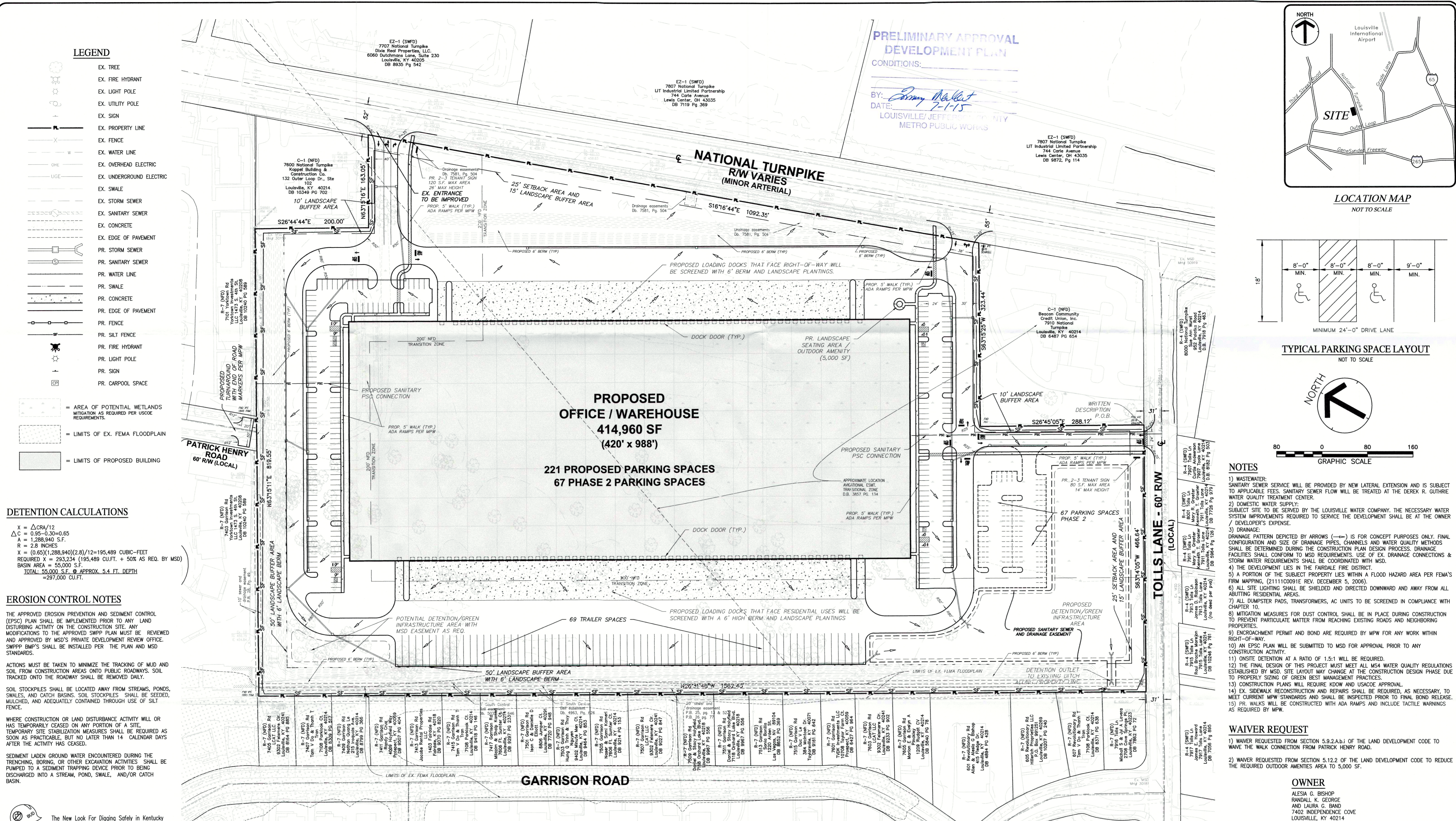


X:\AA-Projects-2014\14072 - LIC West - 7830 National Turnpike.dwg PLOT DATE: June 28, 2015 - 11:08am



