

Case No. 20-ZONE-0067 Binding Elements

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the requested Detailed 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. 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. Encroachment permits must be obtained from the Kentucky Transportation Cabinet for any work in the Blankenbaker Parkway right-of-way.
 - c. 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.
 - d. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - e. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
 - f. 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 audible beyond the property line.
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.

- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICED THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
 - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACT OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - THE DEVELOPMENT LIES IN THE JEFFERSON TOWN FIRE DISTRICT.
 - ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND HIGHWAYS PER CHAPTER 4.1.3. OF THE LDC.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
 - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY PROFESSIONAL SERVICES INDUSTRIES, INC. ON 5/19/2020 POTENTIAL KARST TOPOGRAPHY WAS FOUND AND IS INDICATED ON THE PLAN. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINHOLES ON THE SUBJECT PROPERTY.
 - ALL LOADING AREAS, DUMPSTERS, TRANSFORMERS, AC UNITS, GENERATORS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 - ALL PARKING AREAS SHALL COMPLY WITH THE REQUIREMENTS 9.1.12 OF THE LDC.
 - PLANTS REQUIRED WHERE THE LANDSCAPE BUFFER AREA (LBA) IS OVERLAPPED BY THE 15' LOAKE EASEMENT SHALL BE LOCATED ELSEWHERE IN THE LBA OUTSIDE OF THE EASEMENT.

- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYD'S FORD WASTEWATER TREATMENT PLANT BY PRIVATE LIFT STATION TO AN EXISTING SANITARY SEWER. SUBJECT TO FEES, SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO DOWNSTREAM CAPACITY, WHICH IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPicted BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
 - EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2010 ICAD).
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

