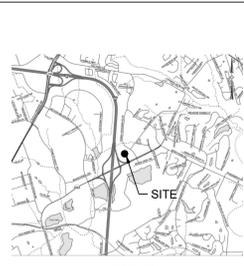
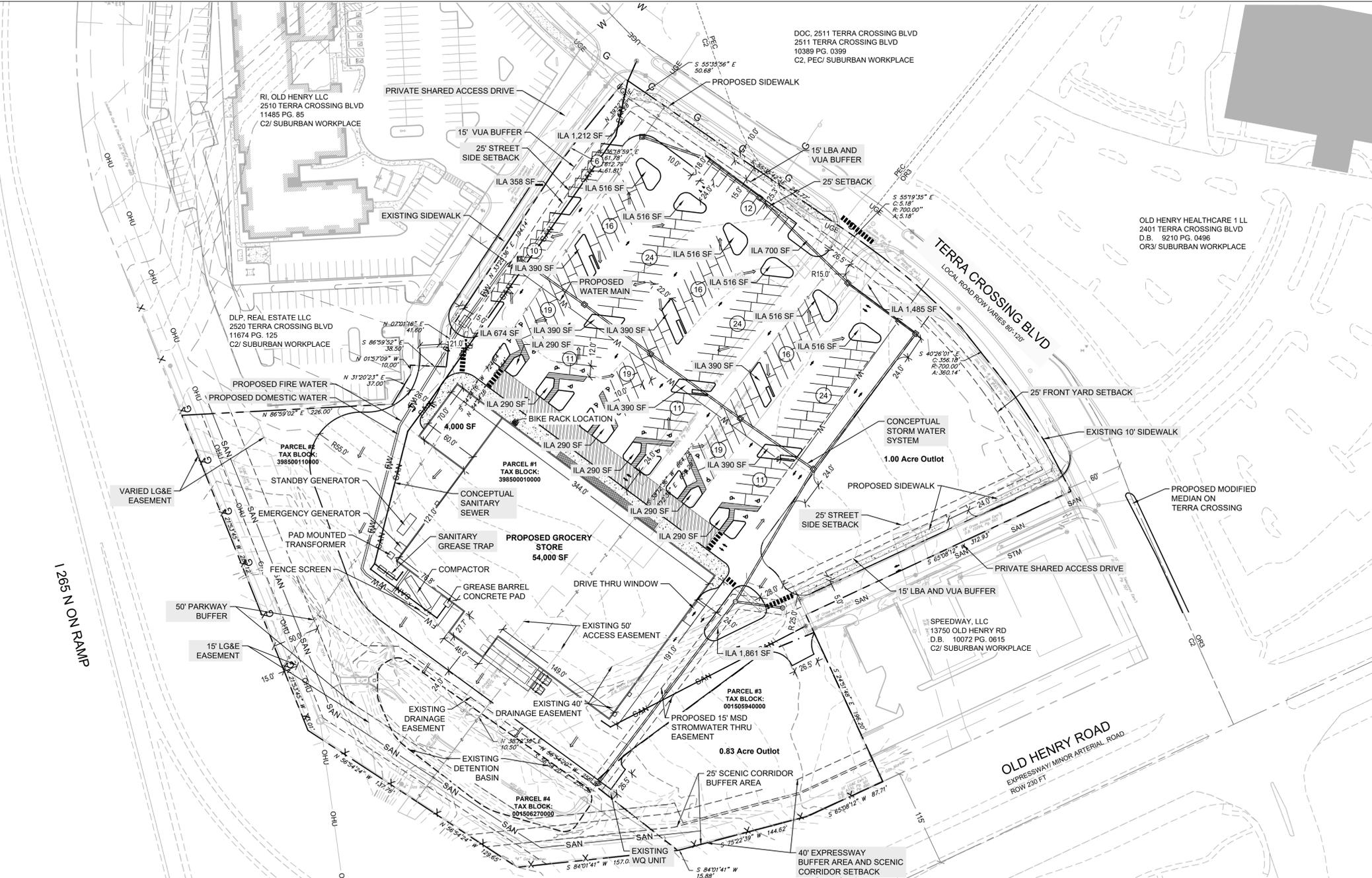


