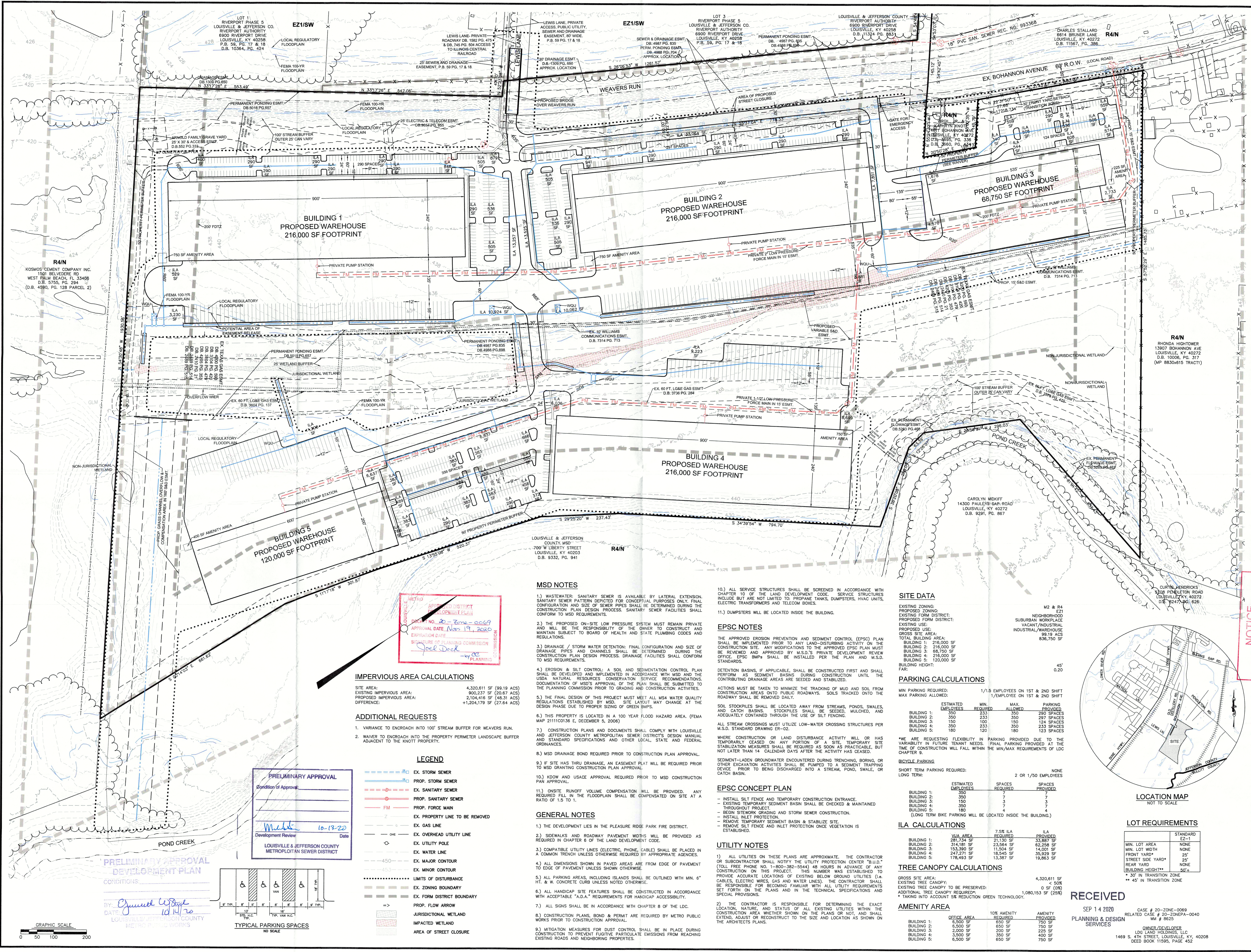


Case No. 20-ZONE-0069 Binding Elements

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

1. The site shall be maintained in accordance with all applicable sections of the Land Development Code (LDC) and agreed-upon binding elements unless amended pursuant to the LDC. Amendment of any binding element(s) shall be submitted to the Planning Commission or its designee for review and approval; any amendments not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons or banners shall be permitted.
3. 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.
4. Before any permit is requested, including but not limited to permits for building, parking lot, change of use, site disturbance, alteration or demolition:
 - a. The development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District,
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways for any work within the state right-of-way.
 - c. Final elevations/renderings shall be submitted for review and approval by Planning Commission staff. A copy of the approved rendering shall be available in the case file on record in the offices of the Louisville Metro Planning Commission.
 - d. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter
 - e. Portions of Bohannon Avenue shown on the approved development plan to be closed shall be reviewed by the Planning Commission and recorded prior to requesting a permit
5. 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.
6. The applicant, developer or property owner shall provide a copy of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development and/or use of this site and shall advise all parties of their content. 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. These binding elements shall run with the land and the owner(s) and occupant(s) of the property shall at all times be responsible for compliance with them.

