

PRELIMINARY APPROVAL
Condition of Approval:
[Signature]
Development Review
Date: 7/2/14
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

PRELIMINARY AT DEVELOPMENT PLAN
CONDITIONS:
DATE: 7-2-14
LOUISVILLE & JEFFERSON COUNTY
METRO PUBLIC WORKS

Property Data Table

LOT	ADDRESS	SITE AREA	TAX BLOCK	DEED BOOK & PAGE
1	14045 Dixie Hwy.	10,377-AC	1059/0154	9540X6
2	None	19,584-AC	1059/0042	8566X330
3	None	10,181-AC	1059/0048	8566X330
4	None	6,404-AC	1059/0047	8626X782
5	None	0,388-AC	1059/0439	9867X205
6	Multiple	3,566-AC	1059/0068	9486X67
7	8508 Lewis Ln.	0,304-AC	1059/0615	9577X152
8	8506 Lewis Ln.	1,775-AC	1059/0441	8644X637
9	8512 Lewis Ln.	1,012-AC	1059/0067	9486X61
10	106504 Lewis Ln.	0,877-AC	1059/0442	9577X152
11	8502 Lewis Ln.	4,026-AC	1059/0049	9137X868
12	8501 Lewis Ln.	81,366-AC	1059/0040	8319X109
13	131341 Dixie Hwy.	42,302-AC	1059/0577	8319X109

IL&VA CALCULATIONS
VJA: 200,722 S.F.
ILA REQUIRED (7.5%): 15,054 S.F. MIN.
ILA PROVIDED: 15,054 S.F. MIN.
ILA TREES REQ. (1/4000 S.F. VJA + 25%): 63 TREES MIN.
ILA TREES PROVIDED: 63 TREES MIN.

TREE CANOPY CALCULATION
SITE AREA: 7,062,121 S.F. (162,124-ACRES)
TREE CANOPY CATEGORY: CLASS C
EXISTING TREE CANOPY COVERAGE: 27% (43.7-ACRES)
TREE CANOPY PRESERVATION AREA: 0% (0 S.F.)
NEW TREE CANOPY REQUIRED: 20% (1,412,389 S.F.)

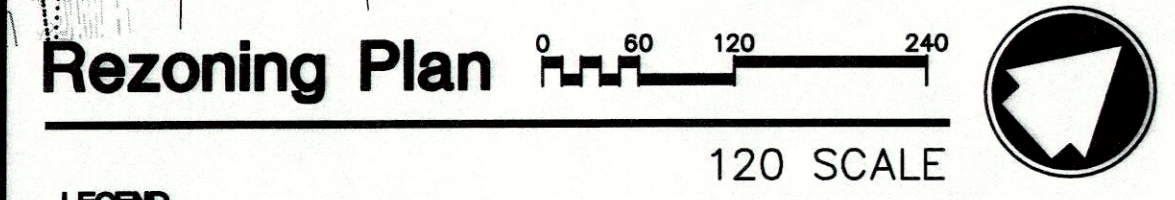
DETENTION CALCULATIONS
A = 0.426; ORA = 0.426 x 2.8 x 161,124 / 12 = 16,12-ACRE/FT REQ. = 702,187 S.F.
BASIN 1 SURFACE AREA: 484,490 S.F.
BASIN 2 SURFACE AREA: 192,777 S.F.
TOTAL BASIN AREA: 677,267 S.F. @ 1' DEEP

PARKING CALCULATIONS
MINIMUM REQUIRED:
1 SPACE/1.5 EMP. MAIN + 2ND SHIFT: 800 SPACES
BUILDING FOOTPRINT: 2,555,000 S.F.
GROSS FLOOR AREA: 2,555,000 S.F.
FLOOR AREA RATIO: 0.362
BUILDING HEIGHT: 50' MAX.
IN FORM DISTRICT TRAN. ZONE 45' MAX.

WAIVERS REQUESTED:
10.2.4.B. LBA OVERLAP WITH EASEMENT BY 50% OR MORE
6.2.B. SIDEWALK WAIVER: ONLY PROVIDED ON ONE SIDE OF PROPOSED R/W