LEGEND

- EX. TREE
EX. FIRE HYDRANT
EX. LIGHT POLE
EX. UTILITY POLE
EX. SIGN
EX. PROPERTY LINE
EX. FENCE
EX. WATER LINE
EX. OVERHEAD ELECTRIC
EX. UNDERGROUND ELECTRIC
EX. SWALE
EX. STORM SEWER
EX. SANITARY SEWER
EX. CONCRETE
EX. EDGE OF PAVEMENT
PR. STORM SEWER
PR. SANITARY SEWER
PR. WATER LINE
PR. SWALE
PR. CONCRETE
PR. EDGE OF PAVEMENT
PR. FENCE
PR. SILT FENCE
PR. FIRE HYDRANT
PR. LIGHT POLE
PR. SIGN
PR. CARPOOL SPACE
= AREA OF POTENTIAL WETLANDS MITIGATION AS REQUIRED PER USACE REQUIREMENTS.
= LIMITS OF EX. FEMA FLOODPLAIN
= LIMITS OF PROPOSED BUILDING

DETENTION CALCULATIONS

X = ΔC6W/12
ΔC = 0.95-0.30=0.65
A = 1,288,940 S.F.
R = 2.8 INCHES
X = (0.65)(1,288,940)(2.8)/12 = 195,489 CUBIC-FEET
REQUIRED X = 293,234 (195,489 CU.FT. + 50% AS REQ. BY MSD)
BASIN AREA = 55,000 S.F.
TOTAL 55,000 S.F. @ APPROX. 5.4 FT. DEPTH = 297,000 CU.FT.

EROSION CONTROL NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPCS) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWIPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS. 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. SOIL STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE. 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 NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED. SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT 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 WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Table with 5 columns: Revision, Date, Description, Detailed by, Chk'd by, Approved By. Includes entries for AMENITY CALCULATION, WAIVER #2 REQUEST, and AGENCY COMMENTS.

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

PRELIMINARY APPROVAL
Condition of Approval:
Development Review: [Signature] Date: 7/1/15
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

METRO
LOUISVILLE
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 15ZONE1004
APPROVAL DATE July 16, 2015
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION

TREE CANOPY CALCULATIONS

GROSS SITE AREA 1,245,816 S.F. (28.6 Ac.)
CANOPY COVERAGE CLASS CLASS C
AREA OF SITE WITH EX. TREE CANOPY NONE
TREE CANOPY REQUIRED 249,163 S.F. (20%)
TREE CANOPY PRESERVED NONE
TREE CANOPY PLANTED 249,163 S.F.
TOTAL TREE CANOPY PROVIDED 249,163 S.F. (20%)

LANDSCAPE DATA

PROPOSED AUTO V.I.A. (PHASE I) 85,914 S.F.
PROPOSED AUTO V.I.A. (PHASE II) 24,174 S.F.
PROPOSED TRUCK V.I.A. 311,740 S.F.
TOTAL V.I.A. 421,828 S.F.
V.I.A. AREA REQUIRING I.L.A. (AUTO PHASE I & II) 110,088 S.F.
I.L.A. REQUIRED (75%) 8,257 S.F.
I.L.A. PROVIDED 8,300 S.F.

