**TREE CANOPY CALCULATIONS**

SITE AREA: 50.73 AC (2,209,749 S.F.) (CLASS C)
 EXISTING TREE CANOPY PRIOR TO SITE DISTURBANCE: 1,141,707 S.F. (51.6%)
 EXISTING TREES PRESERVED: 0 (0%)
 REQUIRED NEW TREE CANOPY: 552,437 S.F. (25%)
 NEW TREE CANOPY TO BE PROVIDED: 552,437 S.F. (25%)
 TOTAL TREE CANOPY: 552,437 S.F. (25%)

INCREASED RUNOFF CALCULATIONS

C_{pre} = 0.24
 C_{post} = 0.85
 AREA = 61.37 AC
 (0.85 - 0.24) X 2.8/12 X 61.37 AC = 8.73 AC-FT
 8.73 AC-FT X 1.5 = 13.095 AC-FT

INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 6,513 S.F.
 POST-DEVELOPED IMPERVIOUS SURFACE = 1,709,374 S.F.
 NET INCREASE IN IMPERVIOUS SURFACE = 1,702,861 S.F.

EROSION PREVENTION AND SEDIMENT CONTROL 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 MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

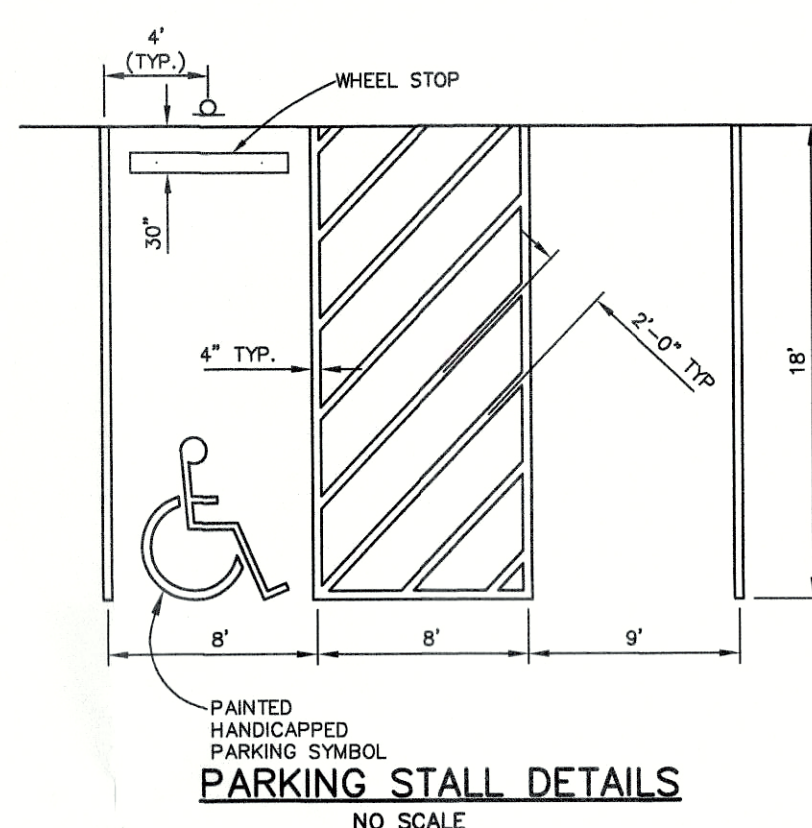
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD 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 PRACTICAL, BUT NO 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.

