

Case No. 19ZONE1023 Binding Elements

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** of the Removal of existing binding elements and Abandonment of existing Conditional Use Permit and Revised Detailed District Development Plan and 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. 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. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.
 - 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 certificate of occupancy. 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.
 - 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. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
6. No idling of trucks shall take place within 200 feet of residential uses. No overnight idling of trucks shall be permitted on-site.

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. 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.
9. The existing conditional use permit (for a golf driving range, miniature golf course and related uses) shall not be deemed abandoned until the issuance of building permits for the warehouse/distribution building.
10. Trucks that are required by the US Department of Transportation regulations to display a "Hazardous Materials" placard may not be stored on site for more than 24 hours.
11. The filament of truck headlights shall not be visible from adjacent apartment units.
12. A berm shall be located where shown on the development plan (6-feet tall in relation to the loading dock) and a 6-foot solid privacy fence located atop the berm together with the AcoustiFence® product attached to the fence.
13. The AcoustiFence® product shall be installed in compliance with manufacturer recommendations. The fence and AcoustiFence® product shall be inspected twice per year and repaired or replaced as necessary according to manufacturer's recommendations. If it is found to be damaged or worn such that its effectiveness shall be conducted by a person competent to inspect the AcoustiFence® product at the property owner or tenant's expense.

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- State Highway encroachment permit will be required for any work done in the right-of-way prior to Metro Public Works construction plan approval.
- No increase in drainage run-off to state roadways.
- There shall be no commercial signs in the Right of Way.
- 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 dripline 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.
- The developer/property owner shall install a concrete boarding pad, bench pad, and then notify TARC when the construction is complete. TARC will then install a standard bench, in addition the developer/owner shall clean the stop as needed.
- Dumpster to be provided inside the building.
- Derek Triplett, RLA performed a site investigation on 4/15/19 and there was no evidence of KARST features.
- Per LDC Section 5.5.2, all proposed loading docks shall be visually screened from adjacent residential properties.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public rights-of-way, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least three (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- This development shall comply with section 5.7.1.B.3.b of the Land Development Code regarding the landscaping and screening along the south property line abutting residential use.

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 connection and subject to applicable 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. 21111C0094E & 21111C0095E dated December 5, 2006. Drainage pattern depicted by arrows is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- On-site 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.
- 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. KYTC & Railroad approval may be required prior to MSD construction plan approval.
- Run-off volume impact fee required. Calculations based on Regional Facilities Fee x 1.5.

