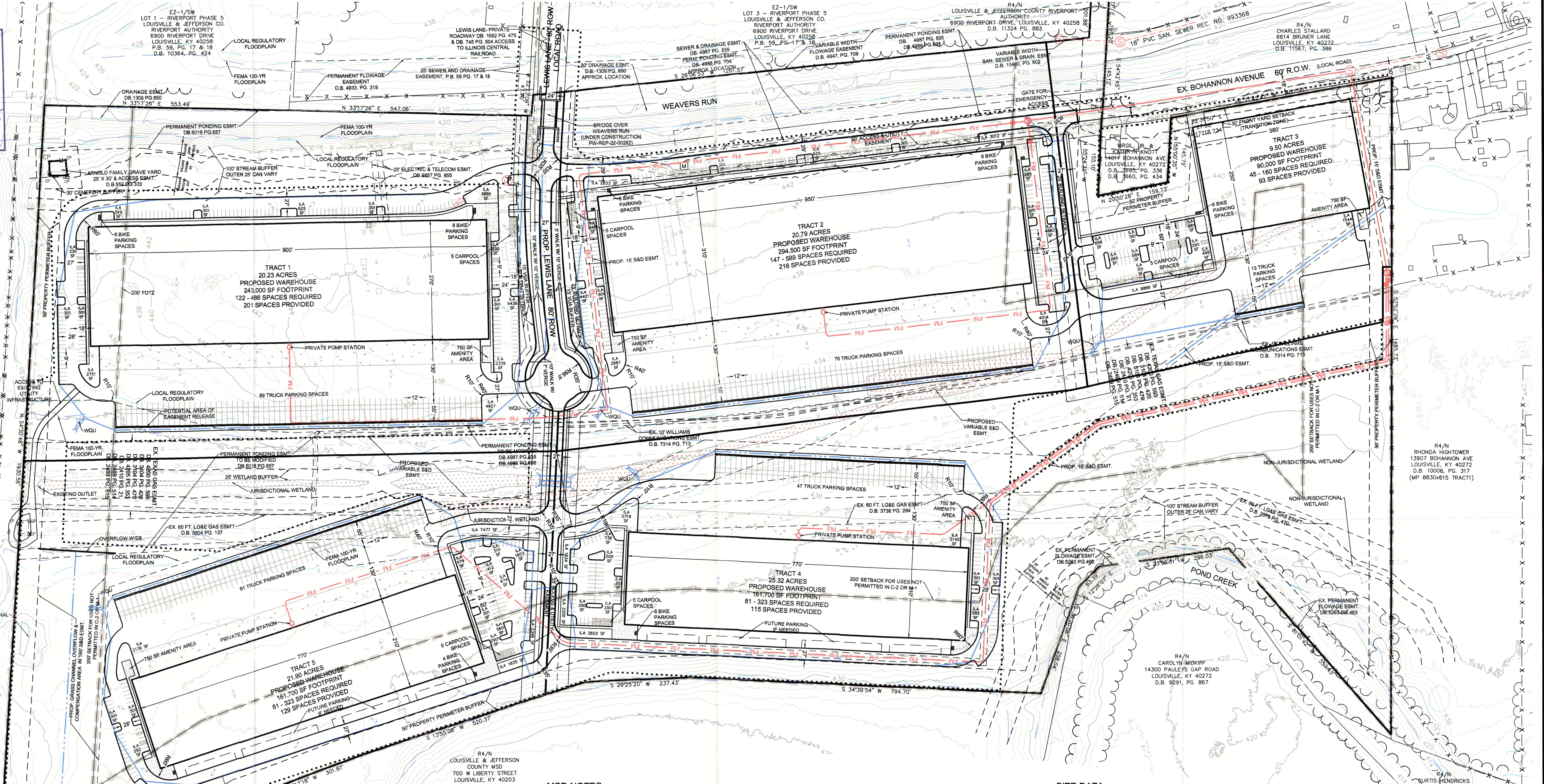


PRELIMINARY APPROVAL
Condition of Approval:
Development Review
Date: 4-7-22
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

