

**TREE CANOPY CALCULATIONS (TCCA)**

CLASS: C  
 EXISTING TREE CANOPY: 35% COVERAGE  
 SITE AREA: 3.69 AC (160,736 SF)  
 EXISTING TREES PRESERVED: 9,644 SF (6%)  
 REQUIRED NEW TREE CANOPY: 19,288 SF (12%)  
 REQUIRED TOTAL TREE CANOPY: 28,932 SF (18%)

**WAIVERS REQUESTED**

- ① A WAIVER IS REQUESTED FROM CHAPTER 10.2.4 OF THE LDC TO ALLOW PARKING AND MANUEVERING IN THE REQUIRED 15' LBA.
- ② A WAIVER IS REQUESTED FROM CHAPTER 10.3.7.A OF THE LDC TO ALLOW THE PROPOSED BUILDINGS TO ENCOACH INTO THE REQUIRED 50' GENE SNYDER FREEWAY BUFFER.
- ③ A WAIVER IS REQUESTED FROM CHAPTER 10.2.12 OF THE LDC TO REDUCE THE REQUIRED 10' VUA/LBA TO 5'.

**BICYCLE PARKING**

REQUIRED SPACES	SPACES
LONG TERM (2, OR 1 PER 50,000 S.F.)	2 SPACES
SHORT TERM (2, OR 1 PER 25,000 S.F.)	2 SPACES
<b>PROVIDED SPACES</b>	
PARCEL A LONG TERM	2 SPACES
PARCEL A SHORT TERM	2 SPACES
PARCEL B LONG TERM	2 SPACES
PARCEL B SHORT TERM	2 SPACES
<b>TOTAL PARCEL A&amp;B</b>	
LONG TERM	4 SPACES
SHORT TERM	4 SPACES

**PARKING SUMMARY**

REQUIRED PARKING WITH 10% TARC CREDIT	SPACES
MIN TOTAL	167 SPACES
MAX TOTAL	357 SPACES
(PARKING REQUIREMENTS BY USE SHOWN BELOW)	
<b>PARKING PROVIDED</b>	
STANDARD SPACES	146 SPACES
COMPACT SPACES	9 SPACES (5%)
HANDICAP SPACES	12 SPACES
TOTAL PROVIDED	167 SPACES

EXISTING ZONING  
 FORM DISTRICT  
 EXISTING USE  
 PROPOSED USE  
 PROPOSED ZONE  
 SITE ACREAGE  
 PROPOSED OFFICE S.F.  
 PROPOSED RETAIL S.F.  
 TOTAL BLDG S.F.  
 MAX BUILDING HEIGHT  
 VUA  
 ILA REQUIRED (7.5%)  
 ILA PROVIDED  
 F.A.R.