OUTDOOR AMENITIES

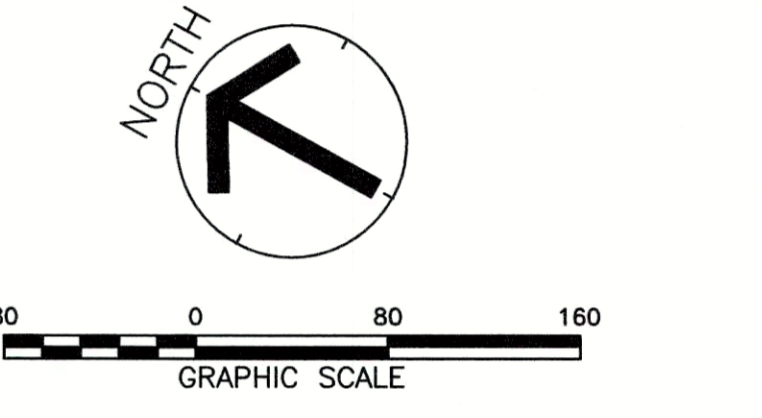
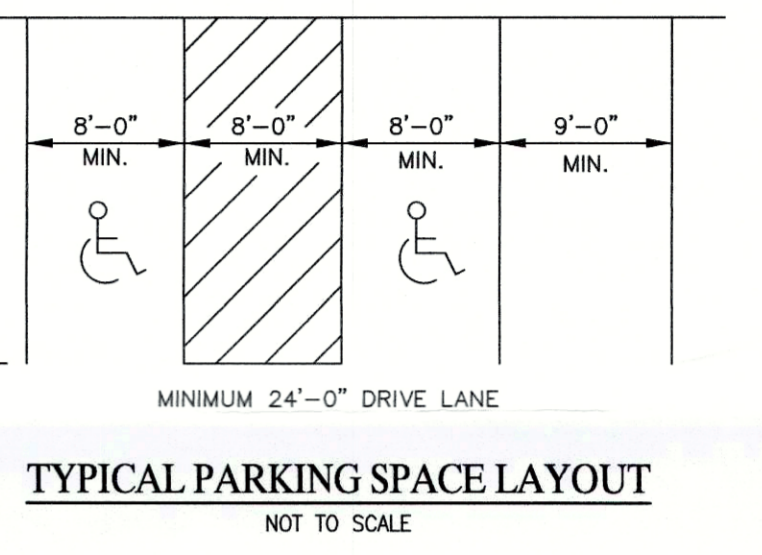
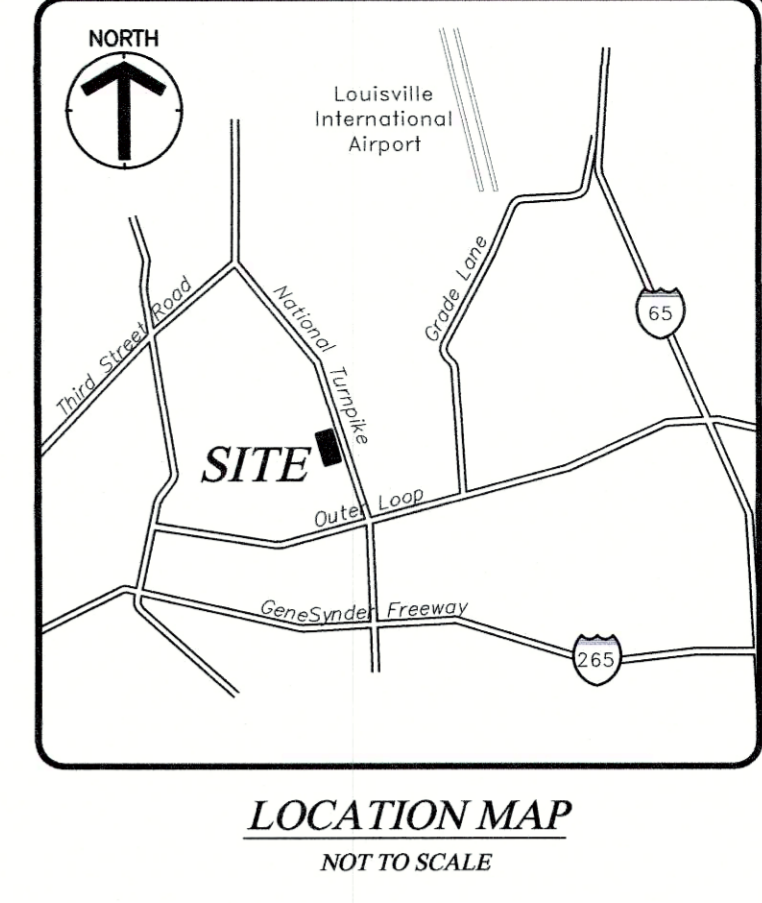
AREA PROVIDED* (LANDSCAPING, WALKWAYS & SEATING AREAS) 5,000 S.F.
*SUBJECT TO APPROVAL OF WAIVER REQUEST #2.