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

APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 21-001-0125
APPROVAL DATE: 4/7/22
SIGNATURE OF PLANNING COMMISSION: [Signature]
PLANNING



IMPERVIOUS AREA CALCULATIONS

SITE AREA: 4,320,611 SF (99.19 ACS)
EXISTING IMPERVIOUS AREA: 900,237 SF (20.67 ACS)
PROPOSED IMPERVIOUS AREA: 2,163,621 SF (49.87 ACS)
DIFFERENCE: +1,263,384 SF (29.00 ACS)

PREVIOUSLY APPROVED REQUESTS (20-ZONE-0069)

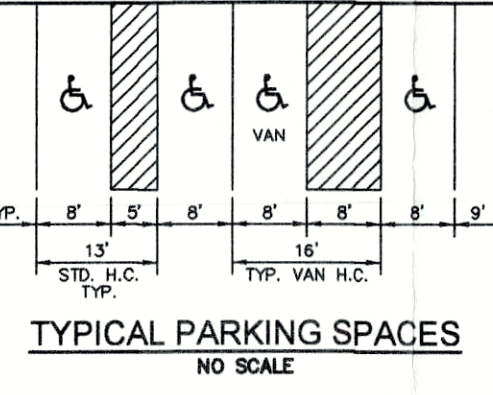
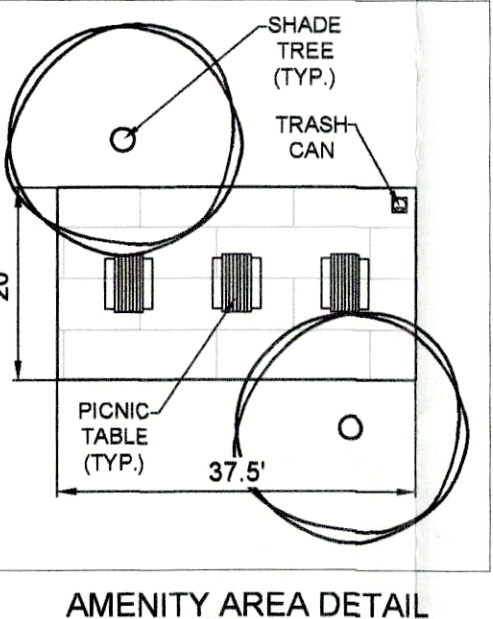
- VARIANCE TO ENCLOSE INTO 100' STREAM BUFFER FOR WEAVERS RUN.
- WAVNER TO ENCLOSE INTO THE PROPERTY PERIMETER LANDSCAPE BUFFER ADJACENT TO THE KNOTT PROPERTY. (NO LONGER REQUIRED)

NEW REQUESTS

- MODIFIED VARIANCE TO ENCLOSE INTO 100' STREAM BUFFER FOR WEAVERS RUN.

LEGEND

- EX. STORM SEWER
- PROP. STORM SEWER
- EX. SANITARY SEWER
- PROP. SANITARY SEWER
- FM
- 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



MSD NOTES

- WASTEWATER: SANITARY SEWER IS AVAILABLE BY LATERAL EXTENSION. SANITARY SEWER PATTERNS 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.
- 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.
- 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.
- 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.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BMPs.
- THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA (FEMA MAP 21111C0136 E, DECEMBER 5, 2006)
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- MSD DRAINAGE BOARD REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- KDOW AND USAGE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- ON-SITE 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.