**PROJECT SUMMARY**

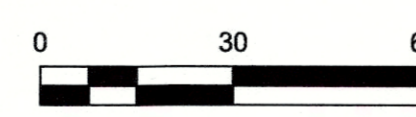
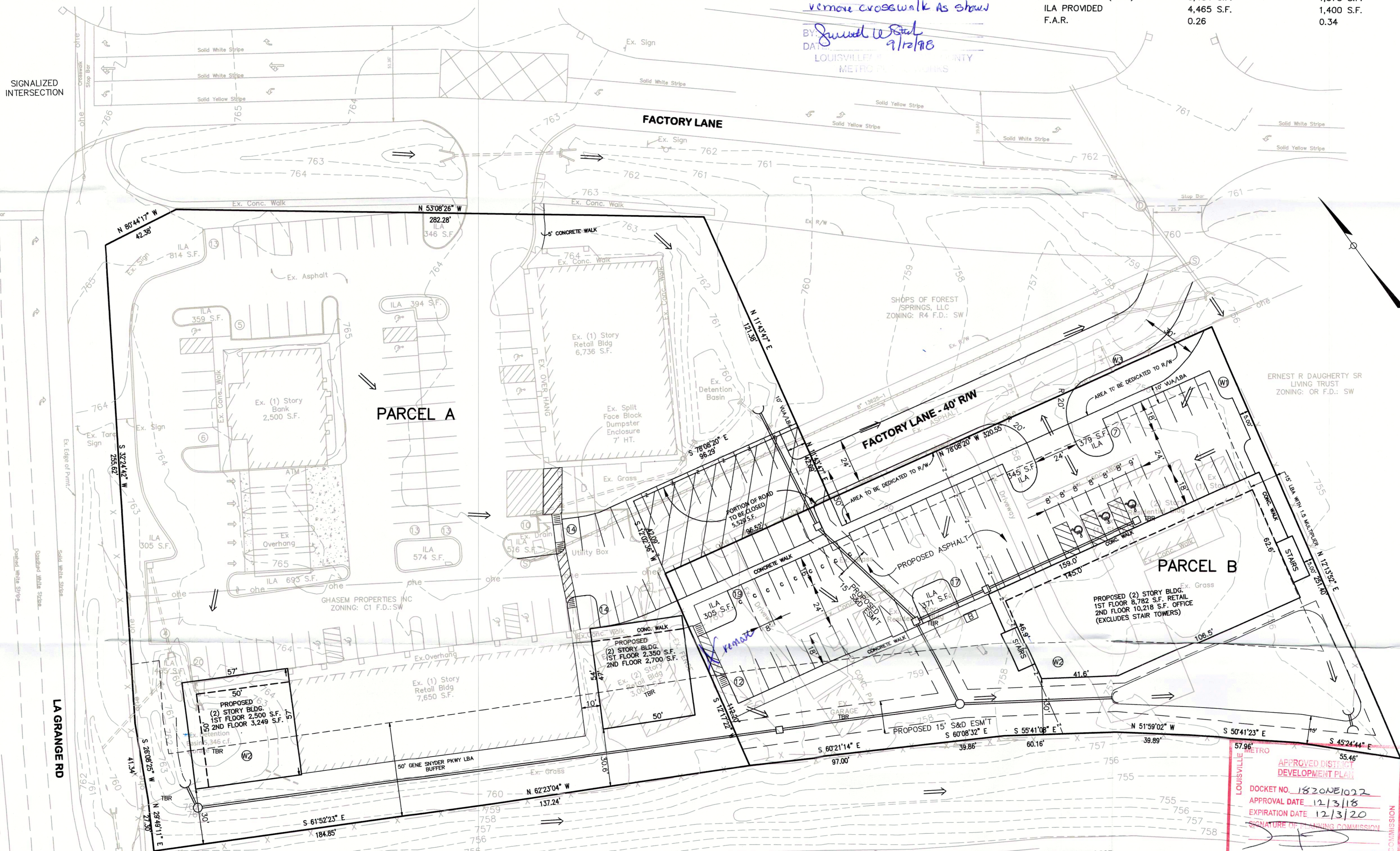
PARCEL A (INCLUDES RD. CLOSURE)	PARCEL B
C1	R4
SW	SW
RETAIL CENTER	VACANT/ RESIDENTIAL
RETAIL CENTER	RETAIL CENTER
C1	C1
2.4 ACRES	1.29 ACRES
5,949 S.F.	10,218 S.F.
4,850 S.F.	8,782 S.F.
27,635 S.F.	19,000 S.F.
50'	50'
46,448 S.F.	18,330 S.F.
3,484 S.F.	1,375 S.F.
4,465 S.F.	1,400 S.F.
0.26	0.34

**GENERAL NOTES:**

- DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- IF SITE HAS THROUGH DRAINAGE AN EASEMENT PLAN WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- NO INCREASE IN PEAK FLOW OR VOLUME ONTO 11300 FACTORY LANE AS A RESULT OF THIS PROJECT.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCOACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCOACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL LOTS SHALL BE CONSOLIDATED PRIOR TO SITE CONSTRUCTION PLAN.
- THE DUMPSTER LOCATED ON THE ADJACENT RETAIL CENTER PROPERTY WILL BE SHARED WITH THIS PROPOSED DEVELOPMENT.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 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 MGMT. PRACTICES.
- A KARST REPORT WAS PREPARED BY ECS SOUTHEAST, LLP DATED 6/1/18. NO KARST CONDITIONS WERE OBSERVED.
- CROSS ACCESS AND SHARED PARKING TO BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.