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OWNER:  
DLP, REAL ESTATE LLC  
2520 TERRA CROSSING BLVD  
LOUISVILLE, KY 40245-5374  
DEVELOPER:  
SKILKEN GOLD  
4270 MORSE ROAD  
COLUMBUS, OH 43230  
CIVIL ENGINEER:  
JACOB BELWOOD, PE  
111 WEST MAIN STREET SUITE 201  
LOUISVILLE, KY 40202  
jacob.belwood@greshamsmith.com



GreshamSmith.com

111 West Main Street  
Suite 201  
Louisville, KY 40202

502.627.8900

PROPERTY INFO:  
2500 TERRA CROSSING BLVD  
LOUISVILLE, KY 40245  
PARCEL #1  
TAX BLOCK(S): 398500010000  
DEED BOOK/ PGS: 10691 597  
PARCEL #2  
TAX BLOCK(S): 398500110000  
DEED BOOK/ PGS: 11599 893

PARCEL #3  
TAX BLOCK(S): 001505940000  
DEED BOOK/ PGS: 10691 602  
PARCEL #4  
TAX BLOCK(S): 001506270000  
DEED BOOK/ PGS: 10691 602

**PROJECT SUMMARY**

FORM DISTRICT	SUBURBAN WORKPLACE		
ZONING	C2-COMMERCIAL DISTRICT/PEC PLANNED EMPLOYMENT CENTER DISTRICT		
SPECIAL ZONING	NONE		
SETBACKS			
FRONT YARD	25	FT	
STREET-SIDE YARD	25	FT	
SIDE YARD	0	FT	
REAR YARD	0	FT	
MAXIMUM BUILDING HEIGHT	50	FT	
PROPOSED BUILDING HEIGHT	29.5	FT	
EXISTING USE	VACANT		
PROPOSED USE	RETAIL		
TOTAL SITE AREA	439,187	SF	10.10 ACRE
PROPOSED SITE AREA	360,241	SF	8.27 ACRE
OUTLOT 1	43,560	SF	1.00 ACRE
OUTLOT 2	36,154	SF	0.83 ACRE
BUILDING USE AREA	58,000	SF	
FLOOR TO AREA RATIO			
MAXIMUM	5.0	FAR	
PROPOSED	0.13	FAR	

**PARKING SUMMARY**

RETAIL			
MINIMUM (1 PER 500 SF OF GROSS FLOOR AREA)	118	SPACES	
MAXIMUM (1 PER 250 SF OF GROSS FLOOR AREA)	238	SPACES	
TOTAL PARKING PROVIDED	238	SPACES	18 ACCESSIBLE
<b>BICYCLE PARKING</b>			
TEMPORARY REQUIRED	2	SPACES	
TEMPORARY PROPOSED	2	SPACES	
PERMANENT REQUIRED	2	SPACES	
PERMANENT PROPOSED	2	SPACES	

**LANDSCAPING SUMMARY**

LANDSCAPE BUFFER	15	FT	
EXPRESSWAY LANDSCAPE BUFFER	50	FT	
VUA BUFFER	15	FT	
VUA AREA	171,825	SF	3.94 Acre
ILA REQUIRED (7.5%)	9,299	SF	
ILA PROVIDED	13,971	SF	
EXISTING TREE CANOPY	0%		0 SF
REQUIRED TREE CANOPY	35%		153,716 SF
EXISTING TREE CANOPY PRESERVED	0%		0 SF
STREET TREES REQUIRED	1 TYPE C TREE PER 20 FT, OF 1 TYPE B TREE EVERY 25 FT, OR 1 TYPE A TREE EVERY 30 FT		