GENERAL NOTES

- THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
- SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGHER AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJUTING PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJUTING WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- ALL SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF THE LDC.
- CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- DUMPSTERS WILL BE LOCATED INSIDE THE BUILDING.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
- BIKE PARKING WILL BE LOCATED INSIDE THE BUILDING OR ON BIKE RACKS AS SHOWN. FINAL DECISIONS WILL BE MADE ONCE TENANTS ARE KNOWN.
- STREET TREES WILL BE PROVIDED ON ALL PUBLIC RIGHTS-OF-WAY PER LDC CHAPTER 10 REQUIREMENTS.
- LOADING AREAS WILL BE SCREENED FROM ADJUTING STREETS AND RESIDENTIAL USES AS REQUIRED BY THE LAND DEVELOPMENT CODE. SCREENING MAY INCLUDE (BUT IS NOT LIMITED TO) FENCING AND LANDSCAPING.

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.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDS 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 SEEDS, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SILT FENCING.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A 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 MAINTAINED & MAINTAINED THROUGHOUT PROJECT.
- BEFORE 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

- ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (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 BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.
- 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: SUBURBAN WORKPLACE
EXISTING FORM DISTRICT: VACANT/INDUSTRIAL
PROPOSED USE: INDUSTRIAL/WAREHOUSE
BUILDING HEIGHT: 45'
GROSS SITE AREA: 99.19 ACS
AREA IN ROW: 1.45 ACS
NET AREA: 97.74 ACS

PARKING CALCULATIONS

MIN. PARKING REQUIRED:	1 PARKING SPACE/2000 SF OF BUILDING
MAX. PARKING ALLOWED:	1 PARKING SPACE/500 SF OF BUILDING
MIN. MAX.	
TRACT 1:	122 SPACES
TRACT 2:	147 SPACES
TRACT 3:	45 SPACES
TRACT 4:	81 SPACES
TRACT 5:	81 SPACES
(EACH TRACT HAS 8 H.C. PARKING SPACES FOR A TOTAL OF 40 H.C. SPACES.)	

BICYCLE PARKING

MIN BICYCLE PARKING REQUIRED:	3 SPACES OR 10% OF REQUIRED PARKING
REQUIRED:	PROVIDED:
TRACT 1:	12 SPACES
TRACT 2:	12 SPACES
TRACT 3:	5 SPACES
TRACT 4:	8 SPACES
TRACT 5:	8 SPACES

ILA CALCULATIONS

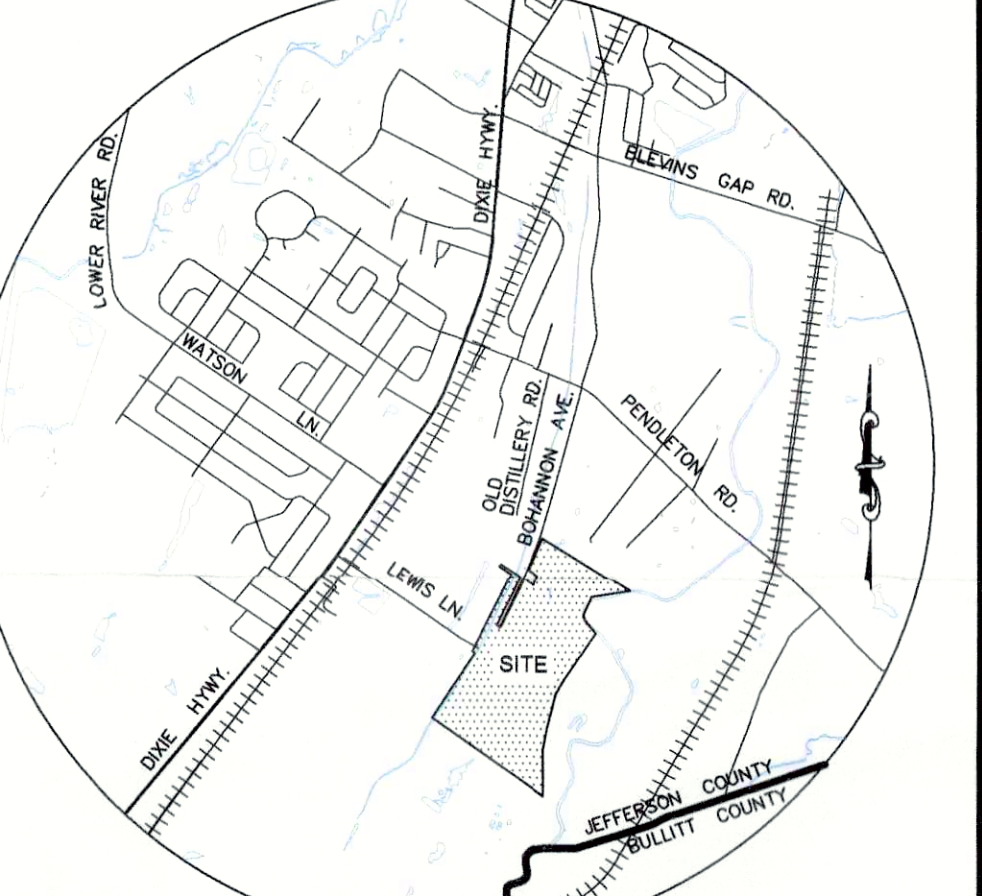
TRACT 1:	242,071 SF	7.5% ILA REQUIRED: 18,155 SF	ILA PROVIDED: 22,612 SF
TRACT 2:	264,963 SF	19,872 SF	24,014 SF
TRACT 3:	7,250 SF	541 SF	1,562 SF
TRACT 4:	200,883 SF	15,066 SF	17,812 SF
TRACT 5:	220,269 SF	16,520 SF	22,031 SF

