

VARIANCE REQUEST

- 1. A Variance is requested from the Louisville Metro Land Development Code, Chapter 5, Table 5.3.2, Dimensional Standards: Non-Residential Uses; to allow the building to exceed the 35' building height restriction.
2. A Variance is requested from the Louisville Metro Land Development Code Chapter 5, Table 5.3.2 to exceed the 95' maximum setback.

WAIVER REQUEST

- 1. A Waiver is requested from the Louisville Metro Land Development Code, Chapter 5.9.2, to not provide a direct pedestrian connection to overlook drive.

PROJECT DATA

Table with 2 columns: Category and Value. Includes rows for TOTAL SITE AREA (3.78± ACRES), FORM DISTRICT (R-6), EXISTING ZONING (R-6), PROPOSED ZONING (OR-3), EXISTING USE (UNDEVELOPED), PROPOSED USE (OFFICE), PROPOSED BUILDING FOOTPRINT AREA (13,350 S.F.), PROPOSED BUILDING AREA (40,000 S.F.), PROPOSED BUILDING HEIGHT (38' (35' MAX. ALLOWED)), F.A.R. (0.24 (4.0 MAX. ALLOWED)), VEHICULAR PARKING REQUIRED (MIN. 114 SPACES, MAX. 200 SPACES), etc.

GENERAL NOTES:

- 1. Parking areas and drive lanes to be a hard and durable surface.
2. An KTC & MPW encroachment permit and bond will be required for all work done in their right-of-ways, including the entrances.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the Right of Way.
5. There shall be no landscaping in the Right of Way without an encroachment permit.
6. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
7. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved.
8. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
9. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
10. A KARST survey has been conducted on site by Kevin Young of LD&D, Inc. on March 15th, 2016 and no KARST features were found.
11. Upon development or redevelopment of the property to a non-residential use, a unified access and circulation system shall be developed to provide for a vehicular movement throughout adjacent as determined appropriate by the Department of Public Works. A Cross Access agreement to run with the land and in a form acceptable to the Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.

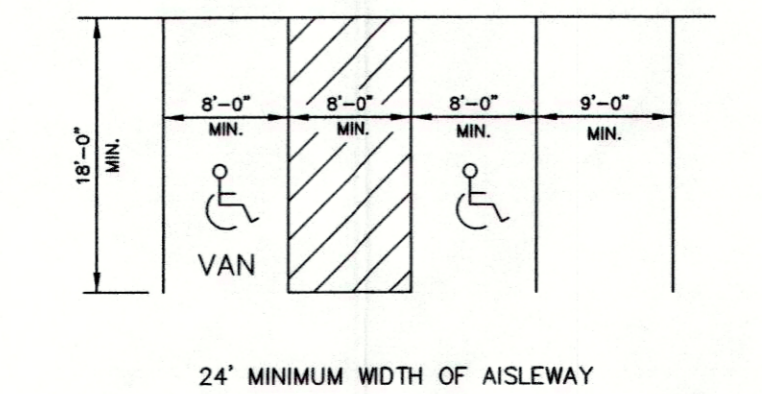
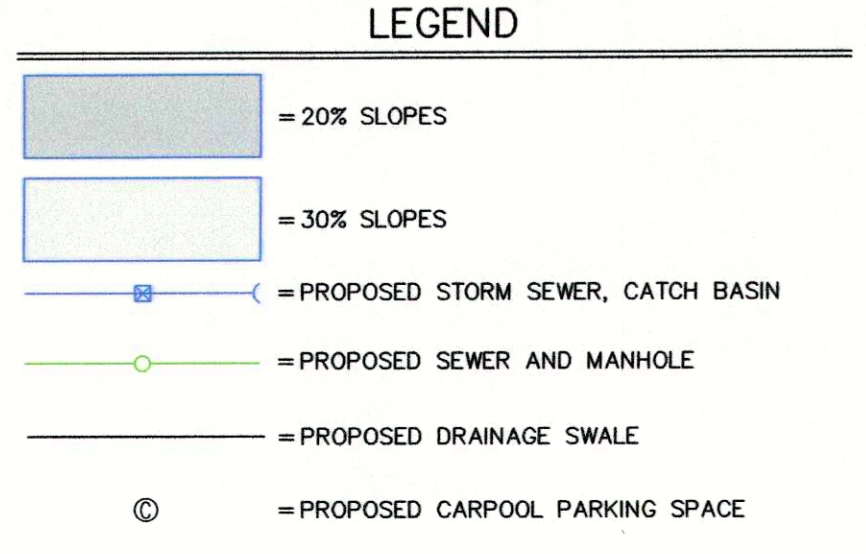
MSD NOTES:

- 1. Sanitary sewer service will be provided by connection and subject to applicable fees.
2. A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0016 E dated December 5, 2006.
3. Drainage pattern depicted by arrows (====) is for conceptual purposes. 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. Site may be subject to MSD Regional Facilities Fee.
5. If the site has thru drainage an easement plat will be required prior to MSD regional construction plan approval. On-site detention will be required post-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream system whichever is more restrictive.
6. A Downstream Facilities Capacity Request was submitted to MSD on April 4th, 2016.
7. The final design of this project must meet all MS4 water quality regulations established by MSD.
8. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
9. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
10. Prior to any construction activities on the site an Erosion & Silt Control Plan shall be provided to MSD for approval.
11. Flood plain compensation to be provided off site.
12. ACOE and KDOV approval required prior to MSD construction plan approval.
13. No increase in velocity at the point of discharge at the property line.
14. Any fill in the local regulatory floodplain or FEMA Special Flood Hazard Area must be compensated on site or a floodplain compensation fee may be paid to MSD if the applicant can show that the post-developed water surface elevations for both the FEMA Special Flood Hazard Area and Local Regulatory Floodplain are the equal to or less than pre-developed elevations at the upstream and downstream property boundaries.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

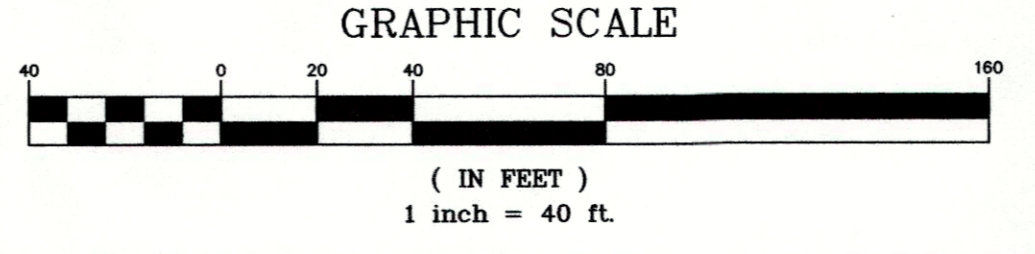
- 1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
2. Any modifications to the approval EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
3. Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
4. Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracked onto the roadway shall be removed daily.
5. Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.
6. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
7. Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased.
8. Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
9. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

MSD STANDARD EROSION CONTROLS table with 2 columns: Symbol and Description. Includes Stone Bag Check Dam, Winged Headwall Inlet Protection, and Silt Fence.



TREE CANOPY CALCULATIONS

Table with 2 columns: Description and Value. Includes TOTAL SITE AREA (165,092± S.F.), EXISTING TREE CANOPY (74% (122,168 S.F.)), EXISTING TREE CANOPY TO BE PRESERVED (0% (0 S.F.)), TOTAL TREE CANOPY AREA REQUIRED (25% (41,273 S.F.)), and TOTAL TREE CANOPY PROVIDED (41,760 S.F. (25%)).



REVISIONS table with columns: NO., DATE, DESCRIPTION, BY.

SURVEYOR'S SEAL and ENGINEER'S SEAL areas.

PROJECT DATA table with fields: FILE NAME, DATE, CHECKED BY, DRAWN BY, SCALE, and DRAWN BY.

LD&D LAND DESIGN & DEVELOPMENT, INC. logo and contact information.

DETAILED DISTRICT DEVELOPMENT PLAN GLENVIEW TRUST OFFICE BUILDING DEVELOPER GLENVIEW TRUST COMPANY 4969 U.S. HWY 42, SUITE 2000 LOUISVILLE, KY 40222 502.212.7800

JOB NO. 15159 SHEET 1 OF 1



OWNER: FRED M. FERRIELL 5368 OUCHITA DR. LAKE WORTH, FL 33467-5541
SITE ADDRESS: 5900 US HIGHWAY 42 LOUISVILLE, KY, 40241 TAX BLOCK 5, LOT 106 D.B. 10486, PG. 0867
CASE: 16ZONE1012 RELATED CASES: 09-128-85 & 8827
COUNCIL DISTRICT - 16 FIRE PROTECTION DISTRICT - HARRODS CREEK WM# 11366