**PARKING SUMMARY**

PARKING REQUIRED	
MANUFACTURING/WAREHOUSE MIN. (1 SPACE/1.5 EMPLOYEES) MAX. (1 SPACE/1 EMPLOYEE)	350 EMPLOYEES 233 SPACES 350 SPACES
OFFICE MIN. (1 SPACE/350 S.F.) MAX. (1 SPACE/200 S.F.)	30,000 S.F. 86 SPACES 150 SPACES
TOTAL MINIMUM MAXIMUM	319 SPACES 500 SPACES
PARKING PROVIDED	
STANDARD SPACES HANDICAP SPACES TOTAL PROVIDED	343 SPACES 8 SPACES 351 SPACES

PROJECT SUMMARY

EXISTING ZONE		PEC	
EXISTING FORM DISTRICT	SW	VACANT	MANUFACTURING/WAREHOUSE
EXISTING USE		61.37 ACRES	51.71 AC
PROPOSED USE		1.35 AC	1.35 AC
SITE AREA (GROSS ACREAGE)		60.79 AC	60.79 AC
LOT 1 AREA		0.43	0.43
LOT 2 AREA		958,200 S.F.	30,000 S.F.
LOT 3 AREA		7.73 AC	7.73 AC
NET ACREAGE		748,174 S.F.	748,174 S.F.
FLOOR AREA RATIO		56,113 S.F.	56,113 S.F.
TOTAL PROPOSED BUILDING SQ. FT.		119,240 S.F.	119,240 S.F.
PROPOSED OFFICE SQ. FT.			
PROPOSED WAREHOUSE SQ. FT.			
VUA			
ILA REQUIRED (7.5%)			
ILA PROVIDED			
MAX BUILDING HEIGHT		50'	50'
MAX BUILDING HEIGHT (IN TRANSITION ZONE)		45'	45'

GENERAL NOTES

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- 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.
- 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.
- CONSTRUCTION FENCING SHALL BE ERRECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR 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 AREA.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. OFF STREET LOADING AND REFUSE COLLECTION AREA SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- ALL SIGNS SHALL BE IN COMPLIANCE WITH CHAPTER 8 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE AND ALL APPLICABLE ORDINANCES.
- 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 LDC.
- ALL CONSTRUCTION AND SALE TRAILERS MUST BE PERMITTED BY THE DEVELOPMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- SANITARY SEWERS AVAILABLE BY LATERAL EXTENSION AND SUBJECT TO APPLICABLE FEES.
- SEWAGE FROM THIS DEVELOPMENT WILL BE TREATED AT DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT.
- POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- SIDEWALK HANDICAP RAMPS AT ENTRANCES TO BE LOCATED IN FRONT OF STOP BAR LOCATIONS AND PER PUBLIC WORKS STANDARDS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO SITE 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 MANAGEMENT PRACTICES.
- IF SITE HAS THROUGH DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- INCREASED RUNOFF VOLUME AND FLOODPLAIN MITIGATION SHALL BE PROVIDED AT A 1.5:1 RATIO. THIS SHALL BE ACCOMPLISHED BY LOWERING THE PONDS ON THE ADJACENT EVANGEL SITE.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- IN THE EVENT THAT COMMERCIAL DEVELOPMENT OCCURS ON THE PROPOSED OUT-LOTS IN EXCESS OF 60,000 S.F., AN OUTDOOR AMENITY SHALL BE PROVIDED IN ACCORDANCE WITH 5.12.2.
- RECIPROCAL AND CROSSOVER EASEMENT AGREEMENT IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE CREATED BETWEEN ALL PARCELS SHOWN ON THE DEVELOPMENT PLAN. RIGHTS OF ACCESS SHALL BE RETAINED FOR THE PUBLIC TO THE ARCHEOLOGICAL FEATURE ON LOT 2. THIS AGREEMENT SHALL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- KDOW AND ACOE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- A UNIFIED SIGNAGE PLAN SHALL BE CREATED THAT SETS CONSISTENT STANDARDS FOR THE DESIGN, APPEARANCE AND LOCATION OF SIGNS WITHIN THE DEVELOPMENT.

WAIVERS REQUESTED

① A WAIVER IS REQUESTED FROM CHAPTER 5.5.4.B.1 OF THE LDC TO ALLOW A DRIVE AND TRUCK PARKING IN THE REQUIRED SW 50' NON-RES TO RESIDENTIAL LBA.