**LAND DEVELOPMENT CODE (LDC) GENERAL NOTES:**

- NO PORTION OF THE SITE IS WITHIN THE 100-YEAR FLOOD PLAIN PER FIRM MAP NO. 21111 C0034 F DATED DECEMBER 5, 2005.
- DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
- ALL SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF CHAPTER 8. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
- OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED PER CHAPTER 10.
- LOT PROPERTY LINES ARE LOCATED VIA ALTA SURVEY.
- LONG-TERM BICYCLE PARKING SPACES WILL BE LOCATED AS SHOWN ON THE PLAN.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- A KARST SURVEY IS NOT REQUIRED PER CHAPTER 4.9.
- THE DEVELOPMENT LIES WITHIN THE CITY OF LOUISVILLE FIRE DISTRICT.

**METRO PUBLIC WORKS (MPW) AND KENTUCKY TRANSPORTATION CABINET (KYTC) NOTES:**

- TRANSPORTATION PLANNING APPROVAL IS REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY PRIOR TO CONSTRUCTION APPROVAL.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- ALL NEW SIDEWALKS SHALL BE BUILT TO ADA CURRENT STANDARDS.
- 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.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ALL SIDEWALKS ARE A MINIMUM OF 5' WIDE. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%.

**MSD/EPSC/UTILITY NOTES:**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- THE APPROVED EROSION PREVENTION AND SETTLEMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED 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 DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- 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.
- 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 FENCING.
- 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 NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- 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 MANAGEMENT PRACTICES.
- 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 CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- MSD WATER QUALITY AND WATER QUANTITY REQUIREMENTS HAVE BEEN MET BY THE EXISTING WATER QUALITY UNIT AND ABOVE GROUND DETENTION BASIN.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- IF SITE HAS THRU DRAINAGE, AND EASEMENT PLAN WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- MSD DRAINAGE BOND MAY BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

**HEALTH DEPARTMENT NOTES:**

- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- EACH PROPOSED BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM 6" SANITARY SEWER.
- OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER PSC WITH A MINIMUM 6" SANITARY SEWER.
- POOL & POOL EQUIPMENT ROOM MUST BE SUBMITTED TO THE HEALTH DEPARTMENT FOR SEPARATE APPROVALS.

**WAIVERS AND VARIANCES REQUESTED**

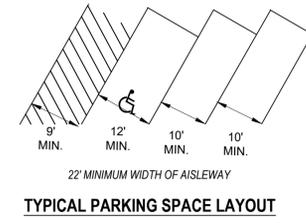
- A WAIVER IS BEING REQUESTED OF LDC 5.6.1.C.1 TO PROVIDE LESS THAN 50% CLEAR GLAZING ALONG THE FRONT FACADE OF THE PROPOSED BUILDING FACING TERRA CROSSING DRIVE.

**IMPERVIOUS AREA**

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

**LEGEND**

- SAN = EXISTING SANITARY
- G = EXISTING GAS
- W = EXISTING WATER
- OH-E = EXISTING OVERHEAD ELECTRIC
- UG-E = EXISTING UNDERGROUND ELECTRIC
- 900 = EXISTING CONTOURS
- = SETBACKS / LBA
- - - Z = PROPERTY LINE TO BE REMOVED
- ⇒ = CONCEPTUAL DRAINAGE PATTERN (SURFACE)
- = TRAFFIC DIRECTION
- SAN = PROPOSED SANITARY
- FW = PROPOSED FIRE WATER
- DW = PROPOSED DOMESTIC WATER



CASE #: 21-DDP-0079

Received September 21, 2021

Planning & Design

TERRA CROSSING

NOT FOR CONSTRUCTION

**Revision**

No.	Date	Description
1	8.30.2021	PLAN REVISIONS PER METRO COMMENTS
2	9.16.2021	PLAN REVISIONS PER METRO COMMENTS

CATEGORY 2B  
REVISED DETAILED  
DISTRICT  
DEVELOPMENT PLAN  
**RDDDP**  
45059.00  
AUGUST 17, 2021

21-DDP-0079