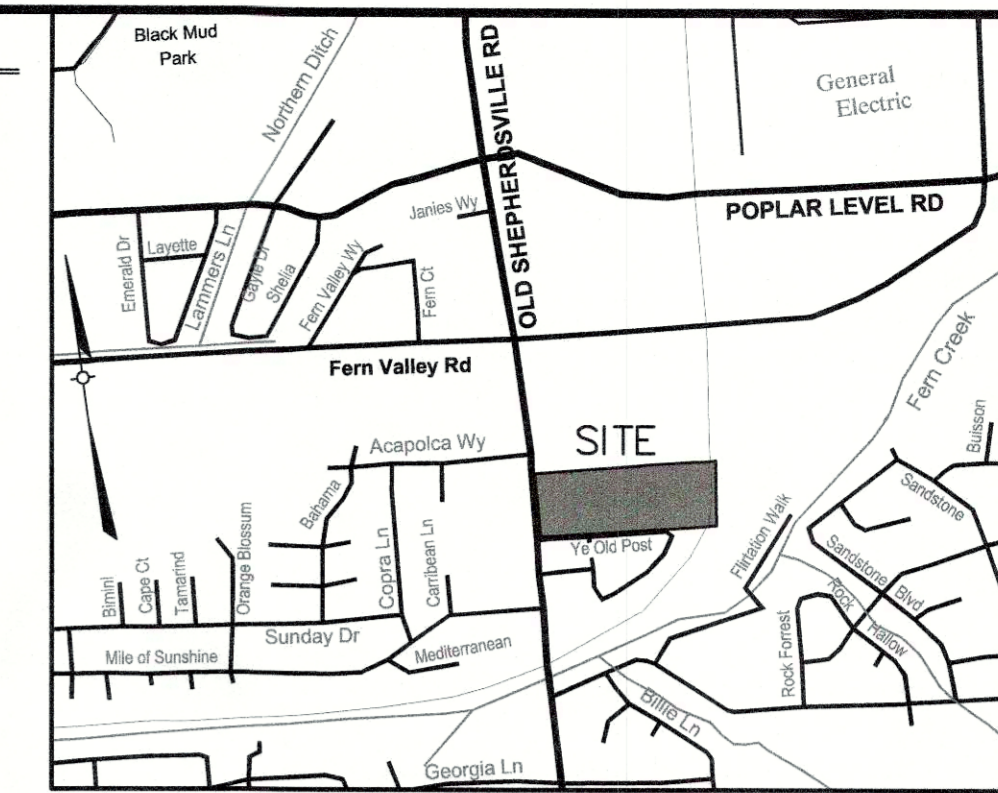
PROJECT DATA

TOTAL SITE AREA	= 16.1± Ac. (699,706 SF)	BIKE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM/2 LONG TERM (LONG TERM PROVIDED INDOORS)
EXISTING ZONING	= R-4 & C2	TOTAL VEHICULAR USE AREA	= 73,718 SF (LOADING DOCKS NOT INCLUDED)
PROPOSED FORM DISTRICT	= SUBURBAN WORKPLACE/ NEIGHBORHOOD	INTERIOR LANDSCAPE AREA REQUIRED	= 5,529 SF (7.5%)
PROPOSED ZONING	= SUBURBAN WORKPLACE	INTERIOR LANDSCAPE AREA PROVIDED	= 7,346 SF
EXISTING USE	= C-M	EXISTING IMPERVIOUS AREA	= 62,386 SF
PROPOSED USE	= OFFICE/WAREHOUSE	PROPOSED IMPERVIOUS AREA	= 461,957 SF (640% INCREASE)
PROPOSED BUILDING HEIGHT	= (45' MAX. ALLOWED)		
PROP BUILDING AREA	= 11,200 SF		
PROPOSED OFFICE AREA	= 272,500 SF		
WAREHOUSE AREA	= 283,700 SF		
TOTAL BUILDING AREA	= 556,200 SF		
F.A.R.	= 0.41 (3.0 MAX ALLOWED)		
PARKING REQUIRED OFFICE	MIN. MAX.		
1 SP/350 SF MIN.	= 32 SP		
1 SP/200 SF MAX.	= 56 SP		
WAREHOUSE			
1 SP/1.5 EMPLOYEES (113 EMPLOYEES)	= 76 SP		
1 SP/1 EMPLOYEE (113 EMPLOYEES)	= 113 SP		
-10 TARC CREDIT	= 108 SP 169 SP		
TOTAL PARKING REQUIRED	= 98 SP 169 SP		
TOTAL PARKING PROVIDED	= 162 SPACES (5 CP SP INCLUDED) (6 ADA SP INCLUDED)		

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *[Signature]*
DATE: 7/24/19
LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS



NO.	DATE	DESCRIPTION
1	4/22/19	REVISED PER AGENCY COMMENTS
2	5/13/19	REVISED PER AGENCY COMMENTS
3	5/22/19	PER AGENCY COMMENTS
4	7/10/19	TREE PRESERVATION
5	7/19/19	ADD PRIVACY FENCE

