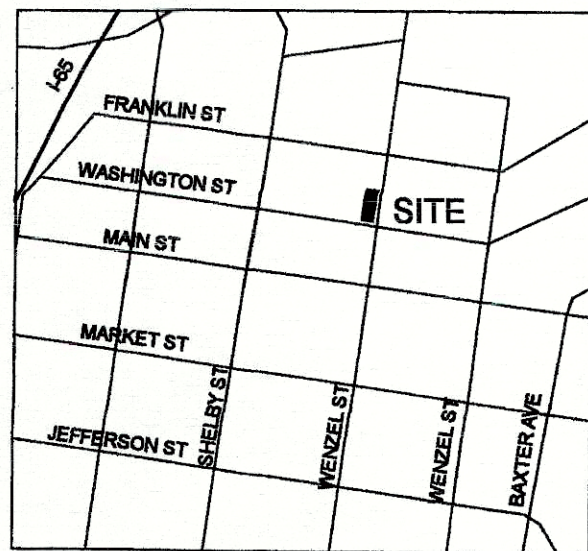


Case No. 18ZONE1021 binding elements

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

1. 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 Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted 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.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District.
4. 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.
5. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
6. 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 the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. 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.



LOCATION MAP

NOT TO SCALE NORTH

PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:

BY: [Signature]
DATE: 9/26/18
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

MSD NOTES

- 1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METRO SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS
2. A DOWNSIDE SANITARY CAPACITY FACILITY REQUEST MUST BE SUBMITTED PRIOR TO PRELIMINARY PLAN APPROVAL. APPROVAL WILL BE COMPLETED BEFORE CONSTRUCTION PLAN APPROVAL.
3. NO INCREASE IN VOLUME OR FLOW RATE ONTO THE REAR ALLEY OR ON ADJACENT PROPERTIES
4. SITE IS SUBJECT TO REGIONAL FACILITY FEES

GENERAL NOTES

- 1. MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION. DOWNSPOUTS FROM NEW BUILDINGS TO OUTLET ON SURFACE.
2. ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL COMPLY WITH MSD'S WASTEWATER/STORMWATER DISCHARGE REGULATIONS (WDR) AND MSD'S FATS, OILS & GREASE (FOG) MANAGEMENT POLICY.
3. ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL CONTACT MSD PRIOR TO CONDUCTING PRIVATE PLUMBING WORK AT THE MULTI-UNIT SITE.
4. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
5. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
6. DETENTION WILL BE PROVIDED POST DEVELOPED 100 YEAR TO 10 YEAR PREDEVELOPED FLOW
7. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-ARMED, SHIELDED OR TURNED OFF.
8. ALL NEW AND EXISTING SIDEWALKS MUST MEET ADA STANDARDS.
9. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY

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 MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL 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 FENCE. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02. SEDIMENT-LOADED GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN. WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

PARKING SUMMARY

Table with columns: MINIMUM @1/500, MAX @1/200, RETAIL (1,412 SQ FT), 1 APARTMENT (1.5 PER UNIT), PROVIDED ON SITE (GARAGE), ON-STREET PARKING, TOTAL REQUIRED, TOTAL PROVIDED, SHORT TERM BIKE PARKING, LONG TERM BIKE PARKING.

SITE CALCULATIONS

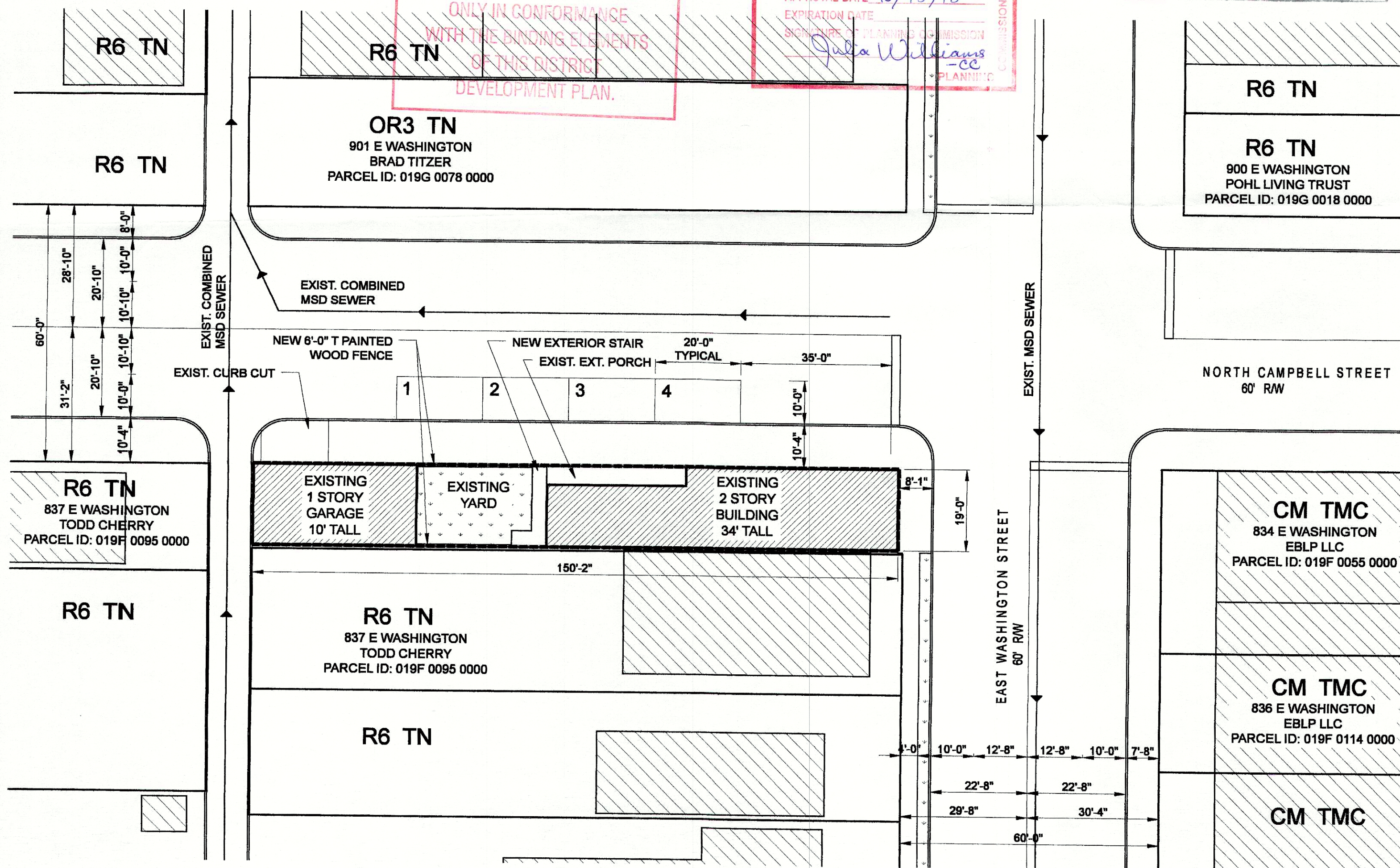
Table with columns: GROSS SITE AREA, ACRES, EXISTING GROSS BUILDING FOOTPRINT, PROPOSED BUILDING AREA, PROPOSED FLOOR AREA RATIO, EXISTING IMPERVIOUS AREA, PROPOSED IMPERVIOUS AREA, INCREASE IN IMPERVIOUS AREA, TOTAL PROPOSED VEHICULAR USE AREA, REQUIRED ILA (5%, VUA > 8000 SQFT), AREA OF DISTURBANCE.