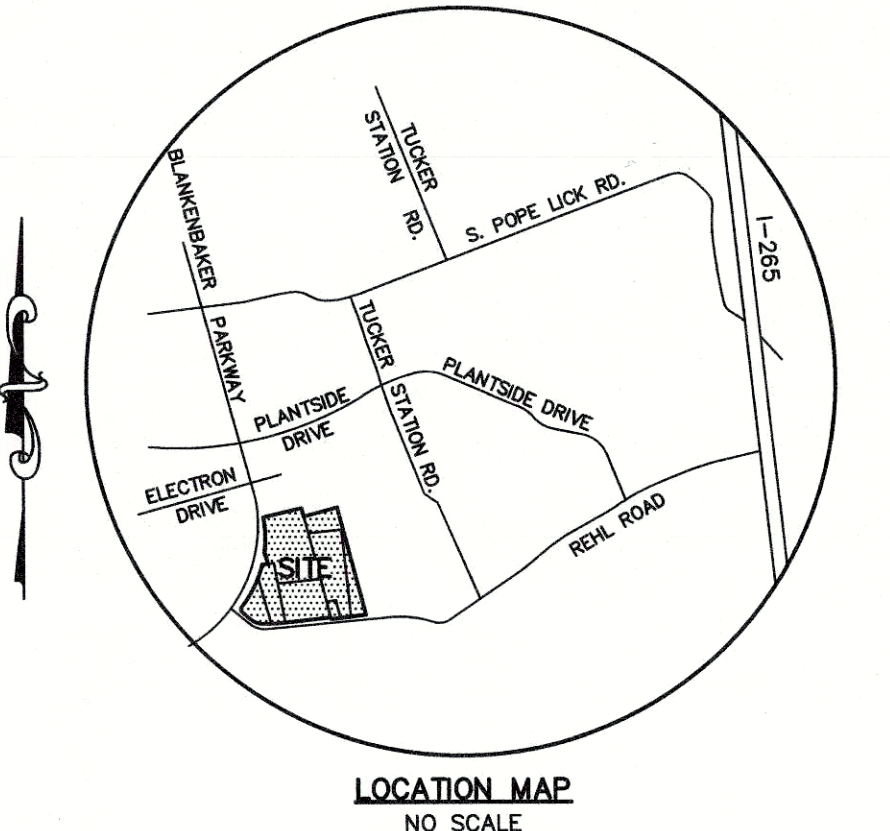
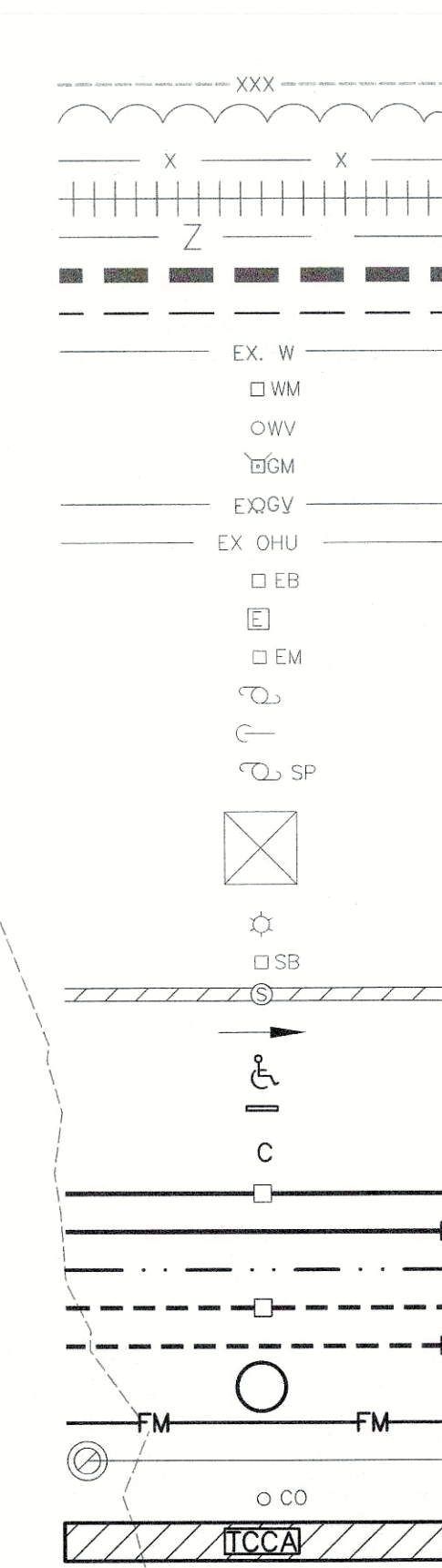
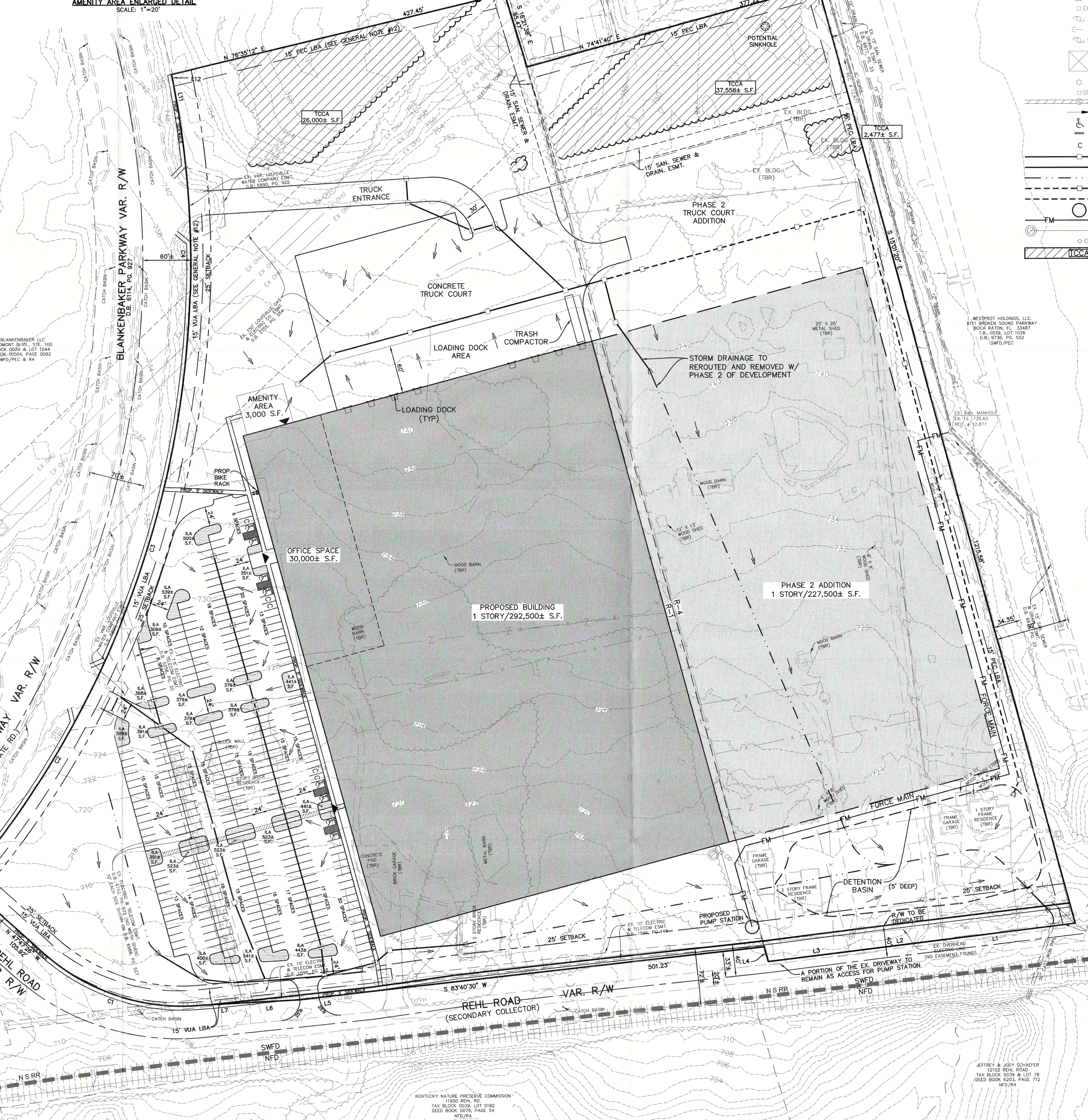
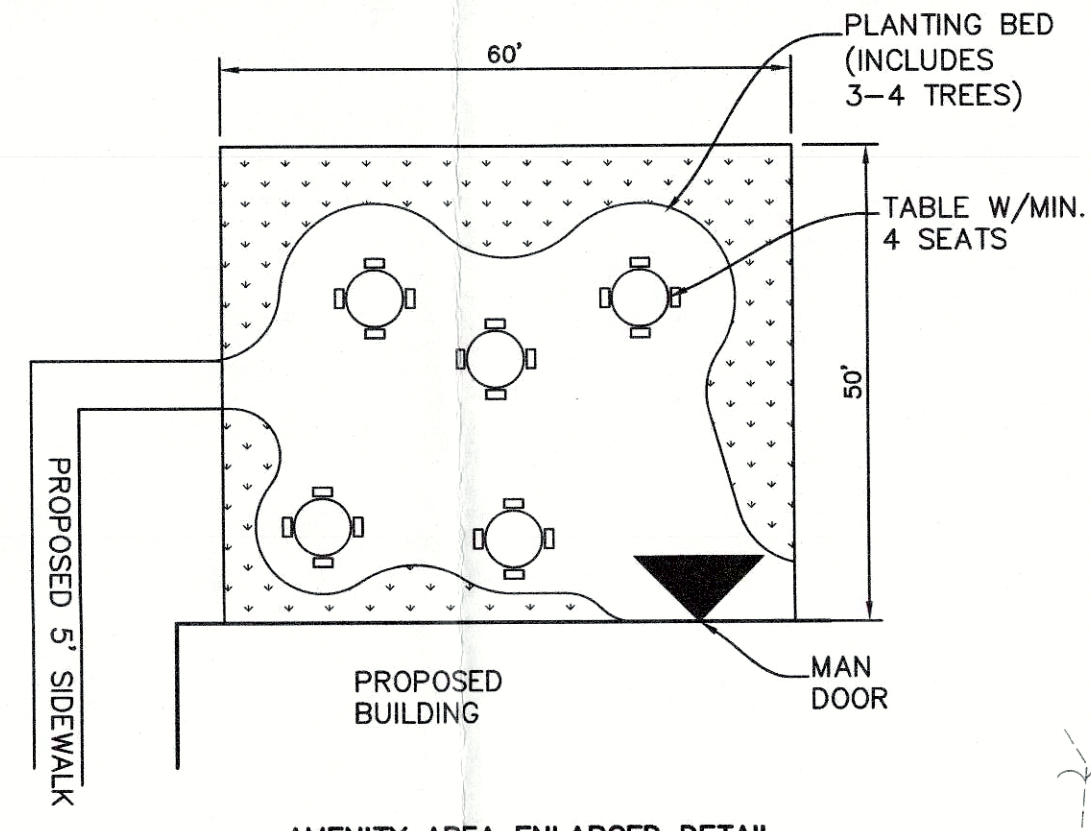
- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
 - RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
 - COMPLETIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LAYOUT WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
 - AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION. THE FEDERAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 - THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE STATE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
 - SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
 - BLANKENBAKER BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY.

