

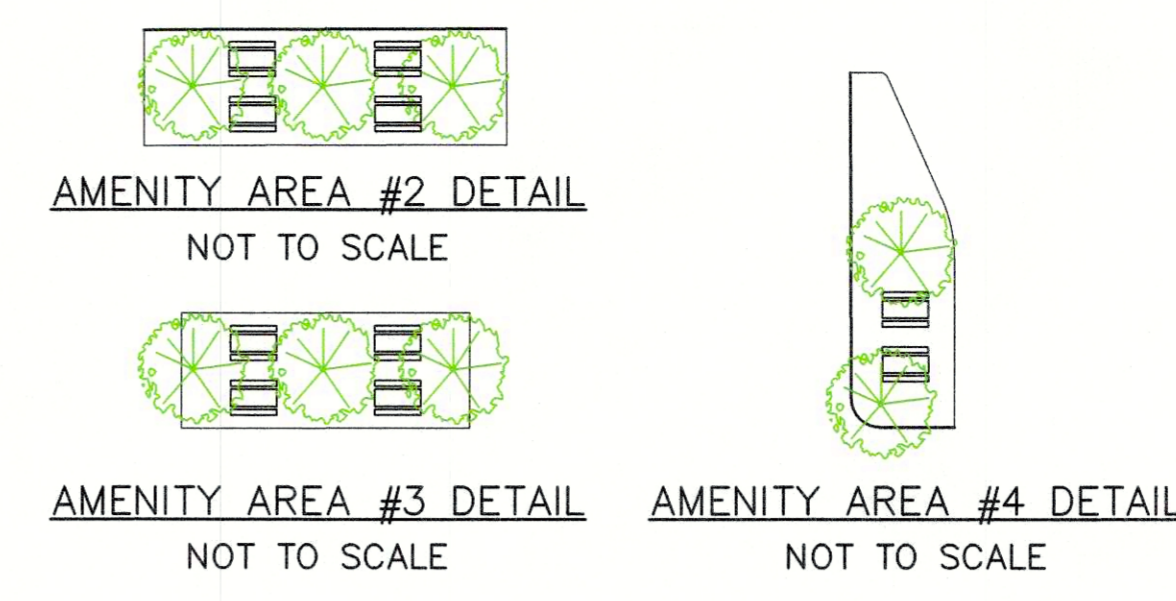
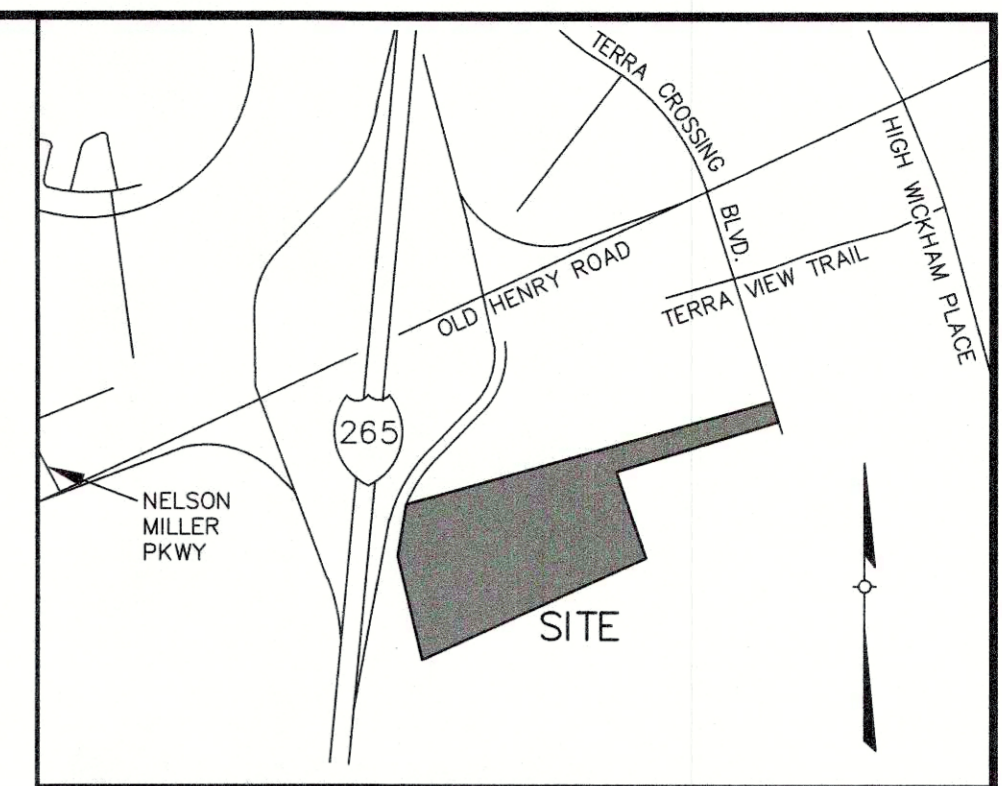