7. No overnight idling within 200 ft. of residential property lines.
8. No access shall be permitted to Bohannon Avenue, except for emergency vehicles and pedestrians.
9. At the time of development, the following restoration standards shall be met:
 - a. Riparian vegetation shall be planted, as necessary, to stabilize the banks of a protected waterway within a Buffer Area. Where a bank is denuded of its vegetation due to erosion, slope failure or similar occurrence, appropriate vegetation shall be planted to quickly establish a vegetative cover, and then replanted with riparian vegetation to ensure the long-term stabilization of the bank. Restoration plantings shall be selected from the MSD native species restoration specifications.
 - b. Where stream bank erosion has occurred as a result of on-site development activities, riparian vegetation shall be planted to stabilize the stream bank unless MSD determines such vegetation would be inadequate to re-stabilize the bank. In instances where the MSD determines that planting of riparian vegetation is inadequate to stabilize the stream bank alternate methods of stabilization, approved by the MSD shall be utilized.
 - c. Stream, stream bank, and vegetation restoration projects are allowed where the goal is to restore the protected waterway, wetlands, or Buffer Area to an ecologically healthy state, as approved by MSD.
10. Tree and Vegetation Removal.
 - a. Existing, healthy trees and vegetation within the Buffer Area shall be preserved, except for those areas designated by the Limits of Disturbance on the approved district development plan. Trees and vegetation shall be restored in accordance with Binding Element #9 for all areas within the buffer that lie between impervious surfaces and the Limits of Disturbance.
 - b. This provision shall not prohibit any of the following: Removal of dead or diseased trees/vegetation (provided a live root system stays intact); removal of noxious weeds; Removal of non-native trees/vegetation that threaten native species growth or reintroduction; removal of fallen trees, tree limbs, brush and similar debris that accumulate naturally in river/stream beds and that impede river/stream flow, or removal of any other tree/vegetation that is a threat to the public health or safety; Removal of trees as part of an approved plan for stream side recreation or access (e.g. pedestrian trail) or as part of an approved utility or road construction project.
11. Before development of Buildings #3 and #4, or the buildings nearest the home in the northeast corner of the site, a landscape plan will be reviewed and approved by the Louisville Metro Planning Commission or a Committee thereof. This requirement for Building #3 shall be null and void should the property to the west of Building #3 cease being used as a residence.



**BUILDING 1
PROPOSED WAREHOUSE
216,000 SF FOOTPRINT**

**BUILDING 2
PROPOSED WAREHOUSE
216,000 SF FOOTPRINT**

**BUILDING 3
PROPOSED WAREHOUSE
68,750 SF FOOTPRINT**

**BUILDING 4
PROPOSED WAREHOUSE
216,000 SF FOOTPRINT**

**BUILDING 5
PROPOSED WAREHOUSE
120,000 SF FOOTPRINT**

MSD NOTES

- 1) WASTEWATER: SANITARY SEWER IS AVAILABLE BY LATERAL EXTENSION. SANITARY SEWER PATTERN DEPICTED FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF SEWER PIPES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 2) THE PROPOSED ON-SITE LOW PRESSURE SYSTEM MUST REMAIN PRIVATE AND WILL BE THE RESPONSIBILITY OF THE OWNER TO CONSTRUCT AND MAINTAIN SUBJECT TO BOARD OF HEALTH AND STATE PLUMBING CODES AND REGULATIONS.
- 3) DRAINAGE / STORM WATER DETENTION: 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) EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA. NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- 5) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL USA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BMPs.
- 6) THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 211100130E, DECEMBER 5, 2006)
- 7) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- 8) MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 9) IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAN WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- 10) KDOV AND USACE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 11) ONSITE RUNOFF VOLUME COMPENSATION WILL BE PROVIDED, ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5 TO 1.

EPSC NOTES

- THE APPROVED EROSION PREVENTION AND SEDIMENT 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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.
- DEFENSE BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDING AND STABILIZED.
- 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.
- ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING 89-02.
- 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.
- SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

EPSC CONCEPT PLAN

- INSTALL SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE.
- EXISTING TEMPORARY SEDIMENT BASIN SHALL BE CHECKED & MAINTAINED THROUGHOUT PROJECT.
- BEGIN SITEWORK GRADING AND STORM SEWER CONSTRUCTION.
- INSTALL INLET PROTECTION.
- REMOVE TEMPORARY SEDIMENT BASIN & STABILIZE SITE.
- REMOVE SILT FENCE AND INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.

