

MSD NOTES:

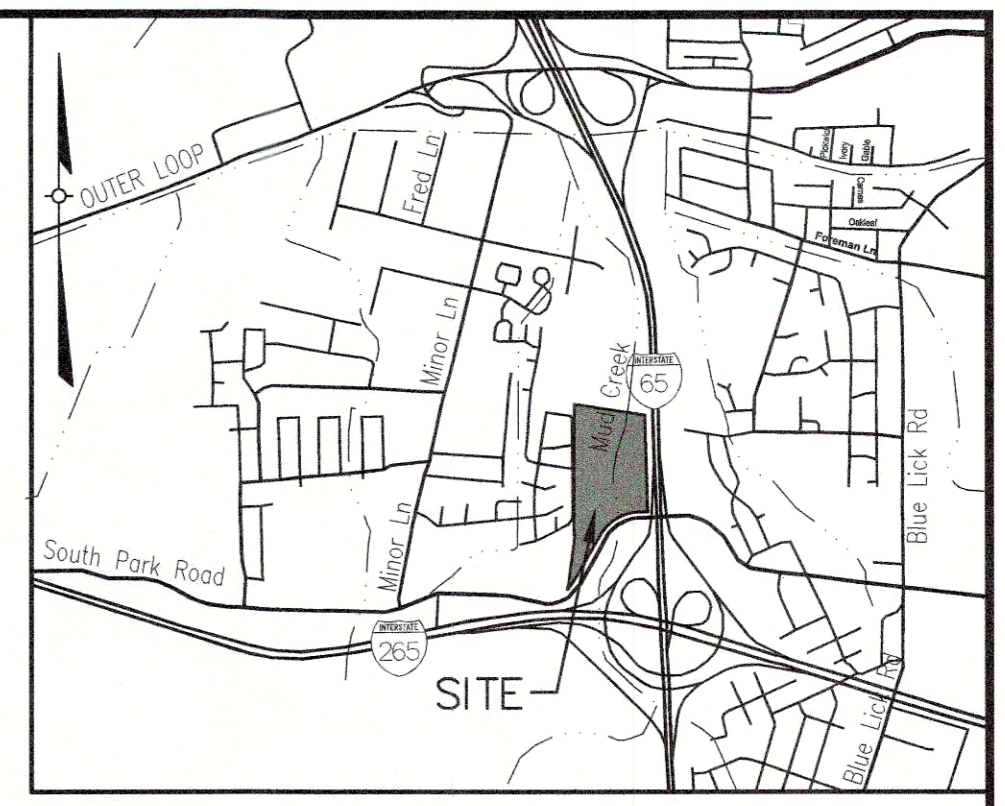
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request has been submitted to MSD, on 7/22/2019.
- A portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0110E 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.
- Increased run-off volume x 1.5 shall be provided below floodplain elevation in lieu of on-site detention.
- Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1; approximately 52,000 c.y. of fill proposed in flood plain.
- Drainage shall be remodeled for the proposed conditions prior to MSD construction plan approval. Additional modifications or volume compensation may be required.
- An MSD Floodplain Permit is required prior to construction plan approval.

GENERAL NOTES:

- A MSD drainage bond is required prior to construction plan approval.
- Lowest finished floor and machinery to be determined prior to MSD construction plan approval.
- Army Corp of Engineers and Kentucky Division of Water approval required prior to MSD construction plan approval.
- FEMA Flood Elevation: Varies between 468 and 461 along Mud Creek, Local Regulatory Flood Elevation: Varies between 467 to 461 along Mud Creek.
- 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 site is located in an area of potential hydric soils per the Louisville Metro Comprehensive Environmental Constraints. The developer is required to obtain all necessary Federal, State, and Louisville Metro approvals, permitting, etc. prior to construction plan approvals. Prior to MSD Construction plan approval, MSD will review the Site Grading and Drainage Plan to insure the development will not create ponding on the adjacent property.