② A WAIVER IS REQUESTED FROM CHAPTER 10.2.7 OF THE LDC TO ALLOW A DRIVE TO ENCRACH INTO THE REQUIRED 20' EXPRESSWAY LBA.

WAIVERS GRANTED (18ZONE1049)

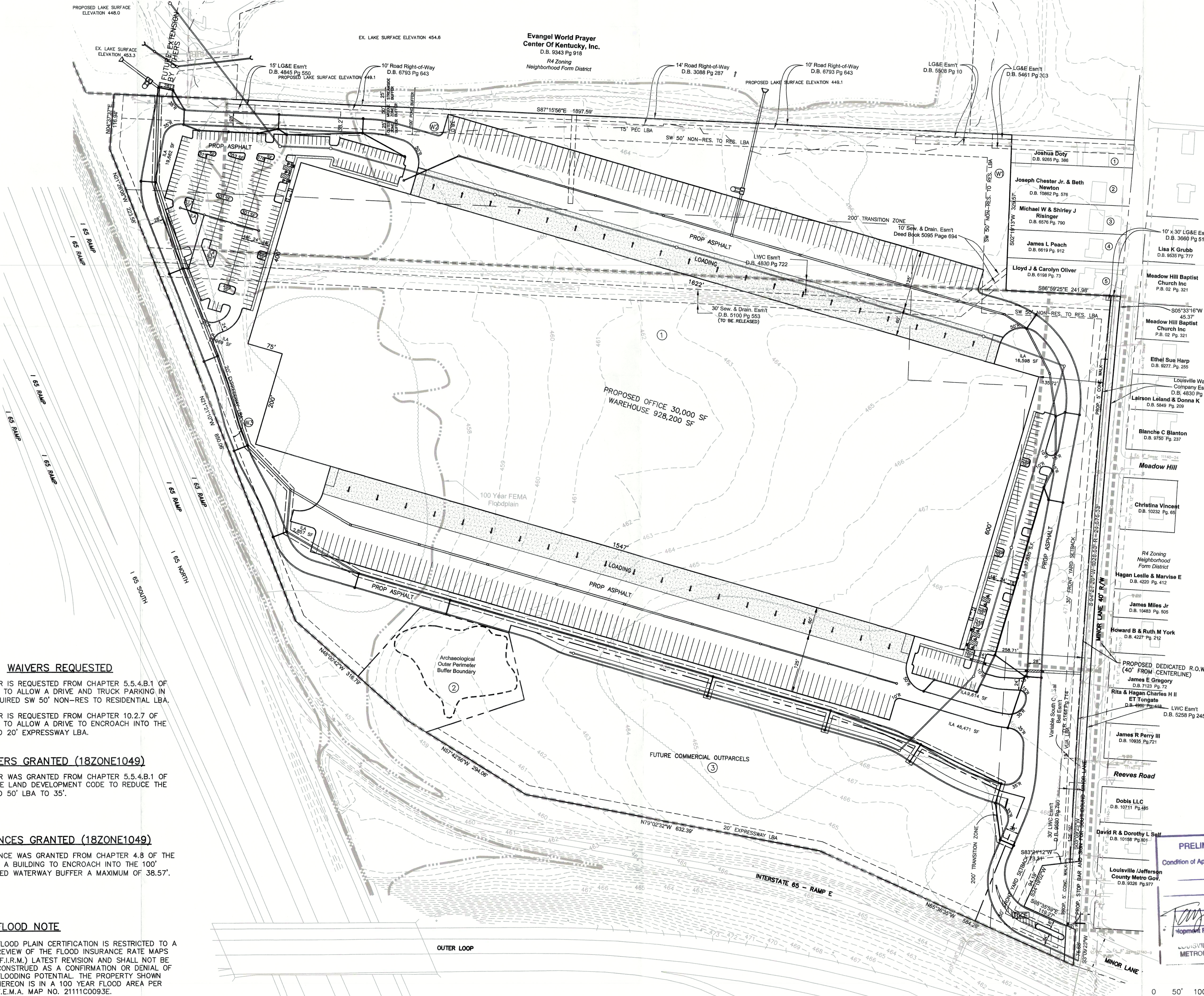
① A WAIVER WAS GRANTED FROM CHAPTER 5.5.4.B.1 OF LAND THE LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED 50' LBA TO 35'.