UTILITY NOTES

- 1) ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER (U.P.C.) (TOLL FREE PHONE NO. 1-800-382-5544) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.
- 2) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECT'S PLANS.

SITE DATA

EXISTING ZONING: M2 & R4
 PROPOSED ZONING: E21
 EXISTING FORM DISTRICT: NEIGHBORHOOD
 PROPOSED FORM DISTRICT: SUBURBAN WORKPLACE
 EXISTING USE: VACANT/INDUSTRIAL
 PROPOSED USE: INDUSTRIAL/WAREHOUSE
 GROSS SITE AREA: 99.19 ACS
 TOTAL BUILDING AREA: 836,750 SF
 BUILDING 1: 216,000 SF
 BUILDING 2: 216,000 SF
 BUILDING 3: 68,750 SF
 BUILDING 4: 216,000 SF
 BUILDING 5: 120,000 SF
 BUILDING HEIGHT: 45'
 FAR: 0.20

PARKING CALCULATIONS

| MIN. PARKING REQUIRED: | 1/15 EMPLOYEES ON 1ST & 2ND SHIFT | MAX. PARKING ALLOWED: | 1/EMPLOYEE ON 1ST & 2ND SHIFT |
|------------------------|-----------------------------------|-----------------------|-------------------------------|
| BUILDING 1: | 350 | 233 | 350 |
| BUILDING 2: | 350 | 233 | 350 |
| BUILDING 3: | 150 | 100 | 150 |
| BUILDING 4: | 350 | 233 | 350 |
| BUILDING 5: | 180 | 120 | 180 |

WE ARE REQUESTING FLEXIBILITY IN PARKING PROVIDED DUE TO THE VARIABILITY IN FUTURE TENANT NEEDS. FINAL PARKING PROVIDED AT THE TIME OF CONSTRUCTION WILL FALL WITHIN THE MIN/MAX REQUIREMENTS OF LDC CHAPTER 9.

| BICYCLE PARKING | SHORT TERM PARKING REQUIRED: | LONG TERM: |
|-----------------|------------------------------|------------|
| | 2 OR 1/50 EMPLOYEES | NONE |

ILA CALCULATIONS

| BUILDING | VIA AREA | 7.5% ILA REQUIRED | ILA PROVIDED |
|-------------|------------|-------------------|--------------|
| BUILDING 1: | 281,734 SF | 21,130 SF | 33,887 SF |
| BUILDING 2: | 314,181 SF | 23,564 SF | 62,258 SF |
| BUILDING 3: | 153,390 SF | 11,504 SF | 14,001 SF |
| BUILDING 4: | 247,271 SF | 18,545 SF | 35,228 SF |
| BUILDING 5: | 178,493 SF | 13,387 SF | 19,863 SF |

TREE CANOPY CALCULATIONS

GROSS SITE AREA: 4,320,611 SF
 EXISTING TREE CANOPY: 0 SF (0%)
 EXISTING TREE CANOPY TO BE PRESERVED: 0 SF (0%)
 ADDITIONAL TREE CANOPY REQUIRED: 1,080,153 SF (25%)
 * TAKING INTO ACCOUNT 5% REDUCTION GREEN TECHNOLOGY.

AMENITY AREA

| BUILDING | OFFICE AREA | 10% AMENITY REQUIRED | AMENITY PROVIDED |
|-------------|-------------|----------------------|------------------|
| BUILDING 1: | 6,500 SF | 650 SF | 750 SF |
| BUILDING 2: | 6,500 SF | 650 SF | 750 SF |
| BUILDING 3: | 2,000 SF | 200 SF | 225 SF |
| BUILDING 4: | 3,500 SF | 350 SF | 400 SF |
| BUILDING 5: | 6,500 SF | 650 SF | 750 SF |

IMPERVIOUS AREA CALCULATIONS

SITE AREA: 4,320,611 SF (99.19 ACS)
 EXISTING IMPERVIOUS AREA: 900,237 SF (20.67 ACS)
 PROPOSED IMPERVIOUS AREA: 2,104,416 SF (48.31 ACS)
 DIFFERENCE: +1,204,179 SF (27.64 ACS)

ADDITIONAL REQUESTS

1. VARIANCE TO ENDOACH INTO 100' STREAM BUFFER FOR WEAVERS RUN.
2. WALKER TO ENDOACH INTO THE PROPERTY PERIMETER LANDSCAPE BUFFER ADJACENT TO THE KNOTT PROPERTY.

