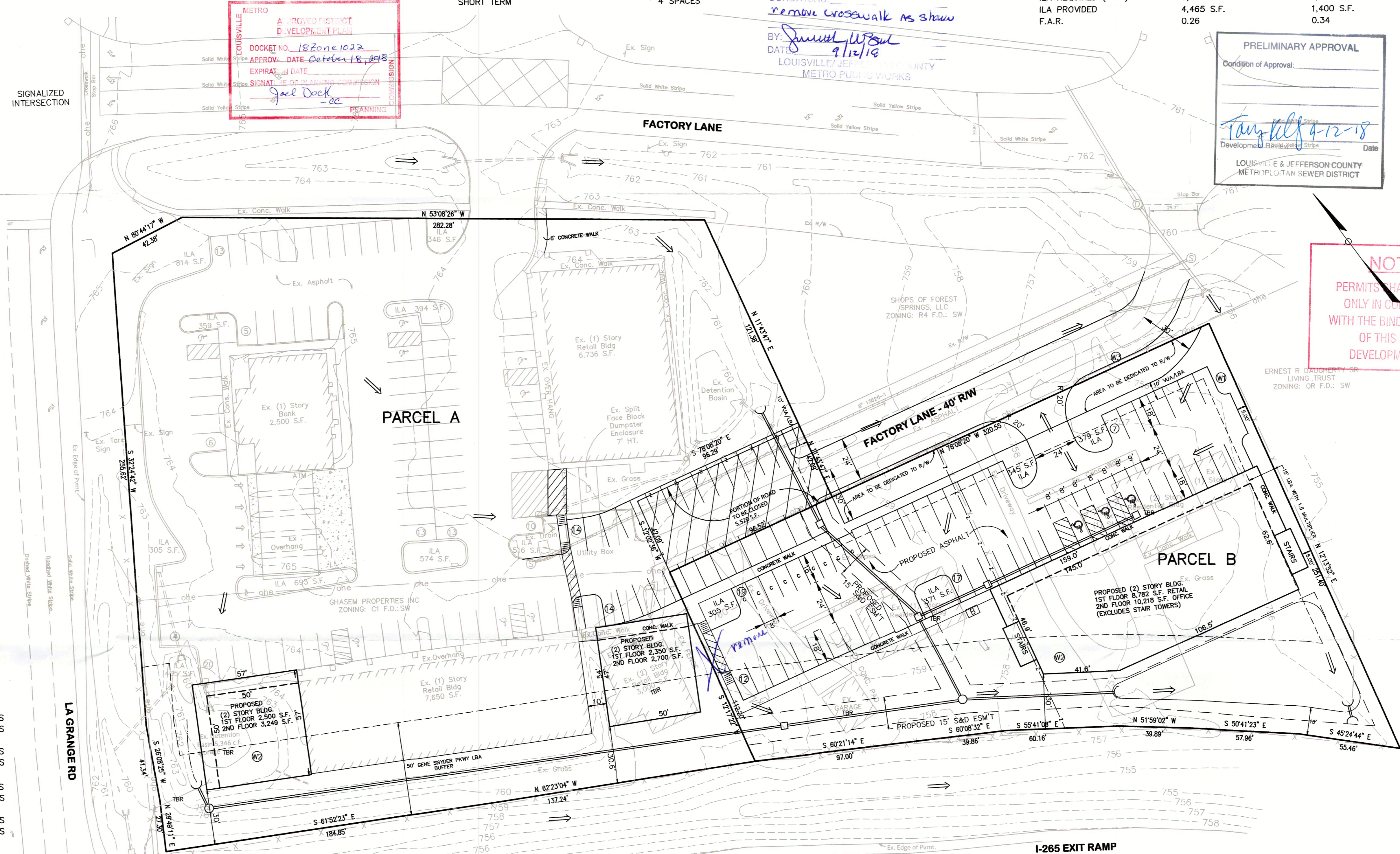
CONDITIONS:
 remove crosswalk as show
 BY: *James W. Paul*
 DATE: 9/12/18
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PROJECT SUMMARY