VARIANCES GRANTED (18ZONE1049)

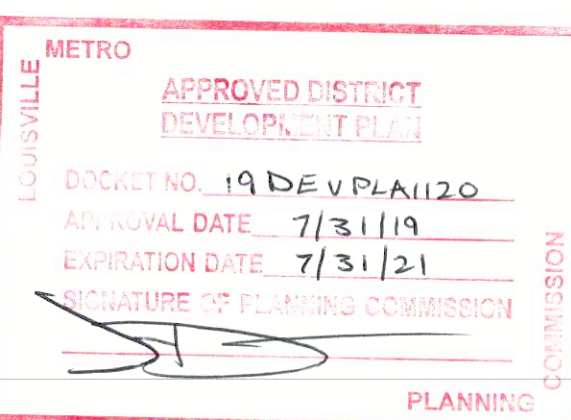
① A VARIANCE WAS GRANTED FROM CHAPTER 4.8 OF THE LDC FOR A BUILDING TO ENCRACH INTO THE 100' PROTECTED WATERWAY BUFFER A MAXIMUM OF 38.57'.

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 IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0093E.

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:
 BY:
 DATE: 07/31/19
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

**LEGEND**

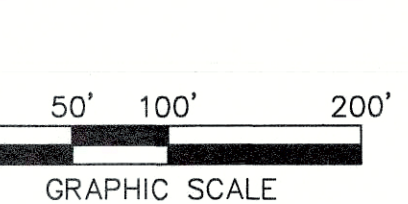
- EX. FIRE HYDRANT
- EX. UTILITY POLE
- EX. CONTOUR
- EX. OVERHEAD ELECTRIC
- PROPOSED DUMPSTER
- TO BE REMOVED
- PROPOSED HEADWALL
- PROPOSED YARD DRAIN
- PROPOSED CATCH BASIN
- PROPOSED PARKING COUNT
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED SILT FENCE
- EXISTING ZONING LINE
- PROPOSED ZONING LINE
- LIMITS OF ILA
- FLOW ARROW

CASE # 19DEVPLAN1120
 RELATED CASE(S) # 18ZONE1049, 9-5-99, #9-104-83 & 10-4-99
REVISED DETAILED DISTRICT DEVELOPMENT PLAN

PRELIMINARY APPROVAL

Condition of Approval:
 LAGRANGE LLC & NICKLES EXCHANGE LLC
 6060 DUBUQUOIS LN SITE 110,
 LOUISVILLE, KY 40205
 D.B. 11089, Pg. 672
 TR. 641, LOT 4

RECEIVED
 JUL 15 2019
 DESIGN SERVICES



DATE: 6/10/19
 DRAWN BY: D.L.E.
 CHECKED BY: D.L.E.
 SCALE: 1"=100' (HORZ)
 SCALE: N/A (VERT)

