



Design Services

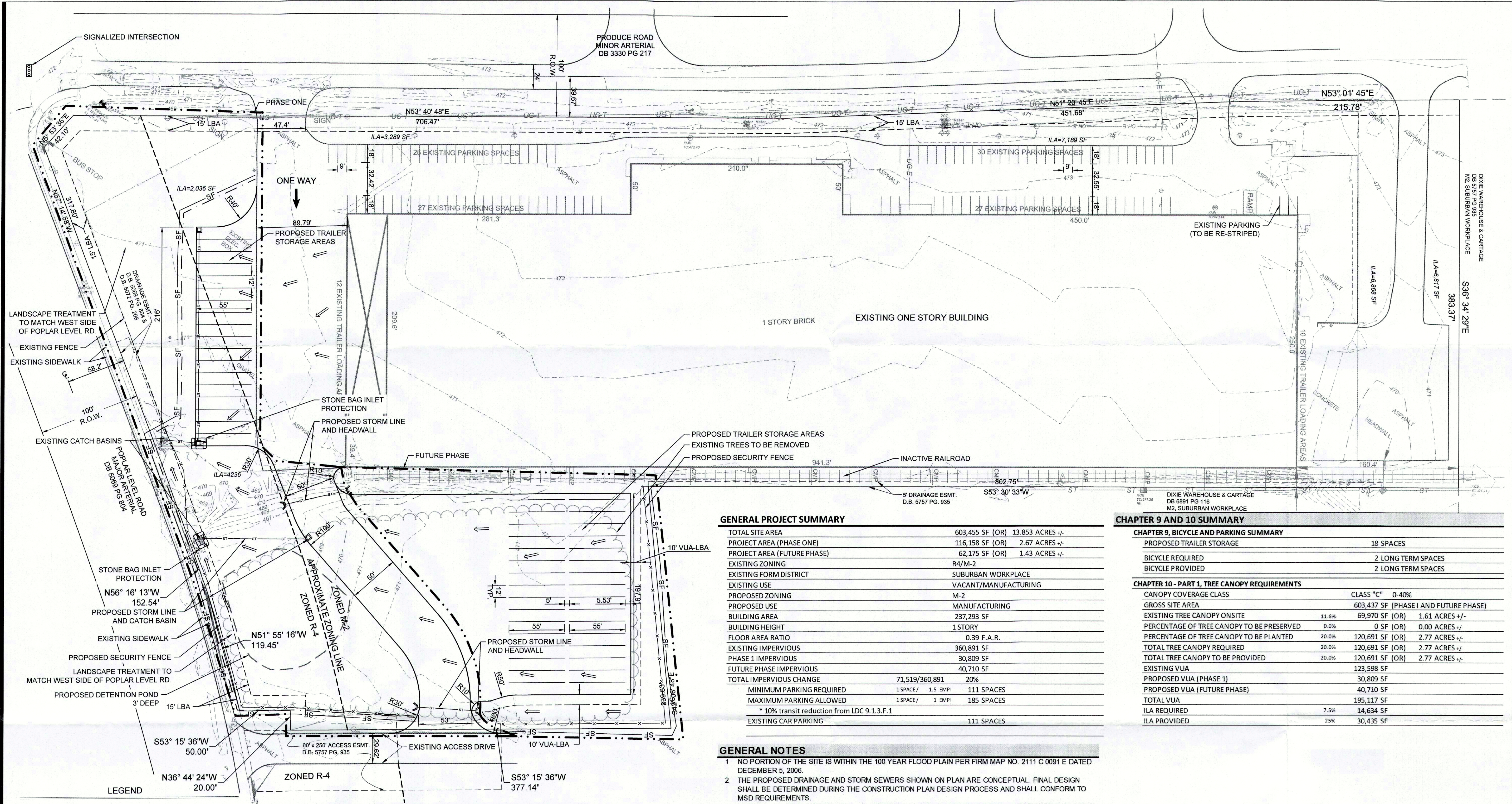
For The Built Environment

- Atlanta
- Birmingham
- Cincinnati
- Columbus
- Dallas
- Fort Lauderdale
- Jackson
- Jacksonville
- Knoxville
- Louisville
- Memphis
- Nashville
- Richmond
- Tampa