SQUARE FOOTAGE & OCCUPANCY

Table with columns: GROSS SQ FT TOTAL, BASEMENT (MECHANICAL ONLY), 1ST FLOOR, 2ND FLOOR, GARAGE, OCCUPANCY, RETAIL/MERCANTILE (1,227 SF @ 1/100), APARTMENT (1,893 SF @ 2/200), GARAGE.

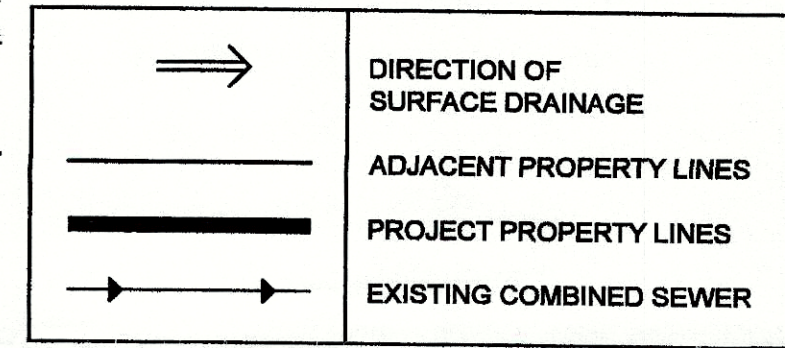
PRELIMINARY APPROVAL stamp with signature 'Tang Kelly 9-26-18' and date '9/26/18'. Includes text: 'LOUISVILLE & JEFFERSON COUNTY METRO/LOUISIANA SEWER DISTRICT'.

NOTICE stamp: 'PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.' Includes 'APPROVED DISTRICT DEVELOPMENT PLAN' stamp and 'DOCKET NO. 18 Zone 1021'.



SITE PLAN

SCALE: 1" = 20'-0"



SCOPE OF WORK

- DEMO NON-HISTORIC SHEDS
- NEW STAIR & FENCE
- NEW TENANT FIT OUT-RENOVATION

PROPERTY INFO

Table with columns: PARCEL ID, ZONING, FORM DISTRICT, OVERLAY DISTRICT, HISTORIC DISTRICT, NATIONAL REGISTER, ENTERPRISE ZONE, PLAN CERTAIN, CONSTRUCTION TYPE, USE GROUP, EXISTING USE, PROPOSED USE.

OWNER

GOAT VAN LLC
1613 ROSEWOOD AVE
LOUISVILLE KY 40204
NICK GRAZIOSE
502 541 3954
graziose@gmail.com

ARCHITECT

ARCHITECTURAL ARTISANS INC
213 SOUTH SHELBY STREET
LOUISVILLE KY 40202
JEFF RAWLINS
502 582 3907
jr@architecturalartisans.net

RECEIVED
SEP 21 2018
PLANNING & DESIGN SERVICES

841 WASHINGTON STREET
LOUISVILLE KENTUCKY 40206

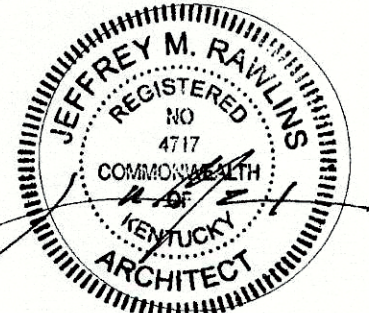


Table with columns: REVISIONS, DATE. Includes entries for 11 JULY 2018, 07 JUNE 2018, 20 SEPTEMBER 2018.

DATE: 07 MARCH 2018
SHEET: 1
18-ZONE 1021

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