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	S 71°45'55" E	211.28'	260.00'
C2	N 30°13'07" E	378.65'	1205.92'
C3	N 17°31'58" E	155.53'	1205.92'
C4	N 00°39'10" W	335.35'	1205.92'

LINE	BEARING	DISTANCE
L1	S 83°05'51" W	166.31'
L2	S 83°05'51" W	117.32'
L3	S 83°05'51" W	102.00'
L4	N 14°40'26" W	19.21'
L5	S 83°38'18" W	81.87'
L6	S 87°07'21" W	73.97'
L7	S 87°07'45" W	49.29'
L8	N 06°42'15" W	24.45'
L9	N 83°37'33" E	69.15'
L10	N 83°30'26" E	65.00'
L11	N 09°38'10" W	42.93'
L12	N 11°37'11" W	7.86'

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

APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 20-2006-0067
 APPROVAL DATE: October 19, 2020
 EXPIRATION DATE:
 SIGNATURE OF PLANNING COMMISSION: *Steve S. Gorman*
 -by CC PLANNING COMMISSION



PRELIMINARY APPROVAL
 Condition of Approval:
 [Signature]
 10/19/20
 Development Review Date
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

- OWNERS**
- LARRY R. & SHAREN SORRELL
 12428 DOMINION WAY, LOUISVILLE, KY 40299
 T.B. 0039 LOT 0166, D.B. 4288 PG. 21
 - LARRY & SHAREN L. SORRELL
 14409 HARKAWAY AVE, LOUISVILLE, KY 40299
 T.B. 0039 LOT 0081, D.B. 4530 PG. 551
 - WILLIAM ANDREW & TINA COOMBS
 10713 TATTENHAM LN, LOUISVILLE, KY 40243
 T.B. 0039 LOT 0217, D.B. 6675 PG. 663
 - SHERRILL RAY & JOETTA E. SMITH
 1702 LANDMARK PL, LOUISVILLE, KY 40245
 T.B. 0039 LOT 0528, D.B. 6618, PG. 277
 - SHERRILL R. SMITH, BRENT SMITH & TERI M. MEDLEY
 1702 LANDMARK PL, LOUISVILLE, KY 40245
 T.B. 0039 LOT 0529, D.B. 10297, PG. 167
 - SHERRILL R. SMITH, JOETTA SMITH, BRENT SMITH & TERI M. MEDLEY
 1702 LANDMARK PL, LOUISVILLE, KY 40245
 T.B. 0039 LOT 1045, D.B. 11299, PG. 650
 - SHERRILL R. SMITH, JOETTA SMITH, BRENT SMITH & TERI M. MEDLEY
 1702 LANDMARK PL, LOUISVILLE, KY 40245
 T.B. 0039 LOT 1043, D.B. 11299, PG. 650