PROJECT DATA

TOTAL SITE AREA	= 43.4± ACRES (1,890,504 S.F.)
EXISTING ZONING	= C-2
PROPOSED ZONING	= EZ-1
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= OFFICE WAREHOUSE
BUILDING HEIGHT	= ONE STORY (50' MAXIMUM ALLOWED)
BUILDING AREA	= 296,000 S.F.
FAR 296,000/1,890,504 = 0.17	(5.0 MAXIMUM ALLOWED)
PARKING REQUIRED	MIN. MAX.
WAREHOUSE (350 EMP.)	
1SP./1.5EMP.; 1SP./1EMP.	= 233 SPACES 350 SPACES
OFFICE (10,000 S.F.)	
1SP./350S.F.; 1SP./200S.F.	= 29 SPACES 50 SPACES
TOTAL PARKING REQUIRED	= 362 SPACES 400 SPACES
TOTAL PARKING PROVIDED	= 380 SPACES (8 ACCESSIBLE SPACES INCL.)
VEHICULAR USE AREA	= 148,355 S.F.
LOADING/UNLOADING AREA	= 275,652 S.F.
INTERIOR L'SCAPE AREA REQ.	= VUA X 7.5% (11,127 S.F.)
INTERIOR L'SCAPE AREA PROV.	= 11,405 S.F.
AMENITY AREA REQUIRED	= 1,000 S.F. (10% OFFICE SPACE)
AMENITY AREA PROVIDED	= 6,000 S.F.
SEATING REQ./PROV.	= 30/32 SEATS
EXISTING IMPERVIOUS	= 0 S.F.
PROPOSED IMPERVIOUS	= 721,438 S.F.



NO.	DATE	DESCRIPTION
1	10/25/19	AGENCY COMMENTS
2	11/19/19	REDUCED SITE TO UTICA PROPERTY
3	1/6/20	AGENCY COMMENTS
4	1/27/20	AGENCY COMMENTS
5	2/9/20	REVISED PER AGENCY COMMENTS

PROJECT DATA
 FILE NAME: 17168-D00P.dwg
 DATE: 11-19-19
 SCALE: AS SHOWN
 CHECKED BY: KY/AR
 DRAWN BY: ARH

REVISIONS
 BY: SBS
 ARH
 ARH
 JH

ENGINEER'S SEAL
 SURVEYOR'S SEAL

DETAILED DISTRICT DEVELOPMENT PLAN
3105 R + 3308 SOUTH PARK ROAD
 OWNER/DEVELOPER
UTICA PROPERTIES
 2509 PLANTSIDE DRIVE
 LOUISVILLE, KY 40299

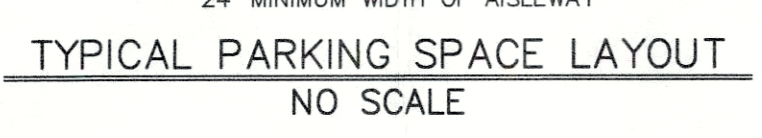
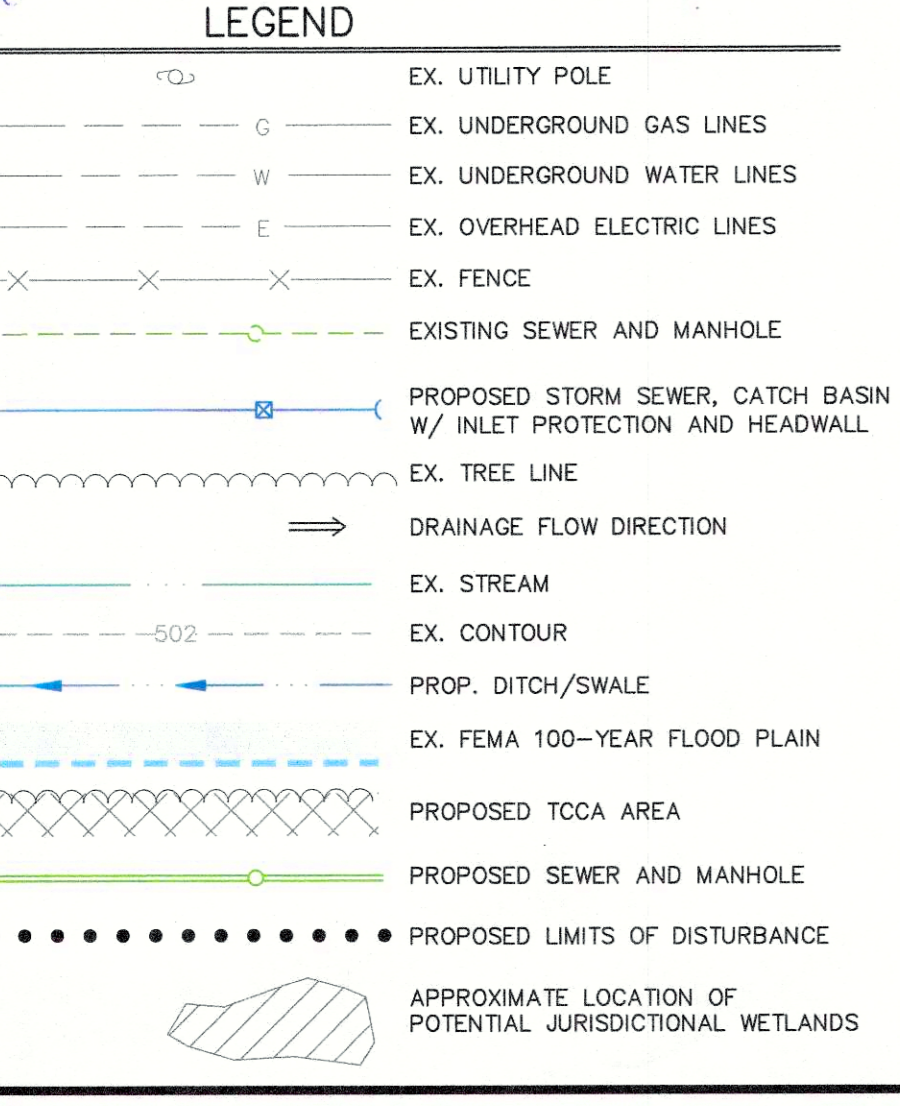
JOB NO. **17168**
 SHEET **1** OF **1**