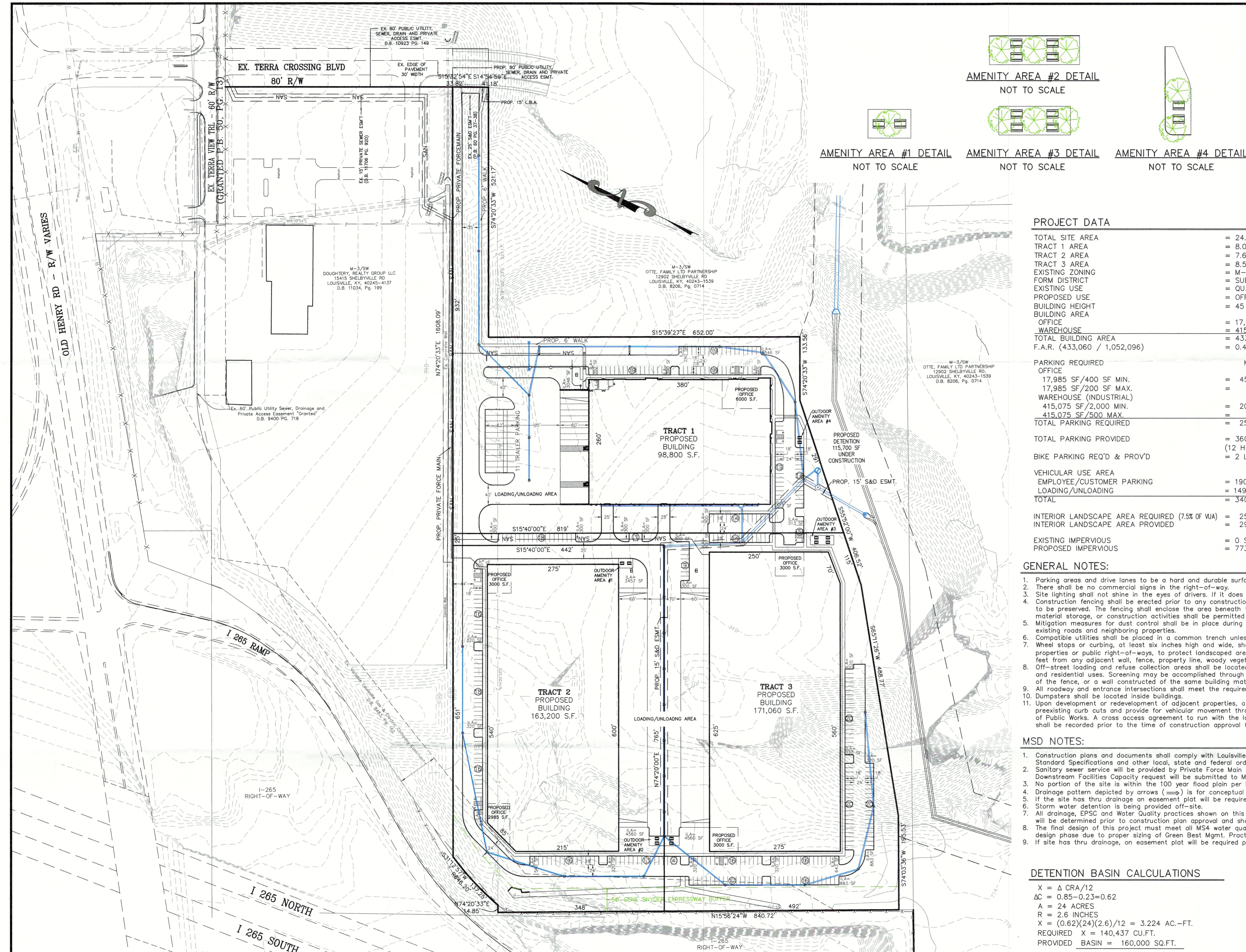
Case No. 20-DDP-0073 Binding Elements