SITE DATA:

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	R-1 & R-4
PROPOSED ZONING	PEC
EXISTING LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE	OFFICE/WAREHOUSE
NET LAND AREA	28.01± AC.
BUILDING AREA	30,000± S.F.
OFFICE	262,500± S.F.
WAREHOUSE	227,500± S.F.
WAREHOUSE PHASE 2	570,000± S.F.
TOTAL	1,050,000± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1:0)	0.47
BUILDING HEIGHT (MAX. 50' AT SETBACK)	45'± HT.
PARKING REQUIRED	86 SPACES
MINIMUM (1 SPACE/350 S.F.)	150 SPACES
MAXIMUM (1 SPACE/200 S.F.)	133 SPACES
200 WAREHOUSE EMPLOYEES	200 SPACES
MINIMUM (1 SPACE/1.5 EMPLOYEES)	219-350 SPACES
MAXIMUM (1 SPACE/1 EMPLOYEE)	335 SPACES
TOTAL REQUIRED	335 SPACES
PARKING PROVIDED	(INCLUDES 8 ACCESSIBLE & 5 CARPOOL SPACES)
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES
SHORT TERM	2 SPACES
LONG TERM (PROVIDED IN BLDG)	2 SPACES

LANDSCAPE DATA:

LOADING/MANUEVERING & STORAGE	78,835± S.F.
EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE	114,436± S.F.
TOTAL V.U.A.	193,271± S.F.
ILL.A. REQUIRED (7.5% X V.U.A.)	6,888± S.F.
ILL.A. PROVIDED	8,888± S.F.

*N.I.C. LOADING/MANUEVERING & STORAGE AREAS
 *25% ADDITIONAL ILL.A. TREES WILL BE REQUIRED DUE TO EXCEEDING THE MINIMUM NUMBER OF PARKING SPACES

TREE CANOPY DATA:

GROSS SITE AREA	1,248,373± S.F.
TREE CANOPY REQUIREMENT	374,512± S.F. (30%)
EXISTING TREE CANOPY TO BE PRESERVED	66,036± S.F. (5.3%)
ADDITIONAL TREE CANOPY REQUIRED	308,476± S.F. (24.7%)

*TREE CANOPY DEPCTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OF FIELD SURVEY. TREE CANOPY CALCULATIONS BASED ON UPON TREE SHOW.

AMENITY AREA REQUIREMENTS:

MIN. SIZE (10% OFFICE SPACE)	3,000± S.F.
SEAT (1 SEAT/200 L.F.)	15 SEATS

DETENTION CALCULATIONS
 2.9/12 (0.85-0.23) (27.97) = 4.19 AC-FT (5' DEEP)

WAIVER REQUEST
 A WAIVER OF 5.9.2.1.b.II OF THE LDC IS REQUESTED TO OMIT THE VEHICULAR AND PEDESTRIAN CIRCULATION REQUIRED BETWEEN ADJUTING NON-RESIDENTIAL USES.

PRELIMINARY APPROVAL DEVELOPMENT PLAN CONDITIONS:
 BY: *Quinn W. Smith*
 DATE: 10/15/20
 LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

RECEIVED
 SEP 11 2020
 PLANNING & DESIGN SERVICES

CASE #20-ZONE-0067 & #20-ZONEPA-0052 MSD WM #12167

DEVELOPER
 REPUBLIC NATIONAL DISTRIBUTING COMPANY, LLC
 ONE NATION DRIVE, ATLANTA, GA 30336

OWNER
 SHERRILL R. SMITH
 1702 LANDMARK PLACE
 LOUISVILLE, KY 40245

DETAILED DISTRICT DEVELOPMENT PLAN
 REPUBLIC NATIONAL DISTRIBUTING COMPANY
 11899 R. 11907, 12003, 12007 & 12009 REHL ROAD
 LOUISVILLE, KY 40299

Vertical Scale: N/A
 Horizontal Scale: 1"=60'
 Date: 7/20/20
 Job Number: 3550
 Sheet: 1