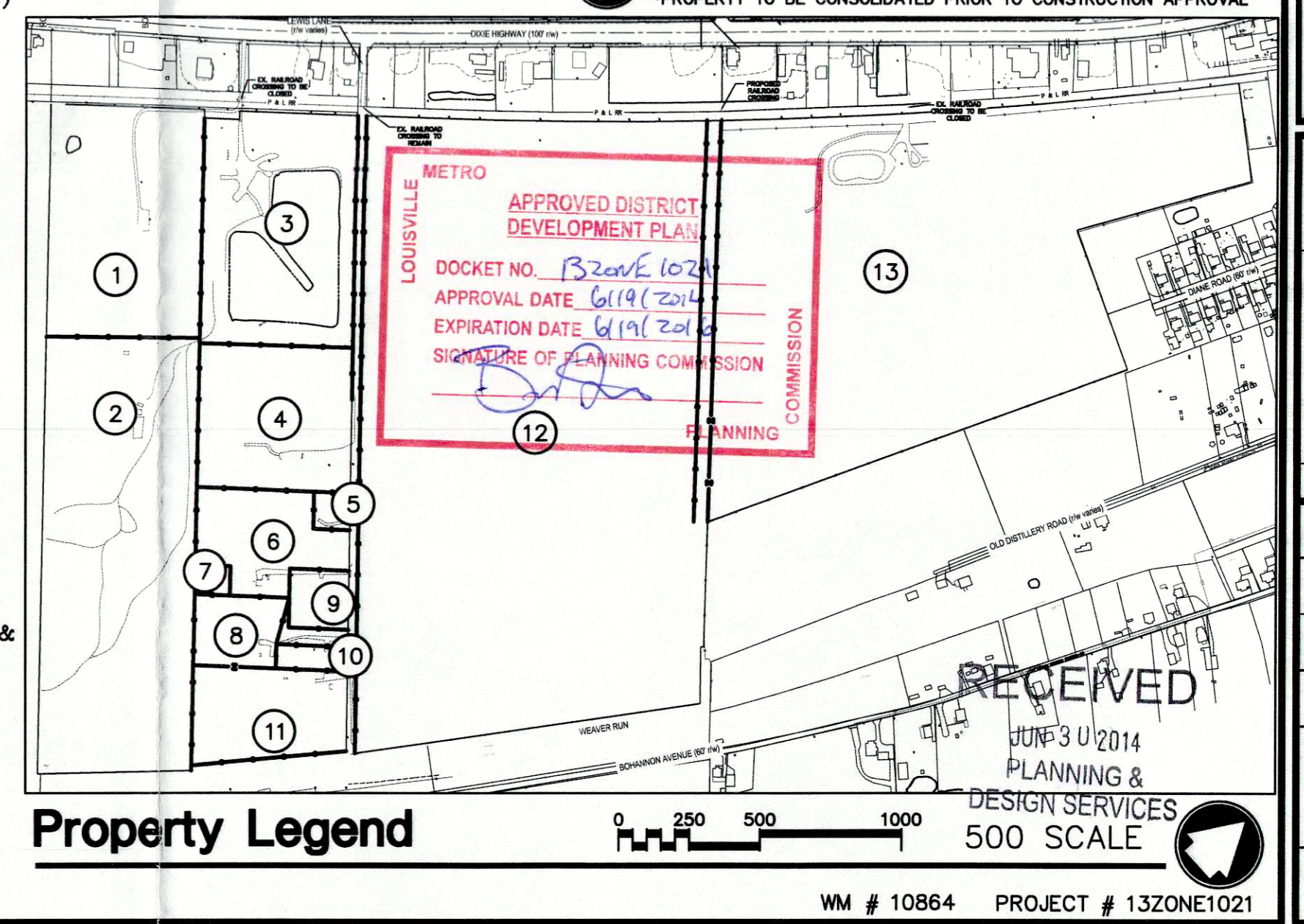
- MPW NOTES:**
- ALL ROADS TO BE BUILT TO METRO PUBLIC WORKS STANDARDS.
 - R/W TO BE DEDICATED ON DIXIE HIGHWAY FRONTAGE TO PROVIDE MINIMUM OF 65'.
 - ALL SIDEWALKS TO BE ADA COMPLIANT, PROVIDE ADA RAMPS AT INTERSECTIONS, ADA CROSSWALKS WHICH SHOULD BE LOCATED IN FRONT OF STOP BARS.
 - THE EXTENSION OF WATSON LN. WILL BE MADE PUBLIC RIGHT-OF-WAY. DETAILS TO BE DETERMINED AT CONSTRUCTION REVIEW.
 - A STREET CLOSURE APPLICATION WILL BE MADE TO CLOSE A PORTION OF LEWIS LANE, CURRENTLY A METRO MAINTAINED PUBLIC RIGHT-OF-WAY. R/W WILL BE REDEDICATED ONCE NEW ALIGNMENT IS DETERMINED AT CONSTRUCTION STAGE. VERGE AREAS WITHIN ALL R/W'S SHALL BE PROVIDED PER METRO PUBLIC WORKS.
 - SIDEWALKS ON DIXIE HWY FRONTAGE TO BE CONSTRUCTED AT TIME OF PARCEL REDEVELOPMENT.
 - ALL PUBLIC ROADS TO BE DEDICATED BY RECORD PLAT PRIOR TO ISSUANCE OF BUILDING PERMITS ON ANY LOT. CONSTRUCTION PLANS FOR ALL NEW ROADS SHALL BE SUBMITTED IN ACCORDANCE WITH CHAPTER 7 PART 6 OF LDC.
- KYTC NOTES:**
- THERE SHOULD BE NO INCREASE IN DRAINAGE INTO THE RIGHT-OF-WAY. SIGNIFICANT INCREASE WILL REQUIRE A DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS.
 - THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
 - THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT ENCROACHMENT PERMIT.
 - SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED, OR TURNED OFF.
 - RADI FOR NEW COMMERCIAL ENTRANCES SHOULD BE 35' MINIMUM WITHIN STATE RIGHT-OF-WAY.
 - ALL DRAINAGE STRUCTURE WITHIN STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
 - ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP OR BUILT TO ADA REQUIREMENTS.