TREE CANOPY CALCULATIONS

EXISTING CANOPY:	PRESERVED CANOPY:	TOTAL CANOPY:	TREE CANOPY (25%)
TRACT 1:	<50%	0 SF	905,986 SF
TRACT 2:	<50%	0 SF	103,350 SF
TRACT 3:	<50%	0 SF	1,002,771 SF
TRACT 4:	<50%	0 SF	353,919 SF
TRACT 5:	<50%	0 SF	4,231,249 SF
TOTAL:			1,064,314 SF

AMENITY AREA

OFFICE AREA:	10% AMENITY REQUIRED:	AMENITY PROVIDED:
TRACT 1:	7,500 SF	750 SF
TRACT 2:	7,500 SF	750 SF
TRACT 3:	7,500 SF	750 SF
TRACT 4:	7,500 SF	750 SF
TRACT 5:	7,500 SF	750 SF



LOT REQUIREMENTS

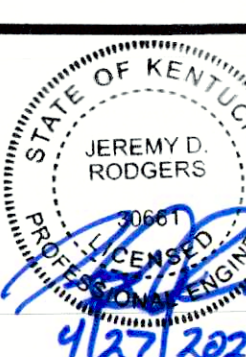
MIN. LOT AREA	MIN. LOT WIDTH	STREET SIDE YARD*	REAR YARD	BUILDING HEIGHT**
10,000 SF	25'	25'	25'	50'

RECEIVED
APR 26 2022
PLANNING & DESIGN SERVICES
CASE # 21-DOP-0125
RELATED CASE # 20-ZONEPA-0040, 20-ZONE-0069
WM # 8625
OWNER/DEVELOPER: LGD LAND HOLDINGS, LLC
1469 S. 4TH STREET, LOUISVILLE, KY 40208
DEED BOOK 11595, PAGE 452

REVISED DEVELOPMENT & MAJOR PRELIMINARY SUBDIVISION PLAN

PROJECT TITLE: BOHANNON PROPERTY
SHEET TITLE: 21-001-0125
DATE: 4/7/22
DRAWING NO: DDP
SHEET 1 OF 1

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
LOUISVILLE, KENTUCKY 40202
605 S. THIRD STREET, 5TH FLOOR
(502) 581-6271



