

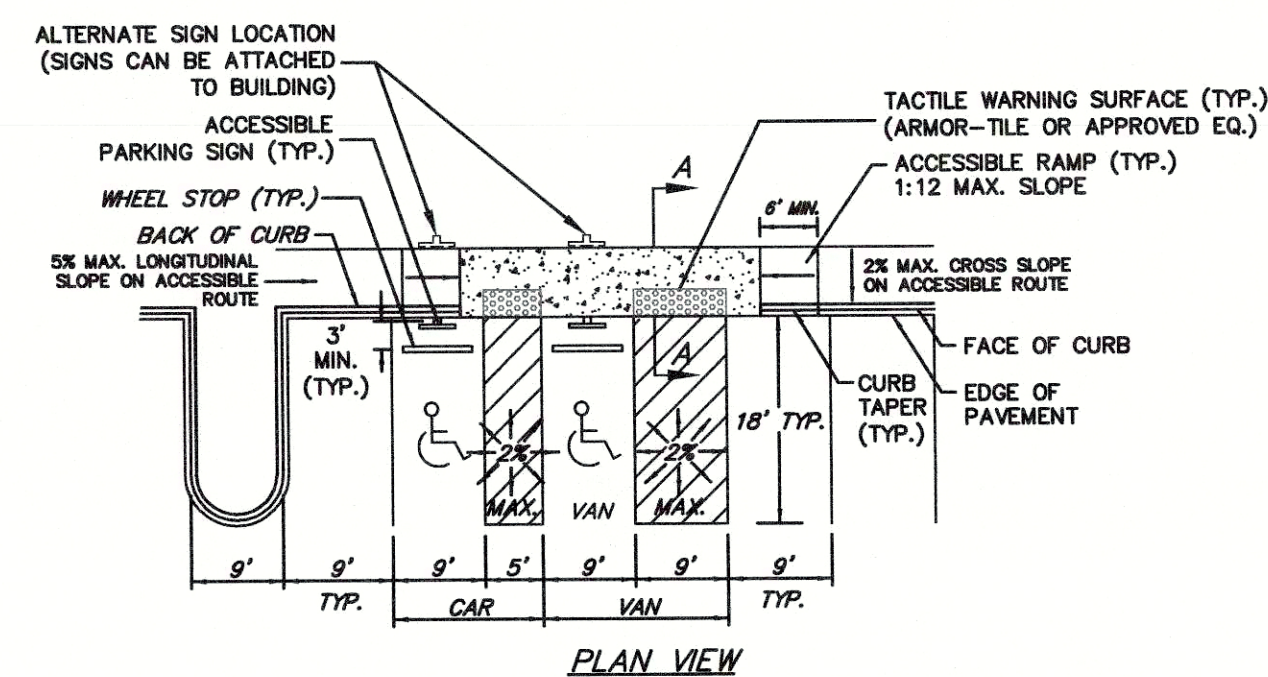
Case No. 20-DDP-0034 Binding Elements

RESOLVED, the Louisville Metro Development Review Committee does hereby **APPROVE** the requested Revised Detailed District Development Plan, **SUBJECT** to the following binding elements:

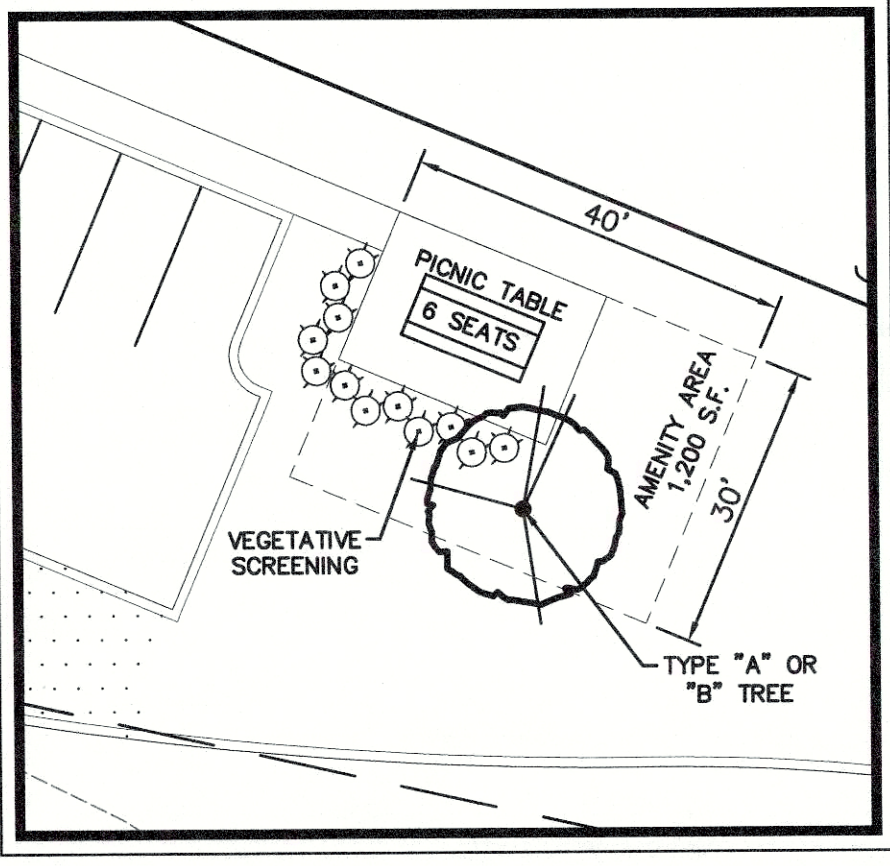
1. The site shall be maintained in accordance with all applicable sections of the Land Development Code (LDC) and agreed-upon binding elements unless amended pursuant to the LDC. Amendment of any binding element(s) shall be submitted to the Planning Commission or its designee for review and approval; any amendments not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons or banners shall be permitted.
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 is requested, including but not limited to permits for building, parking lot, change of use, site disturbance, alteration or demolition:
 - 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 Department of Transportation, Bureau of Highways for any work within the state right-of-way.
 - c. A minor subdivision plat 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; transmittal of 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 building permit. 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.
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. The applicant, developer or property owner shall provide a copy of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development and/or use of this site and shall advise all parties of their content. 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. These binding elements shall run with the land and the owner(s) and occupant(s) of the property shall at all times be responsible for compliance with them.
7. No overnight idling within 200 ft. of residential property lines. Signs shall be posted restricting idling and establishing a slow acceleration zone along the northern drive aisle.
8. The materials and design of proposed structures shall be reviewed for Land Development Code compliance by Planning & Design Services staff prior to construction approval.
9. ~~Northern access shall not be used for truck traffic between the hours of 10:00p.m. and 6:00a.m.~~ Gated emergency access to Santa Fe Trail shall be approved by Police, Fire, and EMS.
10. Prior to the issuance of a certificate of occupancy for proposed structures indicated on the approved development plan, a change in zoning, detailed district development plan, and landscape plan on property owned by Louisville Metro Government for the proposed access to Greenbelt Highway must be reviewed and approved.
11. A minor subdivision plat or other legal instrument for the proposed access easement shall be reviewed and approved by PDS prior to certificate of occupancy.



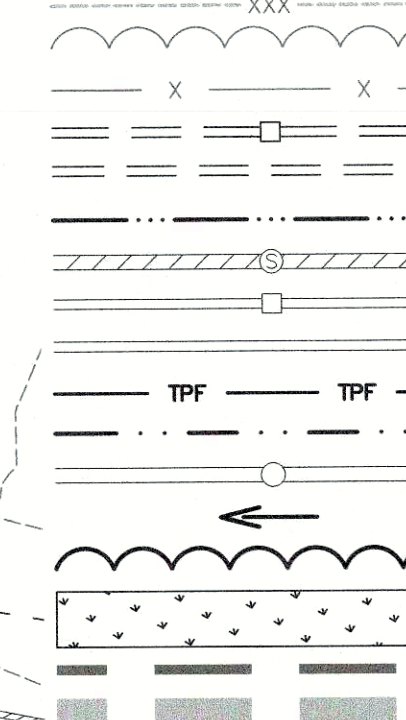
TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE



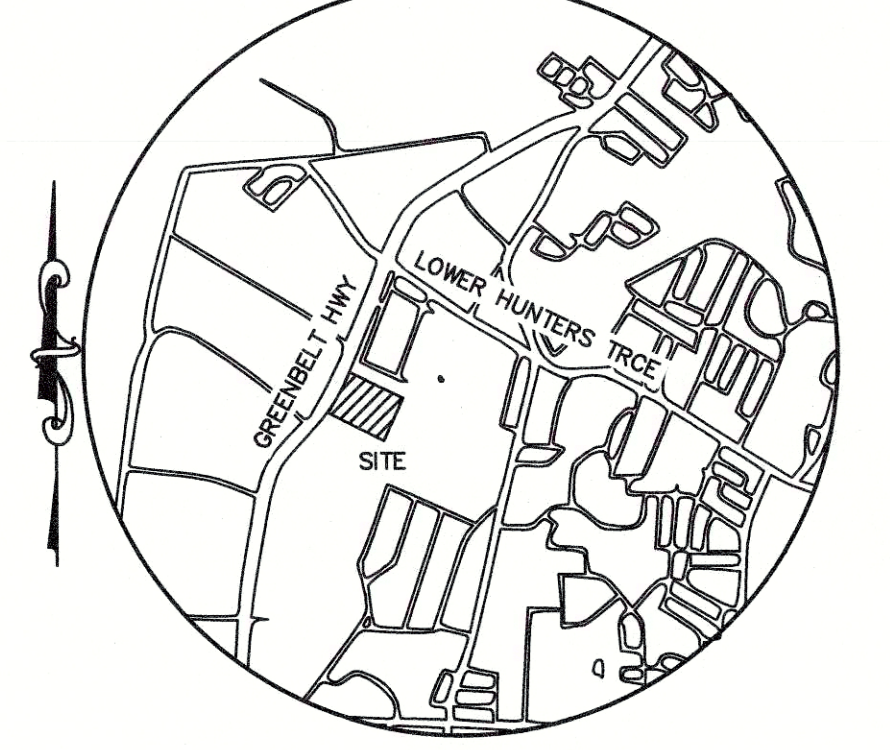
AMENITY AREA DETAIL
SCALE: 1" = 20'

WAIVER REQUESTS (APPROVED #19ZV01A1015):
 1. A WAIVER OF 10.2.4 OF THE LDC IS REQUESTED TO OMIT THE 50' LBA AND ITS REQUIRED SCREENING/PLANTINGS ALONG THE SOUTHERN PROPERTY LINE AND PROVIDE A 15' SETBACK IN ITS PLACE.
 2. A WAIVER OF 10.2.4 OF THE LDC IS REQUESTED TO OMIT THE 35' LBA AND ITS REQUIRED SCREENING/PLANTINGS ALONG THE WESTERN PROPERTY LINE AND PROVIDE A 30' PARKWAY BUFFER IN ITS PLACE.

LEGEND



EXISTING CONTOUR
 EXISTING FENCE
 EXISTING TREE MASS
 EXISTING CATCH BASIN & YARD DRAIN W/PIPE
 EXISTING FLOODPLAIN
 EXISTING SANITARY MANHOLE W/PIPE
 PROPOSED DITCH/SWALE
 PROPOSED SANITARY MANHOLE W/PIPE
 REVISED DRAINAGE ARROW
 REVISED TREE LINE
 WETLANDS
 TRANSITION ZONE
 FORM DISTRICT



LOCATION MAP
NO SCALE

SITE DATA:

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	CU1
EXISTING LAND USE	VACANT WAREHOUSE/DISTRIBUTION
PROPOSED LAND USE	271A-A
TOTAL LAND AREA	12,000 ± S.F.
BUILDING AREA	302,500 ± S.F.
OFFICE DOCK/TRANSFER AREA	314,500 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.27
BUILDING HEIGHT (MAX. 45')	54'
PARKING REQUIRED	167-260
OFFICE	34 SPACES
MINIMUM (1 SPACE/350 S.F.)	60 SPACES
MAXIMUM (1 SPACE/200 S.F.)	200 SPACES
200 WAREHOUSE EMPLOYEES	133 SPACES
MINIMUM (1 SPACE/1.5 EMPLOYEES)	200 SPACES
MAXIMUM (1 SPACE/1 EMPLOYEE)	231 SPACES
PARKING PROVIDED	231 SPACES
CAR PARKING	45 SPACES
TRACTOR TRAILER PARKING	8 SPACES
BICYCLE PARKING (REQUIRED/PROVIDED)	2 SPACES
OFFICE	2 SPACES
LONG TERM	4 SPACES
SHORT TERM	0 SPACES
WAREHOUSE	4 SPACES
LONG TERM (PROVIDED INSIDE BUILDING)	0 SPACES
SHORT TERM	0 SPACES

LANDSCAPE DATA:

LOADING/MANEUVERING & STORAGE	117,333± S.F.
EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE	123,011± S.F.
TOTAL V.U.A.	240,866± S.F.
LL.A. REQUIREMENT (7.5% X V.U.A.)	9,263± S.F.
LL.A. PROVIDED	9,910± S.F.
N.I.C. LOADING/MANEUVERING & STORAGE AREAS	

TREE CANOPY DATA:

EXISTING TREE CANOPY	1,151,248± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY TO BE PRESERVED/PROVIDED	346,978± S.F. (30%)
TOTAL TREE CANOPY REQUIRED	172,878± S.F. (15%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	377,821± S.F.