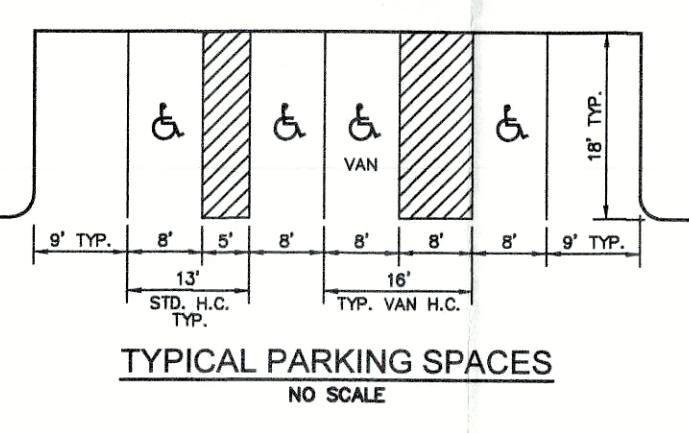
LEGEND

- EX. STORM SEWER
- PROP. STORM SEWER
- EX. SANITARY SEWER
- PROP. SANITARY SEWER
- PROP. FORCE MAIN
- EX. PROPERTY LINE TO BE REMOVED
- EX. GAS LINE
- EX. OVERHEAD UTILITY LINE
- EX. UTILITY POLE
- EX. WATER LINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- LIMITS OF DISTURBANCE
- EX. ZONING BOUNDARY
- EX. FORM DISTRICT BOUNDARY
- PROP. FLOW ARROW
- JURISDICTIONAL WETLAND
- IMPACTED WETLAND
- AREA OF STREET CLOSURE

PRELIMINARY APPROVAL
 Condition of Approval:
 Louisville & Jefferson County
 METROPOLITAN SEWER DISTRICT
 Date: 10-13-20

**PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:**

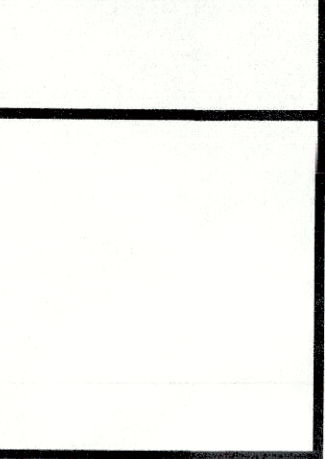
By: *Erinell W. Boyd*
 Date: 10/13/20
 LOUISVILLE & JEFFERSON COUNTY
 METRO PUBLIC WORKS



GENERAL NOTES

- 1) THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
- 2) SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- 3) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 4) ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
- 5) ALL PARKING AREAS, INCLUDING ISLANDS SHALL BE OUTLINED WITH MIN. 6" HT. & W. CONCRETE CURB UNLESS NOTED OTHERWISE.
- 6) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- 7) ALL SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF THE LDC.
- 8) CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- 9) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

SABAK, WILSON & LINGO, INC.
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 LOUISVILLE, KENTUCKY 40202
 608 S. THIRD STREET, LOUISVILLE, KY 40202
 (502) 584-9271



| NO. | REVISION | DATE |
|-----|-----------------------------|----------|
| 1 | REVISED PER AGENCY COMMENTS | 07/17/20 |
| 2 | REVISED PER AGENCY COMMENTS | 09/02/20 |
| 3 | REVISED PER AGENCY COMMENTS | 09/02/20 |

RHONDA HIGHTOWER
 13907 BOHANNON AVE
 LOUISVILLE, KY 40272
 D.B. 1000K, PG. 317
 (MP 8830&615 TRACT1)

NOTICE
 PERMITS SHALL BE ISSUED
 ONLY IN CONFORMANCE
 WITH THE BINDING ELEMENTS
 OF THIS DISTRICT
 DEVELOPMENT PLAN.

DETAILED DEVELOPMENT PLAN
BOHANNON PROPERTY
 13915, 14201, & 15002 BOHANNON AVE
 TAX BLOCK 1026, LOTS 97, 98, 99, 612 & 613
 LGD DEVELOPMENT LLC
 1489 SOUTH 4TH ST., LOUISVILLE, KY 40208

SHEET TITLE:
 PROJECT TITLE:
 DATE:
 DRAWING NO:

JOB NO.: 3192
 SCALE: 1"=100'
 DATE: 06/17/20
 DEVELOPER:

SEP 14 2020
 PLANNING & DESIGN SERVICES
 CASE # 20-ZONE-0069
 RELATED CASE # 20-ZONEPA-0040
 WM # 8625
 OWNER/DEVELOPER
 LGD LAND HOLDINGS, LLC
 414 STREET, LOUISVILLE, KY 40208
 DEED BOOK 11595, PAGE 452