- PLANNING AND DESIGN NOTES:**
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - ALL SERVICE STRUCTURES TO BE SCREEN PER CHAPTER 10 OF THE LDC.
 - PROPERTIES TO BE CONSOLIDATED PRIOR TO CONSTRUCTION APPROVAL.
 - ANY OUTDOOR STORAGE WILL COMPLY WITH 4.4.8 OF THE LDC.
 - OFF-STREET LOADING AND REFUSE COLLECTION AREAS WILL COMPLY WITH LDC.
 - ALL SIGNAGE TO COMPLY WITH LDC.
 - TEMPORARY FENCING SHALL BE PROVIDED IN AREA OF CEMETERY DURING PRELIMINARY CONSTRUCTION. EVENTUAL DETERMINATION AND MATERIAL OF PERMANENT FENCING WILL BE PROVIDED BY LANDMARKS PRIOR TO FINAL CONSTRUCTION.
- HEALTH AND WELFARE NOTES:**
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELFARE IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - EACH PROPOSED BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM 6" SANITARY SEWER.
 - SANITARY SEWER SERVICE TO BE PROVIDED BY LATERAL EXTENSION AS APPROVE BY MSD.
- TRAFFIC NOTES:**
- OWNER TO PROVIDE SIDEWALK AND PEDESTRIAN CONNECTION FROM INTERIOR OF SITE TO EXISTING TRANSIT STOP. TRANSIT STOP RECOMMENDED TO RECEIVE AN 8' WIDE BOARDING AREA WITH A 5'X20' CONCRETE PAD TO RECEIVE SHELTER AND TRASH RECEPTACLE. OWNER/DEVELOPER TO MAINTAIN TRANSIT STOP ON AS NEEDED BASIS.



LEGEND

EXISTING CONTOURS	LANDSCAPE BUFFER AREA
EXISTING PROPERTY BOUNDARY	PROPOSED FLOW ARROWS
EXISTING EASEMENT	PROPOSED/EXISTING SWALE
EXISTING SANITARY PIPE	PROPOSED STORM LINE
ZONING BOUNDARY	PROPOSED STORM STRUCTURE
FLOODPLAIN	PROPOSED SANITARY LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED SETBACK
	PROPOSED EASEMENT



PROJECT INFORMATION

PROJECT NUMBER: **02316.DDO**

DATE: **01-19-2014**

REZONING PLAN

SHEET NUMBER: **1 of 1**

Jan 27, 2014 - 2:45pm
 C:\Users\jgibson\Documents\Projects\02316.DDO - Riverport Phase 5 - 14.mxd (LUL)
 02316.DDO - Riverport Phase 5 - 14.mxd (LUL)

Binding Elements – 13ZONE1021

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 2,555,000 square feet of gross floor area.
3. Signs shall be in accordance with Chapter 8 of the Land Development Code.
4. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
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. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) (NOTE: to be used for sites within an historic preservation district) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works 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 or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - e. A road closure approval for the required portions of Lewis Lane shall be approved prior to requesting a building permit.
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 façade elevations shall be in accordance with applicable form district standards and shall be approved by PDS staff prior to construction permit approval.
10. No idling of trucks shall take place within 200 feet of single-family residences.
11. At the time a building permit is requested, the applicant shall submit a certification statement to the permit issuing agency, from an engineer, or other qualified professional stating that the lighting of the proposed development is in compliance with Chapter 4 Part 1.3 of the land development code and shall be maintained thereafter. No building permits shall be issued unless such certification statement is submitted. Lighting shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the land development code.
12. Uses to be prohibited on this subject site:
 - Pawn shop
 - Automobile rental agencies
 - Automobile repair garages
 - Automobile sales agencies
 - Billiard parlors, game rooms and similar entertainment uses
 - Bingo halls and parlors
 - Dance halls
 - Skating rinks (ice or roller)
 - Tattoo, body art, and piercing parlors
 - Used car sales areas
 - Transitional Housing
 - Homeless Shelter
 - Outdoor Paintball Ranges
 - River terminals
 - Animal pound
 - Firearms
 - Animal packing or slaughtering
 - Adult entertainment
 - Race tracks for motor-powered vehicles