**PARKING REQUIREMENTS BY USE**

<b>PARKING REQUIRED PROPOSED (16,310 S.F. OFFICE)</b>	47 SPACES
MIN. OFFICE (1 SPACE/ 350 S.F.)	82 SPACES
MAX. OFFICE (1 SPACE/200 S.F.)	
<b>PARKING REQUIRED PROPOSED (13,764 S.F. RETAIL)</b>	55 SPACES
MIN. RETAIL (1 SPACE/ 250 S.F.)	92 SPACES
MAX. RETAIL (1 SPACE/150 S.F.)	
<b>PARKING REQUIRED EXISTING (2,000 S.F. DENTAL OFFICE)</b>	8 SPACES
MIN. (1 SPACE/ 250 S.F.)	13 SPACES
MAX. (1 SPACE/150 S.F.)	
<b>PARKING REQUIRED EXISTING (2,700 S.F. BEAUTY SHOP)</b>	11 SPACES
MIN. (1 SPACE/ 250 S.F.)	27 SPACES
MAX. (1 SPACE/100 S.F.)	
<b>PARKING REQUIRED EXISTING (1,700 S.F. MESSAGE SPA)</b>	6 SPACES
MIN. (1 SPACE/ 300 S.F.)	17 SPACES
MAX. (1 SPACE/100 S.F.)	
<b>PARKING REQUIRED EXISTING (900 S.F. SMOKE SHOPPE)</b>	4 SPACES
MIN. (1 SPACE/ 250 S.F.)	6 SPACES
MAX. (1 SPACE/150 S.F.)	
<b>PARKING REQUIRED EXISTING (3,000 S.F. OFFICE)</b>	9 SPACES
MIN. (1 SPACE/ 350 S.F.)	15 SPACES
MAX. (1 SPACE/200 S.F.)	
<b>PARKING REQUIRED EXISTING (4,600 S.F. RESTAURANT)</b>	37 SPACES
MIN. (1 SPACE/ 125 S.F.)	92 SPACES
MAX. (1 SPACE/50 S.F.)	
<b>PARKING REQUIRED EXISTING (2,500 S.F. BANK)</b>	8 SPACES
MIN. (1 SPACE/ 300 S.F.)	13 SPACES
MAX. (1 SPACE/200 S.F.)	
MIN TOTAL	185 SPACES
MAX TOTAL	357 SPACES



**FLOOD NOTE**

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0020E

**PRELIMINARY DRAINAGE CALCULATIONS**

PRE-DEVELOPED IMPERVIOUS SURFACE = 78,042 S.F.  
 POST-DEVELOPED IMPERVIOUS SURFACE = 111,226 S.F.  
 INCREASED RUNOFF = 33,184 S.F.  
 TOTAL SITE DISTURBANCE = 61,192 S.F.

CHANGE IN RUNOFF COEFFICIENT, C=(0.73-0.58)=0.15  
 SITE AREA = 3.69 ACRES  
 INCREASED RUNOFF = [(0.15x2.8/12)x3.69] = 0.129 AC-FT  
 EXISTING DETENTION BASIN VOLUME TO BE RELOCATED = 0.123 AC-FT (5,346 C.F.)  
 TOTAL DETENTION VOLUME REQUIRED = (0.129 + 0.123) = 0.252 AC-FT