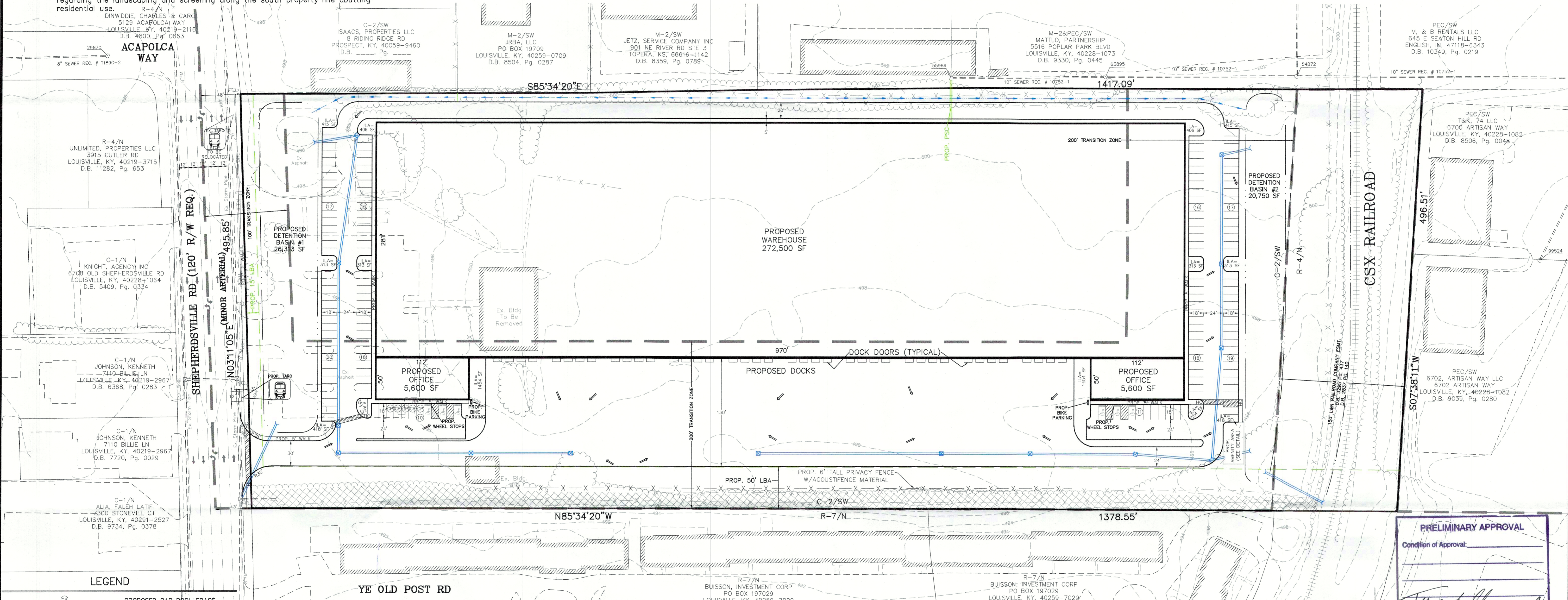
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LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
505 WESTERN BLVD. SUITE 101 FORT MITCHELL, KY 41073
TEL: 502-344-2222 FAX: 502-344-2221 WEB: WWW.LD&D-KY.COM

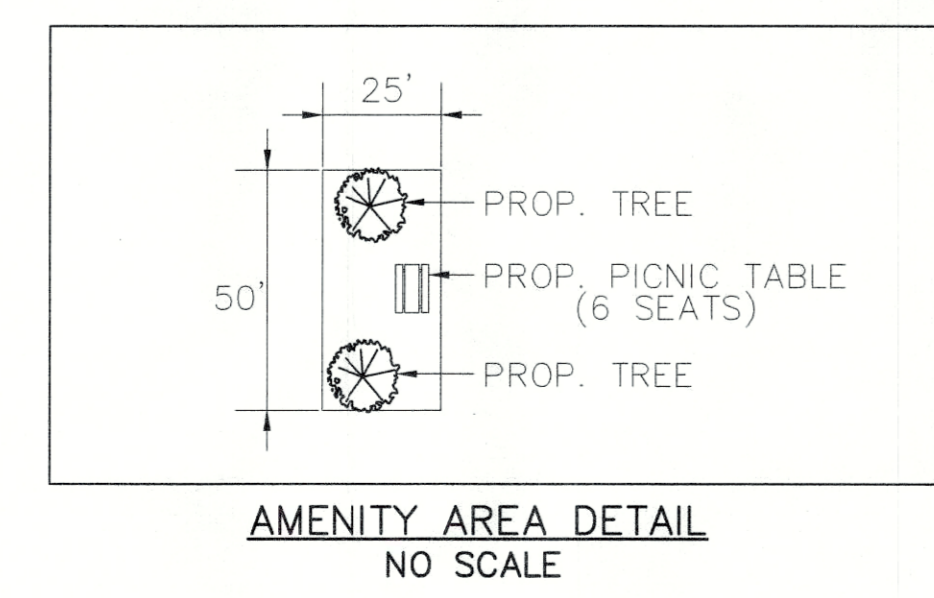
REVISOR DETAILED DISTRICT DEVELOPMENT PLAN
6611 SHEPHERDSVILLE ROAD
DEVELOPER
CORE 5 INDUSTRIAL PARTNERS
250 GRANDVIEW DRIVE STE 260
FORT MITCHELL, KY 41017