REVISIONS

NO.	DESCRIPTION
1	AGENCY CMNTS 7/15/19

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

JOB NUMBER 18016

Binding Elements
Case No. 19DEVPLAN1120

RESOLVED, that the Louisville Metro Development Review Committee does hereby **APPROVE** the Revised General and Detailed 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. Prior to development (includes clearing and grading) of each site or phase of this project, the applicant, developer, or property owner shall obtain approval of a detailed district development plan in accordance with Chapter 11, Part 6. Each plan shall be in adequate detail and subject to additional binding elements. The facade elevations submitted at this time shall be in accordance with applicable form district standards and shall be approved by PDS staff prior to construction permit approval.
3. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
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 Louisville Metro Department of Codes and Regulations Construction Permits and Transportation Planning Review 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 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 minor plat shall be approved and recorded creating the lots as shown on the approved development plan.
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 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.
7. No idling of trucks shall take place within 200 feet of single-family residences. No overnight idling of trucks shall be permitted on-site.
8. No deliveries shall be permitted by any commercial use between 10:00 pm and 7:00 am.
9. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the development site and the adjoining property owner(s) to the North and recorded prior to development of that site for any non-residential use. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services.
10. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between all parcels shown on the approved development. Rights of access shall be retained for the benefit of the public to access the archaeological feature on lot 2. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services. Such agreement shall be recorded prior to construction plan approval.
11. A unified signage plan shall be created that sets consistent standards for the design, appearance and location of signs within the development. This plan shall be submitted for review and approval by Planning Commission Staff prior to issuance of certificate of occupancy.
12. Landscaping shall be provided which is substantially similar to that described on the applicant's landscape exhibit presented at the 2/7/19 public hearing of the Planning Commission.
13. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the 2/7/19 Planning Commission meeting. One tree shall be planted within 15 feet of the building, for each 50 feet of facade length facing public streets or residentially used property. Trees may be clustered but distance between trees shall not exceed 100 feet. Tree species shall be selected from the Preferred Plant List that will equal or exceed the height of the adjacent building, at maturity. This shall be in addition to trees required in parking lot interior landscape areas.
14. The developer shall be responsible for maintenance of all drainage facilities and undeveloped lots ensuring prevention of mosquito breeding, until such time as the drainage bond is released.
15. The following roadway improvement shall be made prior to the occupancy of the subject site: Outer Loop Road at Minor Lane
 - A. Remove the existing raised median on the west leg of the intersection to provide dual left turns from Outer Loop Road to Minor Lane.
 - B. Add an additional southbound lane on the north leg of the intersection to provide 1 right turn lane, 1 shared through/left turn lane and 1 exclusive left turn lane. Widening on this leg will require significant shoulder widening to provide positive off-tracking for heavy making a right turn from Minor Lane to Outer Loop Road.
 - C. Widen the northbound approach of Briarcliff Road north of the Old Outer Loop Road to provide full pavement width for two lanes. Reconfigure the northbound lanes to provide 1 exclusive left turn lane and 1 shared through right turn lane.
 - D. Provide a westbound right turn lane on Outer Loop Road to Minor Lane. Minor Lane Extension at Development Drive. Configure the newly created intersection with stop control on the southbound approach of Minor Lane. Any revision to these recommendations shall be in

coordination with KYTC and shall be presented to the Director of Public Works for review and approval.

16. The following M-2 uses are prohibited unless approved by the Planning Commission in a public hearing. Any application for amendment shall include notification to all those that spoke at the public hearing, as well as 1st and 2nd tier adjoining property owners.
 - Auction sales, outdoor
 - Fairgrounds
 - Flea market
 - Railroad freight terminal and yards
 - River terminals
 - Outdoor storage of materials and equipment
 - Waterfront shipping
 - Uses, manufacture, processing, treatment, or storage of the following:
 - Aluminum extrusion
 - Animal pound
 - Coal and coke, storage and sales
 - Foundry products (electrical only)
 - Hosiery mill
 - Insecticides, fungicides, disinfectants, and related industrial and household chemical compounds (bleaching only)
 - Paint and coatings except manufacturing gun cotton
 - Nitro-cellulose lacquers and reactive resin cooking
 - Pulpy or rabbit, packaging or slaughtering (wholesale)
 - Tire treading and vulcanizing shop
17. The following M-1 uses are prohibited:
 - Uses, manufacture, processing, treatment, or storage of the following:
 - Adhesive, excluding manufacturing of basic components
 - Chemicals (packaging only)
18. The developer shall adhere to LDC section 4.4.6 as it pertains to inactive cemeteries.

18018

PRELIMINARY APPROVAL

Condition to Approval:

APPROVED

APPROVED BY: _____

DATE: _____

METROPOLITAN SEWER DISTRICT

18018