**LEGEND**

- EX. UTILITY POLE
- EX. CONTOUR
- EX. FIRE HYDRANT
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- EX. SIGN
- PARKING COUNT
- INTERIOR LANDSCAPE AREA
- TO BE REMOVED
- DUMPSTER
- PROPOSED BIKE RACK

CASE # 18ZONE1022  
 RELATED CASE # B-11-87,B-10-87  
**REVISED AND DETAILED DISTRICT DEVELOPMENT PLAN**  
 GHASEM/FACTORY LANE PROJECT  
 12903, 12910, 12920 FACTORY LN  
 LOUISVILLE, KY 40245  
 T.B. 0015 LOT(S) 0079, 0157, 0151  
 D.B. 7615 PG. 986  
 D.B. 7621 PG. 933  
 D.B. 10037 PG. 886  
 OWNER/DEVELOPER:  
 GHASEM PROPERTIES INC  
 PO BOX 43299, LOUISVILLE, KY 40253  
 WM # 11760

LOUISVILLE METRO  
 APPROVED DISTRICT DEVELOPMENT PLAN  
 DOCKET NO. 1820NE1022  
 APPROVAL DATE 12/3/18  
 EXPIRATION DATE 12/3/20  
 SIGNATURE OF PLANNING COMMISSION

**Milestone design group**  
 108 Davenport Lane, Suite 300 Louisville, KY 40223  
 502.527.7075 www.milestonedesign.org

**GHASEM / FACTORY LANE PROJECT**

DATE: 4/27/18  
 DRAWN BY: G.C.Z.  
 CHECKED BY: D.L.E.  
 SCALE: 1"=30' (HORZ)  
 SCALE: N/A (VERT)

**REVISIONS**

6/11/18	AGENCY COMMENTS
7/9/18	AGENCY COMMENTS
7/20/18	AGENCY COMMENTS
8/1/18	AGENCY COMMENTS
8/20/18	AGENCY COMMENTS

RECEIVED  
 AUG 20 2018  
 PLANNING & DESIGN SERVICES

**DEVELOPMENT PLAN**

JOB NUMBER	18017
1	OF
1	1

**Case No. 18ZONE1022 Binding Elements**

**RESOLVED**, the Louisville Metro Planning Commission does hereby **APPROVE** the requested Revised Detailed District Development Plan AND Detailed District Development Plan; **SUBJECT** to the following binding elements:

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. An Individual Historic Resource Survey Form shall be completed for any historic resources (structures over 65 years old) on the subject site. The documentation must occur prior to the issuance of a demolition permit or ground disturbance at the site. The documentation shall be submitted to Urban Design/Historic Preservation Staff upon completion.
3. Signs shall be in compliance with Ch. 8 of the Land Development Code.
4. No outdoor advertising signs, small free-standing signs, pennants, balloons, or banners shall be permitted on the site.
5. There shall be no outdoor storage sales, or display on the site.
6. Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff and height of the light standard shall be set so that no light source is visible off-site.
7. 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.
8. Before any permit (including but not limited to building, parking lot, change of use or alteration 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 Land Development Code, 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.
  - e. A minor plat or legal instrument creating the lots as shown on the approved district development plan shall be recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Development Services; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
  - f. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. 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.
  - g. A road closure for a portion of "Old Factory Lane" as shown on the development plan shall be recorded prior to requesting a building permit. Easements will be provided prior to recording of the street closure for each utility agency requesting the retention of their services within the area of the closure
  - h. Building renderings for all new structures and additions shall be approved by Planning Commission staff
9. 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.
10. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system.
11. 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.
12. A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and the USDA Natural Resources Conservation Service recommendations. A copy of said plan shall be provided to Planning and Design Services for incorporation into the record.
13. The materials and design of proposed structures shall be substantially the same as depicted in the renderings as presented at the November 2, 2000 & October 18, 2018 public hearings of the Planning Commission.
14. The property owner shall provide a crossover access easement if any adjacent property is ever re-developed for a non-residential use. A copy of the signed access easement agreement shall be provided to Planning Commission staff upon request.