RESOLVED, that the Louisville Metro Development Review Committee does hereby **APPROVE** the Revised Detailed District Development Plan and Outdoor Amenity Area Design, **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. 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 of up to \$40,000 for the signal installation at the Intersection of Terra Crossing Blvd and Old Henry Rd shall be paid by the developer within a 30-day request from Public Works assets or the Kentucky Transportation Department.



PROJECT DATA

TOTAL SITE AREA	= 24.1± Ac. (1,052,096 SF)
TRACT 1 AREA	= 8.0± Ac. (349,997 SF)
TRACT 2 AREA	= 7.6± Ac. (332,666 SF)
TRACT 3 AREA	= 8.5± Ac. (369,433 SF)
EXISTING ZONING	= M-3
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= QUARRY
PROPOSED USE	= OFFICE/WAREHOUSE
BUILDING HEIGHT	= 45 FT (60 FT. MAX. ALLOWED)
OFFICE	= 17,985 SF
WAREHOUSE	= 415,075 SF
TOTAL BUILDING AREA	= 433,060 SF
F.A.R. (433,060 / 1,052,096)	= 0.41 (4.0 MAX. ALLOWED)
PARKING REQUIRED	
OFFICE	MIN. MAX.
17,985 SF/400 SF MIN.	= 45 SP 90 SP
17,985 SF/200 SF MAX.	
WAREHOUSE (INDUSTRIAL)	
415,075 SF/2,000 MIN.	= 208 SP
415,075 SF/500 MAX.	= 830 SP
TOTAL PARKING REQUIRED	= 253 SP 920 SP
TOTAL PARKING PROVIDED	= 360 SPACES
	(12 HC SP INCLUDED)
	= 2 LONG-TERM SPACES INSIDE BUILDING
BIKE PARKING REQ'D & PROV'D	
VEHICULAR USE AREA	
EMPLOYEE/CUSTOMER PARKING	= 190,256 SF
LOADING/UNLOADING	= 149,908 SF
TOTAL	= 340,164 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5% OF WA)	= 25,512 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 29,341 SF
EXISTING IMPERVIOUS	= 0 SF
PROPOSED IMPERVIOUS	= 773,224 SF

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 BY: *Paisal M. Madgal*
 DATE: 05/13/21
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- 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 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.
- Off-street loading and refuse collection areas shall be located on and screened so as not to be visible from adjacent public streets and residential uses. Screening may be accomplished through use of a fence with landscaping that at maturity will equal the height of the fence, or a wall constructed of the same building material as the principal structure.
- All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
- Dumpsters shall be located inside buildings.
- 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 Private Force Main and Property Service 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. 21111 C 0034 & 0033 E 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.
- Storm water detention is being provided off-site.
- 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.
- If site has thru drainage, an easement plat will be required prior to MSD granting construction plan approval.

DETENTION BASIN CALCULATIONS

$$X = \Delta CRA/12$$

$$AC = 0.85 - 0.23 = 0.62$$

$$A = 24 ACRES$$

$$R = 2.6 INCHES$$

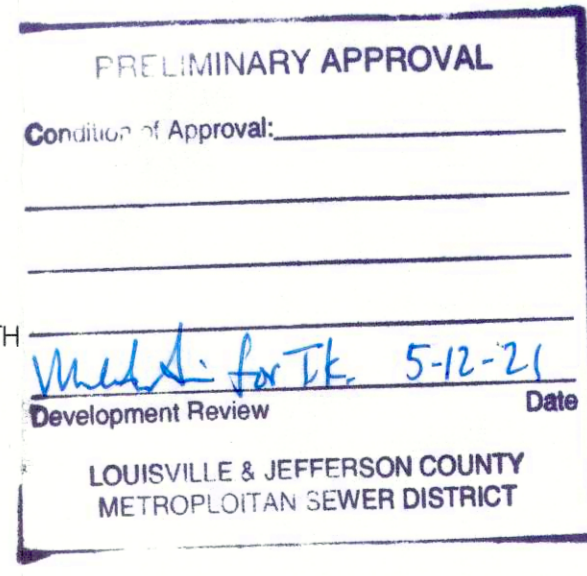
$$X = (0.62)(24)(2.6)/12 = 3.224 AC.-FT.$$

$$REQUIRED X = 140,437 CU.FT.$$

$$PROVIDED BASIN = 160,000 SQ.FT.$$

$$TOTAL = 115,700 SQ.FT. @ APPROX. # 10 FT. DEPTH$$

$$= 1,157,000 CU.FT. > 140,437 CU.FT.$$



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 1,052,096 SF
EXISTING TREE CANOPY	= 0 SF
TOTAL TREE CANOPY AREA REQUIRED	= 30% (315,629 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 30% (315,629 SF)