GENERAL NOTES:

1. DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. 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.
3. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
6. ALL SIGNAGE, IF PROPOSED, SHALL COMPLY WITH CHAPTER 8 OF THE LDC.
7. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO SHINE IN THE EYES OF DRIVERS OR TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (E. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3 OF THE LDC.
8. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
9. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
10. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
12. 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.
13. WHEEL STOPS OR PROTECTIVE CURBING SHALL BE PROVIDED AS REQUIRED PER 9.1.12.C OF THE LDC.

MSD NOTES:

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION: DETENTION TO BE COMPENSATED THROUGH REGIONAL FACILITY FEES OR ELEVATION RUN OFF VOLUME SHALL BE PROVIDED ON-SITE BELOW FLOODPLAIN STANDARDS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR 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.
4. EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
5. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111110020).
6. 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.
7. ACCE AND KDW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
8. MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
9. ANY FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON-SITE AT A RATIO OF 1.5 TO 1.

PUBLIC WORKS AND KTC NOTES:

1. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
2. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
3. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. 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.
6. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
7. ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP PER KTC STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
8. NO INCREASE OF RUNOFF OR SIGNIFICANTLY INCREASE DRAINAGE AREA OR RUNOFF FACTORS IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDRAULIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUESTS TO ALTER DRAINAGE ON A RIGHT-OF-WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.
9. METRO WORKS PERMIT AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY.
10. CONSTRUCTION PERMIT, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL BY METRO PUBLIC WORKS.
11. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
12. DESIGN OF ACCESS TO STATE HIGHWAY SHALL COMPLY WITH KYTC STANDARD.
13. EMERGENCY ACCESS DRIVE CONNECTION TO SANTA FE TRAIL TO MATCH EX. ROADWAY WIDTH (APPROXIMATELY 22').
14. ALL OFF-STREET PARKING AREAS SHALL COMPLY WITH 9.1.12 OF THE LDC AND BE OF A HARD AND DURABLE SURFACE.
15. ACCESS EASEMENT TO BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.

RECEIVED
 17 2020
 PLANNING & DESIGN SERVICES
 M.H. #9396

LOUISVILLE METRO
 APPROVED FOR
 DEVELOPMENT PLAN
 DOCKET NO. 20-DDP-0034
 APPROVAL DATE 06/18/2020
 EXPIRATION DATE 06/18/2021
 SIGNATURE OF PLANNING COMMISSION
 [Signature]

GRAPHIC SCALE 1" = 60'
 0 15 30 60 120

CASE #20-DDP-0034 (RELATED 20-ZONEPA-0053)
 RELATED CASE #16ZONE1072, 19ZONE1015
 MSD WM #11518

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

PRELIMINARY APPROVAL
 Condition of Approval: _____
 [Signature]
 Development Review [Date]
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
 DEVELOPMENT PLAN

NOTE:
 THIS IS A TEMPORARY ACCESS TO SERVE AS THE CONSTRUCTION ENTRANCE FOR THE SITE UNTIL THE AREA OF THE EASEMENT CAN BE RETAINED AND THE EASEMENT RECORDED AS THE PERMANENT ACCESS. THE DEVELOPER UNDERSTANDS THAT THE CHANGE OF ZONING IS NOT GUARANTEED AND IS PROCEEDING WITH CONSTRUCTION AT THEIR RISK. (CASE # 20-ZONEPA-0053)

MINDEL SCOTT
 ENGINEERING & PLANNING
 5153 Jefferson Blvd Louisville, KY 40219
 502-465-1938

DEVELOPER
 EAGLE POINTE CO, LLC
 SUMMIT CONSTRUCTION
 4852 CRITTENDEN DRIVE
 LOUISVILLE, KY 40209

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
GREENBELT HIGHWAY WAREHOUSE
 7001 GREENBELT HIGHWAY
 LOUISVILLE, KENTUCKY 40258
 T.B. 1023 LOT: 1
 D.B. 10732 PG. 359

Vertical Scale: N/A
 Horizontal Scale: 1"=60'
 Date: 6/1/20
 Job Number: 3567
 Sheet
 1
 of 1