PARCEL A (INCLUDES RD. CLOSURE)	PARCEL B
C1	R4
SW	SW
RETAIL CENTER	VACANT/ RESIDENTIAL
RETAIL CENTER	RETAIL CENTER
C1	C1
2.4 ACRES	1.29 ACRES
5,949 S.F.	10,218 S.F.
4,850 S.F.	8,782 S.F.
27,635 S.F.	19,000 S.F.
50'	50'
46,448 S.F.	18,330 S.F.
3,484 S.F.	1,375 S.F.
4,465 S.F.	1,400 S.F.
0.26	0.34

PRELIMINARY APPROVAL
 Condition of Approval: _____
 Date: *9-12-18*
 DEVELOPER: _____
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

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



INCREASED IMPERVIOUS SURFACE

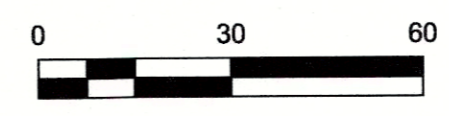
PRE-DEVELOPED IMPERVIOUS SURFACE = 78,042 S.F.
 POST-DEVELOPED IMPERVIOUS SURFACE = 111,226 S.F.
 NET INCREASE IN IMPERVIOUS SURFACE = 33,184 S.F.
 TOTAL SITE DISTURBANCE = 61,192 S.F.

PRELIMINARY DRAINAGE CALCULATIONS

CHANGE IN RUNOFF COEFFICIENT, C=(0.73-0.58)=0.15
 SITE AREA = 3.69 ACRES
 INCREASED RUNOFF = [(0.15x2.8/12)x3.69] = 0.129 AC-FIT
 EXISTING DETENTION BASIN VOLUME TO BE RELOCATED = 0.123 AC-FIT (5,346 C.F.)
 TOTAL DETENTION VOLUME REQUIRED = (0.129 + 0.123) = 0.252 AC-FIT

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0020E



LEGEND

- EX. UTILITY POLE
- EX. CONTOUR
- EX. FIRE HYDRANT
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. SIGN
- PARKING COUNT
- INTERIOR LANDSCAPE AREA
- TO BE REMOVED
- DUMPSTER
- PROPOSED BIKE RACK

CASE# 18ZONE1022
 RELATED CASE # B-11-87,B-10-87
REVISED AND DETAILED DISTRICT DEVELOPMENT PLAN
 GHASEM/FACTORY LANE PROJECT
 12903, 12910, 12920 FACTORY LN
 LOUISVILLE, KY 40245
 T.B. 0015 LOT(S) 0079, 0157, 0151
 D.B. 7615 PG. 986
 D.B. 7621 PG. 933
 D.B. 10037 PG. 886
 OWNER/DEVELOPER:
 GHASEM PROPERTIES INC
 PO BOX 43299, LOUISVILLE, KY 40253
 WM # 11760

Milestone design group
 108 Daventry Lane, Suite 300 Louisville, KY 40223
 502.527.7075 www.milestonegroup.com

GHASEM / FACTORY LANE PROJECT

DATE: 4/27/18
 DRAWN BY: C.C.Z.
 CHECKED BY: D.L.E.
 SCALE: 1"=30' (HORZ)
 SCALE: N/A (VERT)

REVISIONS

6/11/18	AGENCY COMMENTS
7/9/18	AGENCY COMMENTS
7/20/18	AGENCY COMMENTS
8/1/18	AGENCY COMMENTS
8/20/18	AGENCY COMMENTS

RECEIVED
 AUG 20 2018
 PLANNING & DESIGN SERVICES

DEVELOPMENT PLAN
 JOB NUMBER 18017
 1 OF 1

18 ZONE 1022
 88 ZONE 1022