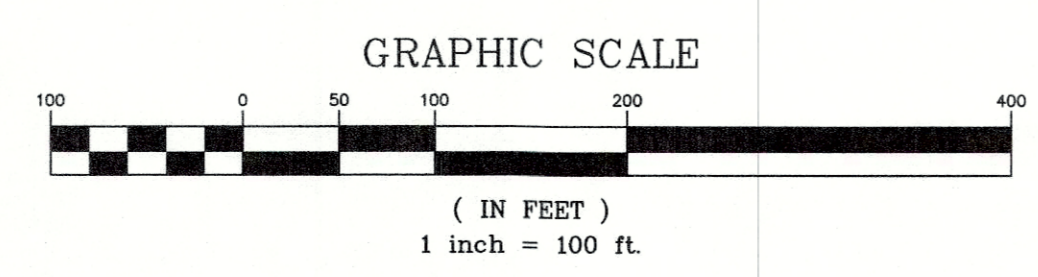
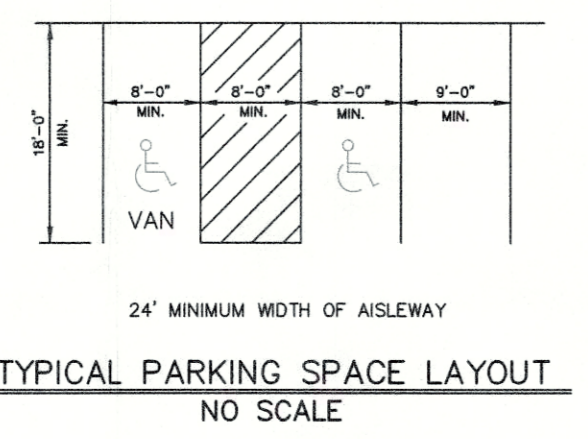
SITE ADDRESS:
 TERRA VIEW TRAIL
 TAX BLOCK 0024, LOT 0278
 D.B. 11778, PG. 111

COUNCIL DISTRICT - 19
 FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN
 MUNICIPALITY - LOUISVILLE

CASE #20-DDP-0073
 RELATED CASES:
 09-062-82
 WM# 12112

LEGEND

• = BOLLARD	⊙ = WATER MANHOLE
— = SIGN	⊙-WV = WATER VALVE
— = DOUBLE SIDED SIGN	⊙-WM = WATER METER
⊙ = UTILITY POLE	⊙-FH = FIRE HYDRANT
⊙ = GUY ANCHOR	⊙-GV = GAS VALVE
⊙ = LIGHT POLE	⊙-TM = TELECOMM. MANHOLE
⊙ = BOLLARD WITH LIGHT	⊙-EM = ELECTRIC MANHOLE
⊙ = GROUND LIGHT	⊙-MM = MISCELLANEOUS MANHOLE
⊙ = CLEAN-OUT	⊙-UL = OVERHEAD UTILITY LINES
⊙ = CATCH BASIN	— = PROPOSED STORM SEWER, CATCH BASIN
⊙ = STORM DRAINAGE MANHOLE	— = PROPOSED SEWER AND MANHOLE
	— = PROPOSED DRAINAGE SWALE



REVISIONS

NO.	DATE	DESCRIPTION	BY	DT
1	12/18/20	per agency comments	DT	DT
2	1/4/21	Private Forceman	DT	DT
3	1/15/21	ADDED ILAS	DT	DT
4	1/25/21	REVISED ISLANDS	DT	DT
5	3/8/21	NEW LAYOUT	DT	DT
6	3/29/21	REVISED PER AGENCY COMMENTS	DT	DT

PROJECT DATA
 FILE NAME: 18157-RDDP
 DATE: 10-19-20
 SCALE: AS SHOWN
 CHECKED BY: DT
 DRAWN BY: JM

ENGINEER'S SEAL
 SURVEYOR'S SEAL

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS
 627 WATKINS AVENUE, SUITE 101
 LOUISVILLE, KENTUCKY 40202
 PHONE: 502.446.9976
 FAX: 502.446.9974
 WEB SITE: WWW.LD&D-KY.COM

REVISOR/DEVELOPER
265 LOGISTICS PARK
TERRA VIEW TRAIL
 OWNER/DEVELOPER
KENWOOD HOLDING LLC
 700 COLONEL ANDERSON PARKWAY
 LOUISVILLE, KY 40222

JOB NO. 18157
 SHEET 1 OF 1