PRELIMINARY APPROVAL
 Condition of Approval:
 [Signature]
 Date: 3-4-2020
 DEVELOPER REVIEW
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 BY: [Signature]
 DATE: 3/4/20
 LOUISVILLE JEFFERSON COUNTY METRO PUBLIC WORKS

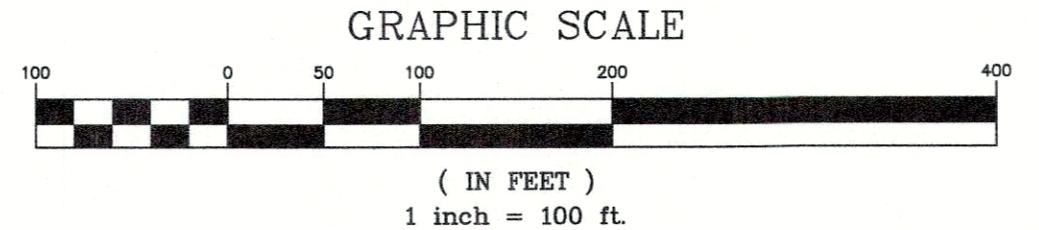
APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 17-ZONE-0062
 APPROVAL DATE 6/18/20
 EXPIRATION DATE
 SIGNATURE OF PLANNING COMMISSION
 PLANNING COMMISSION

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



TREE CANOPY CALCULATIONS

TOTAL SITE AREA (CLASS C)	= 1,890,504 S.F.
EXISTING TREE CANOPY	= 1,890,504 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 30% (567,152 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 2% (31,560 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 28% (535,592 S.F.)



PROPERTY OWNER & SITE ADDRESSES

3105R S. PARK ROAD LOUISVILLE, KY 40219 TAX BLOCK 659, LOT 151 D.B. 9504, PG. 661	3308 SOUTH PARK ROAD LOUISVILLE, KY 40219 TAX BLOCK 659, LOT 7 D.B. 9504, PG. 657
--	--

COUNCIL DISTRICT - 13
 FIRE PROTECTION DISTRICT - OKOLONA
 MUNICIPALITY - LOUISVILLE

RECEIVED
 FEB 06 2020
 PLANNING & DESIGN SERVICES

CASE NO: 19-ZONE-0062
 RELATED CASES: 19-ZONEPA-0031,
 09-064-86, 10-016-86, 09-043-02
 WM# 12025

Binding Elements
Case No. 19-ZONE-0062

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the Revised Detailed District Development Plan **SUBJECT** to the abandonment of existing binding elements and to accept the proposed binding elements with the addition of binding elements 7 and 8;

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. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested:
 - a. The development plan must receive full construction approval from Develop Louisville, 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 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.
3. 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.
4. 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.
5. 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.
6. No new outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
7. In coordination with Planning and Design Services, Transportation Planning staff, signage shall be installed on the subject property to restrict left turns for heavy trucks.
8. A left turn lane from South Park Road to the site entrance shall be provided prior to certificate of occupancy. Construction plans and permits for the left turn lane will be required prior to the issuance of any building permit for structures or vehicle use areas.