GRESHAM SMITH AND PARTNERS

1400 Nashville City Center  
511 Union Street  
Nashville, TN 37219  
615.770.8100

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GENERAL PROJECT SUMMARY

TOTAL SITE AREA	603,455 SF (OR) 13.853 ACRES +/-
PROJECT AREA (PHASE ONE)	116,158 SF (OR) 2.67 ACRES +/-
PROJECT AREA (FUTURE PHASE)	62,175 SF (OR) 1.43 ACRES +/-
EXISTING ZONING	R4/M-2
EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING USE	VACANT/MANUFACTURING
PROPOSED ZONING	M-2
PROPOSED USE	MANUFACTURING
BUILDING AREA	237,293 SF
BUILDING HEIGHT	1 STORY
FLOOR AREA RATIO	0.39 F.A.R.
EXISTING IMPERVIOUS	360,891 SF
PHASE 1 IMPERVIOUS	30,809 SF
FUTURE PHASE IMPERVIOUS	40,710 SF
TOTAL IMPERVIOUS CHANGE	71,519/360,891 20%
MINIMUM PARKING REQUIRED	1 SPACE / 1.5 EMP = 111 SPACES
MAXIMUM PARKING ALLOWED	1 SPACE / 1 EMP = 185 SPACES
* 10% transit reduction from LDC 9.1.3.F.1	
EXISTING CAR PARKING	111 SPACES

CHAPTER 9 AND 10 SUMMARY

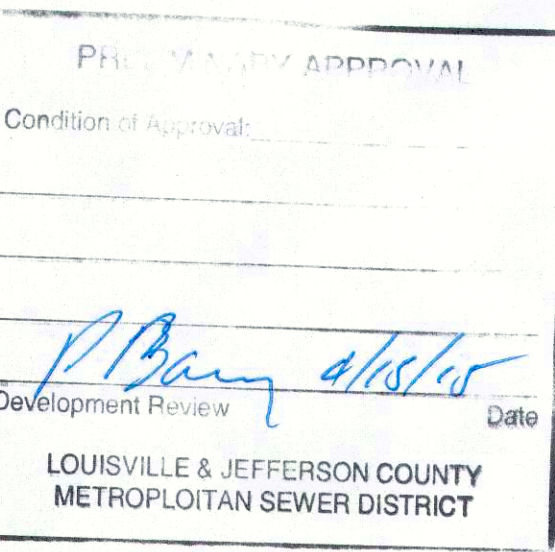
CHAPTER 9, BICYCLE AND PARKING SUMMARY		
PROPOSED TRAILER STORAGE		18 SPACES
BICYCLE REQUIRED		2 LONG TERM SPACES
BICYCLE PROVIDED		2 LONG TERM SPACES
CHAPTER 10 - PART 1, TREE CANOPY REQUIREMENTS		
CANOPY COVERAGE CLASS	CLASS "C"	0-40%
GROSS SITE AREA		603,437 SF (PHASE I AND FUTURE PHASE)
EXISTING TREE CANOPY ONSITE	11.6%	69,970 SF (OR) 1.61 ACRES +/-
PERCENTAGE OF TREE CANOPY TO BE PRESERVED	0.0%	0 SF (OR) 0.00 ACRES +/-
PERCENTAGE OF TREE CANOPY TO BE PLANTED	20.0%	120,691 SF (OR) 2.77 ACRES +/-
TOTAL TREE CANOPY REQUIRED	20.0%	120,691 SF (OR) 2.77 ACRES +/-
TOTAL TREE CANOPY TO BE PROVIDED	20.0%	120,691 SF (OR) 2.77 ACRES +/-
EXISTING VUA		123,598 SF
PROPOSED VUA (PHASE 1)		30,809 SF
PROPOSED VUA (FUTURE PHASE)		40,710 SF
TOTAL VUA		195,117 SF
ILA REQUIRED	7.5%	14,634 SF
ILA PROVIDED	25%	30,435 SF

GENERAL NOTES

- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 2111 C 0091 E DATED DECEMBER 5, 2006.
- THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON PLAN ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO MSD REQUIREMENTS.
- A TREE PRESERVATION PLAN WILL BE SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
- ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
- DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL, SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL THE LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
- BOUNDARY TAKEN FROM DEED(S) AND DOES NOT CONSTITUTE A SURVEY.
- ALL WALKS ARE MINIMUM 5' WIDE WITH HANDICAP RAMPS AS REQUIRED.
- SITE SUBJECT TO MSD REGIONAL FACILITY FEE.
- ALL LIGHTING ON THE SITE SHALL NOT GLARE IN THE EYES OF DRIVERS.
- KYTC APPROVAL REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
- KDOT WILL NOT PERMIT INCREASE IN SURFACE DRAINAGE RUNOFF TO THE STATE RIGHT OF WAY. DRAINAGE CALCULATIONS WILL BE REQUIRED FOR ALL DRAINAGE TO THE RIGHT OF WAY.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY KYTC PRIOR TO CONSTRUCTION APPROVAL.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 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