JOB NO. **19045**
SHEET **1** OF **1**



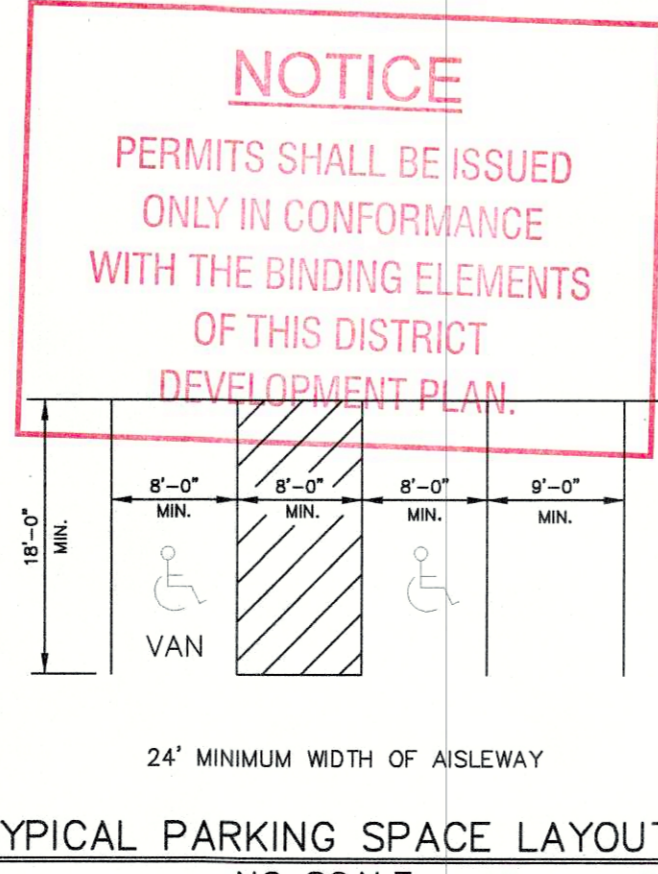
LEGEND

	PROPOSED CAR POOL SPACE
	EX. UTILITY POLE
	EX. FIRE HYDRANT
	EX. WATER METER
	EX. WATER VALVE
	EX. GAS METER
	EX. GAS VALVE
	EX. UNDERGROUND GAS LINES
	EX. UNDERGROUND WATER LINES
	EX. OVERHEAD ELECTRIC LINES
	EX. FENCE
	EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
	EXISTING SEWER AND MANHOLE
	PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
	PROPOSED SEWER AND MANHOLE
	EX. TREE LINE
	PROPOSED TREE PRESERVATION AREA
	DRAINAGE FLOW DIRECTION
	EX. CONTOUR



TREE CANOPY CALCULATIONS

TOTAL SITE AREA (CLASS B SITE)	= 699,706 SF
EXISTING TREE CANOPY AREA	= 95,282 SF (14% OF SITE AREA)
EXISTING TREE CANOPY TO BE PRESERVED	= 3.7% (APPROX. 26,000 SF)
NEW TREE CANOPY REQUIRED	= 16% (111,952 SF)
TOTAL TREE CANOPY AREA REQUIRED	= 19% (132,944 SF)



DETENTION BASIN #1 CALCULATIONS

X = Δ CRA/12
ΔC = 0.78 - 0.6 = 0.18
A = ACRES = 3.99
R = INCHES = 2.8
X = (0.18)(3.99)(2.8)/12 = 0.17 AC.-FT.
REQUIRED = 7,405 CU.FT.
PROVIDED BASIN = 26,313 SQ.FT.
TOTAL = 26,313 SQ.FT. @ APPROX. 1 FT. DEPTH = 26,313 CU.FT. > 7,405 CU.FT.

DETENTION BASIN #2 CALCULATIONS

X = Δ CRA/12
ΔC = 0.76 - 0.25 = 0.51
A = ACRES = 12.07
R = INCHES = 2.8
X = (0.51)(12.07)(2.8)/12 = 1.43 AC.-FT.
REQUIRED = 62,290 CU.FT.
PROVIDED BASIN = 20,750 SQ.FT.
TOTAL = 20,750 SQ.FT. @ APPROX. 3.25 FT. DEPTH = 67,437 CU.FT. > 62,290 CU.FT.

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 19 Zone 1023
APPROVAL DATE July 18, 2019
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION
[Signature]
PLANNING COMMISSION

PRELIMINARY APPROVAL
Condition of Approval:
[Signature]
Date: 7/24/19
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
JUL 22 2019
DESIGN SERVICES
CASE: 19ZONE1023
RELATED CASE: 09-091-87
WM #2707

PROFESSIONAL'S SEAL