PARKING DATA

WAREHOUSE EMPLOYEES 150 TOTAL
MIN. PARKING REQUIRED (199/1.5 EMP.) 100 SPACES
MAX. PARKING ALLOWED (199/1 EMP.) 150 SPACES
OFFICE 30,000 S.F.
MIN. PARKING REQUIRED (199/368S.F.) 86 SPACES
MAX. PARKING ALLOWED (199/200S.F.) 150 SPACES
TOTAL MIN. PARKING REQUIRED 186 SPACES
TOTAL MAX. PARKING ALLOWED 300 SPACES
PARKING PROVIDED 221 SPACES
PARKING PROVIDED (PHASE 2) 67 SPACES
TOTAL PARKING PROVIDED 288 SPACES (INCL. 8 ADA SPACE & 5 CARPOOL SPACES)

BICYCLE SUMMARY

SHORT TERM REQUIRED (2 SPACES OR 1/50 EMP.) 3 SPACES
LONG TERM REQUIRED (2 SPACES OR 1/50,000 SQ.) 2 SPACES
TOTAL SHORT/LONG TERM PARKING PROVIDED 5 SPACES



NOTES

- 1) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW LATERAL EXTENSION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
2) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
3) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
4) THE DEVELOPMENT LIES IN THE FARMDALE FIRE DISTRICT.
5) A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0091E REV. DECEMBER 5, 2006).
6) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJACENT RESIDENTIAL AREAS.
7) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
8) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
9) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
10) AN EPCS PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
11) ONSITE DETENTION AT A RATIO OF 1.5:1 WILL BE REQUIRED.
12) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSW WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
13) CONSTRUCTION PLANS WILL REQUIRE KIDOW AND USACE APPROVAL.
14) EX. SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MSW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
15) PR. WALKS WILL BE CONSTRUCTED WITH ADA RAMPS AND INCLUDE TACTILE WARNINGS AS REQUIRED BY MPW.

WAIVER REQUEST

- 1) WAIVER REQUESTED FROM SECTION 5.0.2.A.1.1 OF THE LAND DEVELOPMENT CODE TO WAIVE THE WALK CONNECTION FROM PATRICK HENRY ROAD.
2) WAIVER REQUESTED FROM SECTION 5.12.2 OF THE LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED OUTDOOR AMENITIES AREA TO 5,000 SF.

OWNER

ALESIA G. BISHOP
RANDALL K. GEORGE
AND LAURA C. BAND
7402 INDEPENDENCE COVE
LOUISVILLE, KY 40214

SITE DATA

7830 NATIONAL TURNPIKE
LOUISVILLE, KY 40214
D.B. #254, PG. 740
TAX BLOCK 1045, LOT 387

TOTAL SITE AREA ±28.7 ACRES
EX. FORM DISTRICT NEIGHBORHOOD
PR. FORM DISTRICT SUBURBAN WORKPLACE
EX. ZONING C-1
PR. ZONING E2-1B
EX. LAND USE VACANT
PR. LAND USE OFFICE / WAREHOUSE
F.A.R. 0.34
PR. BUILDING 414,960 SF

SETBACK DATA

MIN. FRONT YARD 25'
STREET SIDE YARD 25'
SIDE YARD NONE*
REAR YARD NONE*
MAX. BUILDING HEIGHT 45'
PR. BUILDING HEIGHT 45'
* NOTE: A 50' LANDSCAPE BUFFER AREA IS REQUIRED IF ADJACENT TO RESIDENTIAL

HERITAGE ENGINEERING, LLC
642 South 4th Street
Louisville, KY 40202
(502) 562-1412
(502) 562-1413 Fax

CLARION PARTNERS
NAI Fortis Group
462 SOUTH FOURTH AVENUE
SUITE 400
LOUISVILLE, KY 40202

DETAILED DISTRICT DEVELOPMENT PLAN FOR LIC BUILDING 'W' 7830 NATIONAL TURNPIKE LOUISVILLE, KENTUCKY

RECEIVED JUN 29 2015 PLANNING & DESIGN SERVICES

JOB NO: 14072
HORIZ. SCALE: 1"=80'
VERT. SCALE: N/A
DESIGNED BY: JDC
DETAILED BY: JDC
CHECKED BY: SWH
DATE: APRIL 17, 2015

SHEET C06

CASE# 15ZONE1004 WM# 11137

15zone1004

Case No. 15ZONE1004 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. The development shall not exceed 414,960 square feet of gross floor area.
3. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
4. 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.
5. 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 Develop Louisville 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.
6. 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.
7. There shall be no outdoor music (live, piped, radio or amplified) or outdoor PA system audible beyond the property line or permitted on the site.
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 materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the July 16th, 2015 Planning Commission meeting.
10. No idling of trucks shall take place within 200 feet of single-family residences. No overnight idling of trucks shall be permitted on-site.