WAIVER REQUEST

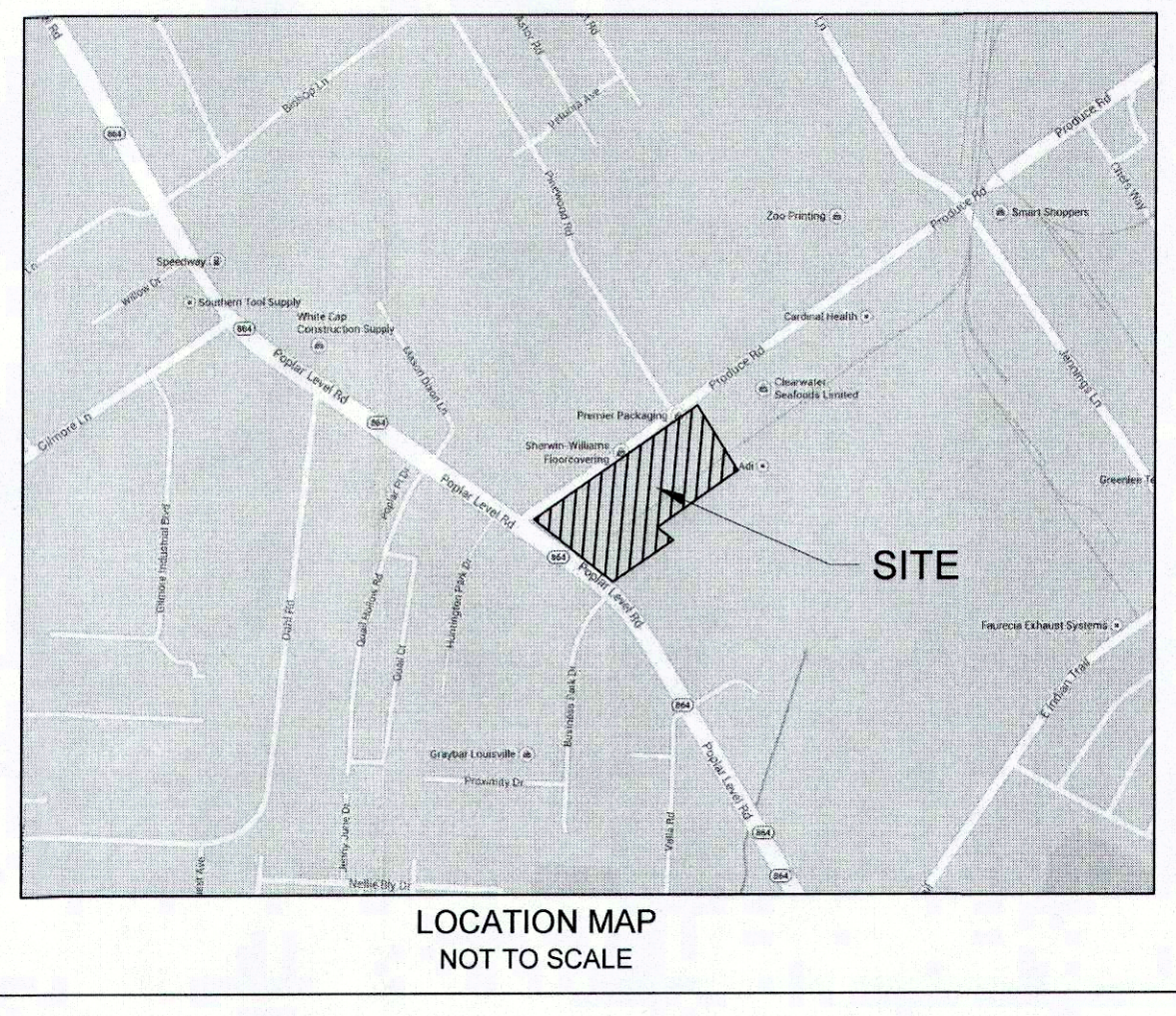
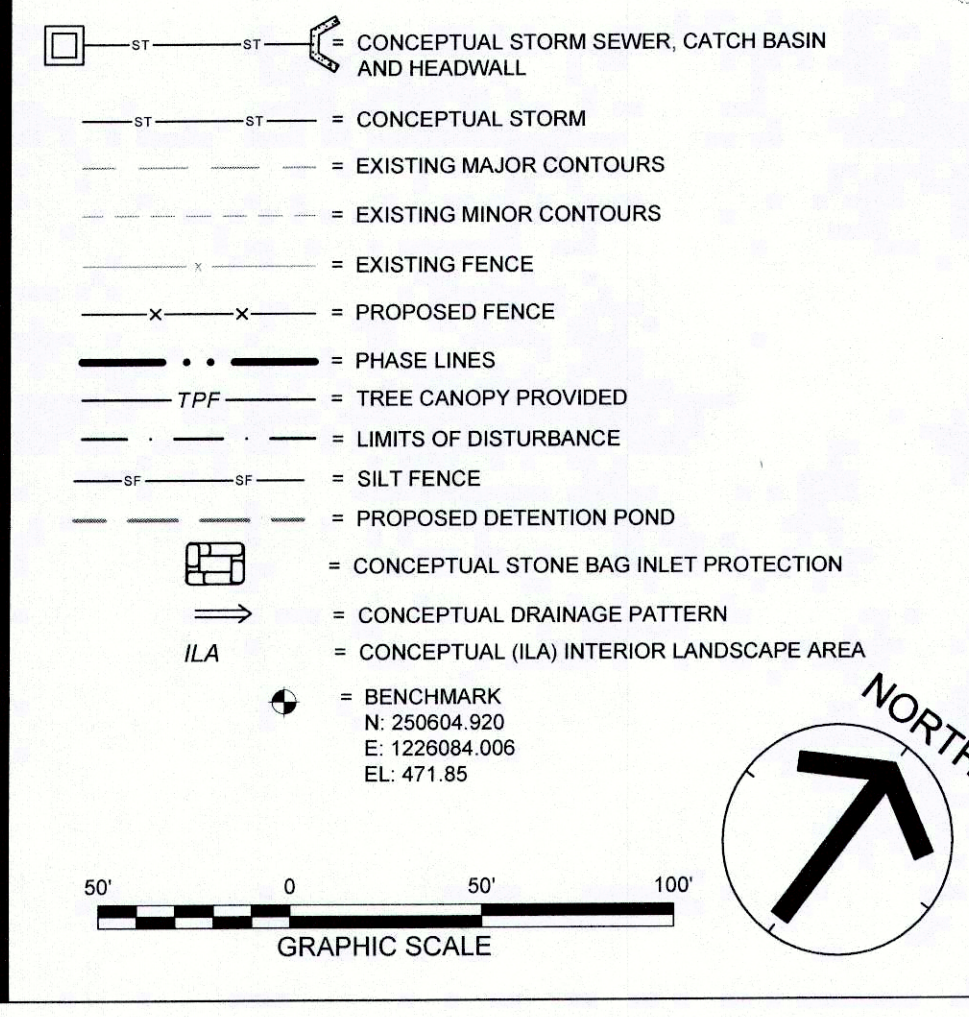
- A WAIVER IS REQUESTED FROM SECTION 10.2.12 OF THE LDC TO EXCEED 120' BETWEEN INTERIOR LANDSCAPE AREAS.



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Jonny Males*  
DATE: 4-14-15  
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



DETAILED DISTRICT DEVELOPMENT PLAN  
**PREMIER PACKAGING**  
3900 PRODUCE ROAD  
LOUISVILLE, KY 40241

Revision		
No.	Date	Description
1	02.16.15	AGENCY COMMENTS
2	03.13.15	AGENCY COMMENTS

DETAILED DISTRICT DEVELOPMENT PLAN  
14ZONE1046

RECEIVED

APR 09 2015  
PLANNING & DESIGN SERVICES

C-100

PROJECT: 40421.00  
DATE: SEPTEMBER 24, 2014

WM# 9237

142015076



## Case No. 14ZONE1046 Binding Elements

**RESOLVED**, the Louisville Metro Planning Commission does hereby **APPROVE** the requested 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. The development shall not exceed 240,000 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 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 Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
6. A permit 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. 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. The Owner/Developer shall install a 12 foot wide concrete boarding area from sidewalk to the curb/edge of pavement.