





The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.

No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.

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 system from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall be permitted within the protected area. No parking, material storage or construction activities are

Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested:

- The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, and the Louisville Metro Public Works and the Metropolitan Sewer District.
- 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.
- A Tree Preservation Plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
- To obtain approval for site disturbance, with Chapter 10 of the LDC shall be reviewed and approved prior to any construction.
- An Individual Historic Resource Survey Form shall be completed for any historic resources on the subject site. The documentation must occur prior to the issuance of a demolition permit or ground disturbance at the site. A geotechnical report shall be submitted to Urban Design/Historic Preservation Staff upon completion.
- A reciprocal access and crossover easement agreement shall be incorporated into the record.
- The Planning Commission legal counsel shall be created between the "truck access" in a form acceptable to the city of Louisville.
- A legal instrument shall be submitted to the Division of Planning and Design Services.
- A legal instrument shall be recorded consolidating the property as shown on the approved development plan.
- Elevation renderings shall be submitted for review and approval by Planning Commission staff.
- A Metro Planning Commission.

A certificate of occupancy must be received from the appropriate code enforcement department prior to must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.

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 successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

No idling of trucks shall take place within 200 feet of single-family residences. No overnight idling of trucks shall be permitted on-site.

No heavy-truck shall enter or exit the facility via Old La Grange Road. All heavy-truck access shall be limited to Chamberlain Crossing Drive.

The design of the façade and landscaping along Old La Grange Road, including a four-board fence shall be substantially the same as depicted in the renderings as presented at the 01/04/18 Planning Commission meeting and stamped "received 01/18/2018".