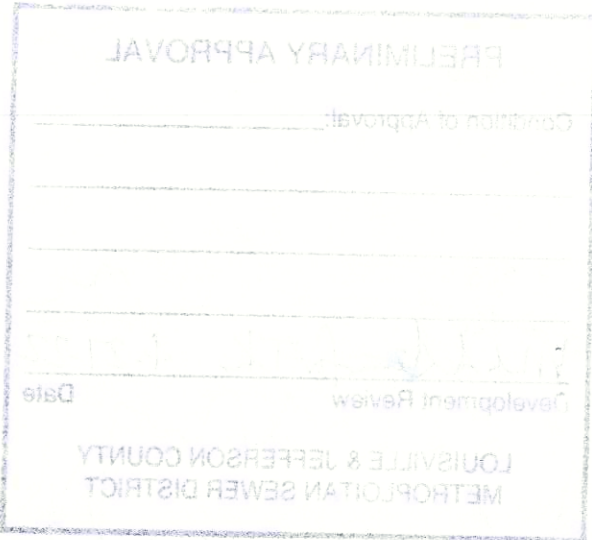
NO.	REVISION	DATE
1	REVISED PER PUBLIC COMMENTS	4/7/22
2	REVISED PER ARCHITECT COMMENTS	4/7/22
3	REVISED PER ARCHITECT COMMENTS	4/7/22
4	REVISED PER ARCHITECT COMMENTS	4/7/22
5	REVISED PER ARCHITECT COMMENTS	4/7/22

Case No. 21-DDP-0125 - Binding Elements

- 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.
- No outdoor advertising signs, small freestanding signs, pennants, balloons or banners shall be permitted.
- 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.
- Before any permit is requested, including but not limited to permits for building, parking lot, change of use, site disturbance, alteration or demolition:
 - The development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District.
 - Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways for any work within the state right-of-way.
 - 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.
 - A major subdivision plat creating the lots and roadways as shown on the approved district development plan shall be recorded prior to issuance of any building permits.
 - A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - An easement providing public access to the easement labeled on the plan as 55' Access & Utility Easement containing the Louisville Loop extension down Lewis Lane, for the purpose of providing public access to the Loop, in a form acceptable to Planning Commission legal counsel shall be created and recorded.
 - The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the April 21, 2022 Planning Commission meeting. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.
- 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.
- 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 the 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.
- No overnight idling within 200 ft. of residential property lines.
- No access shall be permitted to Bohannon Avenue, except for emergency vehicles and pedestrians.
- At the time of development, the following restoration standards shall be met:
 - 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.
- 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.
 - 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.

- Tree and Vegetation Removal
 - Existing, healthy trees and vegetation within the Buffer Area shall be preserved, except for those area designated by the Limits of Disturbance on the approved district development plan. Trees and vegetation shall be restored in accordance with Binding Element #5 for all areas within the buffer that lie between impervious surfaces and the Limits of Disturbance.
 - 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.
- Before development of Tracts #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 Tract #3 shall be null and void should the property to the west of Tract #3 cease being used as a residence.
- The development shall be in accordance with the approved Preliminary Subdivision Plan. No further subdivision of the land into a greater number of lots than originally approved shall occur without approval of the Planning Commission.
- A note shall be placed on the preliminary plan, construction plan and the record plat that states, "Construction fencing shall be erected prior to any grading or construction 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 until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."
- When limits of disturbance are shown on the plan, a note shall be placed on the preliminary plan, construction plan and the record plat that states, "Construction fencing shall be erected at the edge of the limits of disturbance area, prior to any grading or construction activities. The fencing shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."
- All street signs shall be installed by the Developer, and shall conform with the Manual on Uniform Traffic Control Devices (MUTCD) requirements. Street signs shall be installed prior to the recording of the subdivision record plat or occupancy of the first residence on the street, and shall be in place at the time of any required bond release. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.



APR 21 2022



APR 21 2022