LAND DEVELOPMENT CODE (LDC) GENERAL NOTES:

- 2. DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL SHOWING THAT THE DEVELOPMENT
- 3. ALL SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF CHAPTER 8. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT
- 4. OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED PER CHAPTER 10.
- 5. LOT PROPERTY LINES ARE LOCATED VIA ALTA SURVEY.
- 6. LONG-TERM BICYCLE PARKING SPACES WILL BE LOCATED AS SHOWN ON THE PLAN.
- 7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 8. A KARST SURVEY IS NOT REQUIRED PER CHAPTER 4.9.
- 9. THE DEVELOPMENT LIES WITHIN THE CITY OF LOUISVILLE FIRE DISTRICT.

METRO PUBLIC WORKS (MPW) AND KENTUCKY TRANSPORTATION CABINET (KYTC) NOTES: 1. TRANSPORTATION PLANNING APPROVAL IS REQUIRED PRIOR TO CONSTRUCTION APPROVAL.

- 2. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY
- 3. THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- 4. ALL NEW SIDEWALKS SHALL BE BUILT TO ADA CURRENT STANDARDS.
- 5. KYTC WILL NOT PERMIT AN INCREASE IN SURFACE DRAINAGE RUNOFF TO THE STATE RIGHT OF WAY. DRAINAGE CALCULATIONS WILL BE REQUIRED FOR ALL DRAINAGE TO THE RIGHT OF WAY.
- 6. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW
- STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- 7. ALL SIDEWALKS ARE A MINIMUM OF 5' WIDE. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%.

- PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOMENT REVIEW OFFICE. EPSC BMPS SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- 3. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- 4. 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
- 5. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABLIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- 6. 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
- 7. ONSITE DETENTION IS PROVIDED IN THE EXISTING DETENTION BASIN. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACTIY
- OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. 8. SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND ANY APPLICABLE
- 9. MSD WATER QUALITY AND WATER QUANTITY REQUIREMENTS HAVE BEEN MET BY THE EXISTING WATER
- QUALITY UNIT AND ABOVE GROUND DETENTION BASIN. 10. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY. 11.IF SITE HAS THRU DRAINAGE, AND EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING
- 12.MSD DRAINAGE BOND MAY BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

- 3. EACH PROPOSED BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM 6" SANITARY SEWER. 4. OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER PSC WITH A MINIMUM 6" SANITARY
- 5. POOL & POOL EQUIPMENT ROOM MUST BE SUBMITTED TO THE HEALTH DEPARTMENT FOR SEPARATE APPROVALS.

WAIVERS AND VARIANCES REQUESTED

1. A WAIVER IS BEING REQUESTED OF LDC 5.6.1.C.1 TO PROVIDE LESS THAN 50% CLEAR GLAZING ALONG THE FRONT FACADE OF THE PROPOSED BUILDING FACING TERRA CROSSING DRIVE.

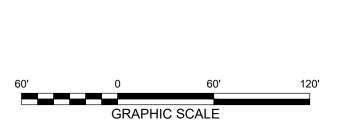
EXISTING IMPERVIOUS AREA: 0 SF PROPOSED IMPERVIOUS AREA: 308,132 SF NET INCREASE IN IMPERVIOUS AREA: 66% TOTAL SITE DISTURBANCE: 468,187 SF

= EXISTING WATER = EXISTING OVERHEAD ELECTRIC = EXISTING UNDERGROUND ELECTRIC — 590 — = EXISTING CONTOURS -----= SETBACKS/LBA

= PROPERTY LINE TO BE REMOVED = CONCEPTUAL DRAINAGE PATTERN (SURFACE)

22' MINIMUM WIDTH OF AISLEWAY TYPICAL PARKING SPACE LAYOUT





Gresham

DLP, REAL ESTATE LLC

SKILKEN GOLD

4270 MORSE ROAD

CIVIL ENGINEER: JACOB BELWOOD, PE

SUBURBAN WORKPLACE

VACANT

PROPERTY INFO:

PARCEL #1

PARCEL #2

FORM DISTRICT

SPECIAL ZONING

SETBACKS

TAX BLOCK(S):

TAX BLOCK(S):

PROJECT SUMMARY

LOUISVILLE, KY 40245

2500 TERRA CROSSING BLVD

DEED BOOK/ PGS: 10691 597

DEED BOOK/ PGS: 11599 893

FRONT YARD

STREET-SIDE YARD

REAR YARD

PROPOSED SITE AREA

OUTLOT 1

MAXIMUM BUILDING HEIGHT

PROPOSED BUILDING HEIGHT

EXISTING USE

PROPOSED USE

TOTAL SITE AREA

BUILDING USE AREA

PARKING SUMMARY

BICYCLE PARKING

MINIMUM (1 PER 500 SF OF GROSS

MAXIMUM (1 PER 250 SF OF GROSS

TEMPORARY REQUIRED

TEMPORARY PROPOSED

PERMANENT REQUIRED

PERMANENT PROPOSED

LANDSCAPE BUFFER

EXPRESSWAY LANDSCAPE BUFFER

ILA REQUIRED (7.5%)

ILA PROVIDED

EXISTING TREE CANOPY

EXISTING TREE CANOPY PRESERVED

STREET TREES REQUIRED

LANDSCAPING SUMMARY

TOTAL PARKING PROVIDED

FLOOR AREA)

FLOOR AREA)

FLOOR TO AREA RATIO

398500110000

COLUMBUS, OH 43230

LOUISVILLE, KY 40202

111 WEST MAIN STREET SUITE 201

jacob.belwood@ greshamsmith.com

PARCEL #3

PARCEL #4

TAX BLOCK(S):

TAX BLOCK(S):

C2- COMMERCIAL DISTRICT/ PEC PLANNED

EMPLOYMENT CENTER DISTRICT

SPACES

SPACES

SPACES

SPACES

DEED BOOK/ PGS: 10691 602

DEED BOOK/ PGS: 10691 602

001506270000

10.10 ACRE

ACCESSIBLE

LOUISVILLE, KY 40245-5374

GreshamSmith.com

111 West Main Street Suite 201

Louisville, KY 40202 502.627.8900

2	SPACES	SPACES			Revision		
				No.	Date	Description	
15	FT			1	8.30.2021	PLAN REVISIONS PER METRO COMMENTS	
10				2	9.16.2021	PLAN REVISIONS PER METRO COMMENTS	
50	FT						
15	FT						
171,825	SF	3.94	Acre				
9,299	SF						
13,971	SF						
0%		0	SF				
35%		153,716	SF				
0%		0	SF				
1 TYPE C TREE PER 20 FT, OF 1 TYPE B TREE EVERY 25 FT, OR 1 TYPE A TREE EVERY 30 FT							
					_		

CATEGORY 2B REVISED DETAILED DISTRICT DEVELOPMENT PLAN **RDDDP**

AUGUST 17, 2021

Planning & Design

Received September 21, 2021