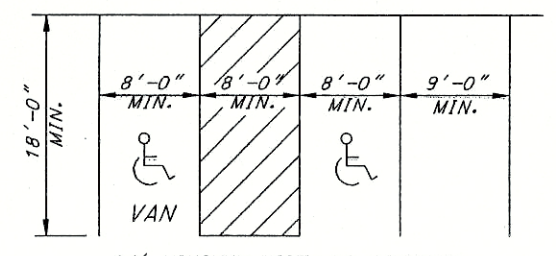


NOTICE
PERMITS SHALL BE ISSUED
ONLY IN CONFORMANCE
WITH THE BINDING ELEMENTS
OF THIS DISTRICT
DEVELOPMENT PLAN.

TREE CANOPY REQUIREMENTS	
LAND USE	OFFICE / WAREHOUSE
ZONING	EZ-1
FORM DISTRICT	SUBURBAN WORK PLACE
TRANSITION STANDARDS	NONE
CANOPY COVERAGE CLASS	CLASS "B"
CANOPY COVERAGE AREA	PRESERVED = 0% / NEW = 15%
GROSS SITE AREA	922,165 SF (21.17ac.)
MINIMUM CANOPY AREA REQUIREMENTS	138,325 SF (3.18 ac.)
EXISTING TREE CANOPY COVERAGE PRESERVED	NONE



PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:

BY: [Signature]
DATE: 7/24/08
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

M-3 (SWFD)
JESSES L BAIRD
D.B. 7025, PG. 295

M-3 (SWFD)
JESSES L BAIRD
D.B. PG.

C-2 (SWFD)
GENE F PAULIN &
NANCY PAULIN
D.B. PG.

C-2 (SWFD)
ROBERT KERRY
JOHNSON
D.B. 8811, PG. 773

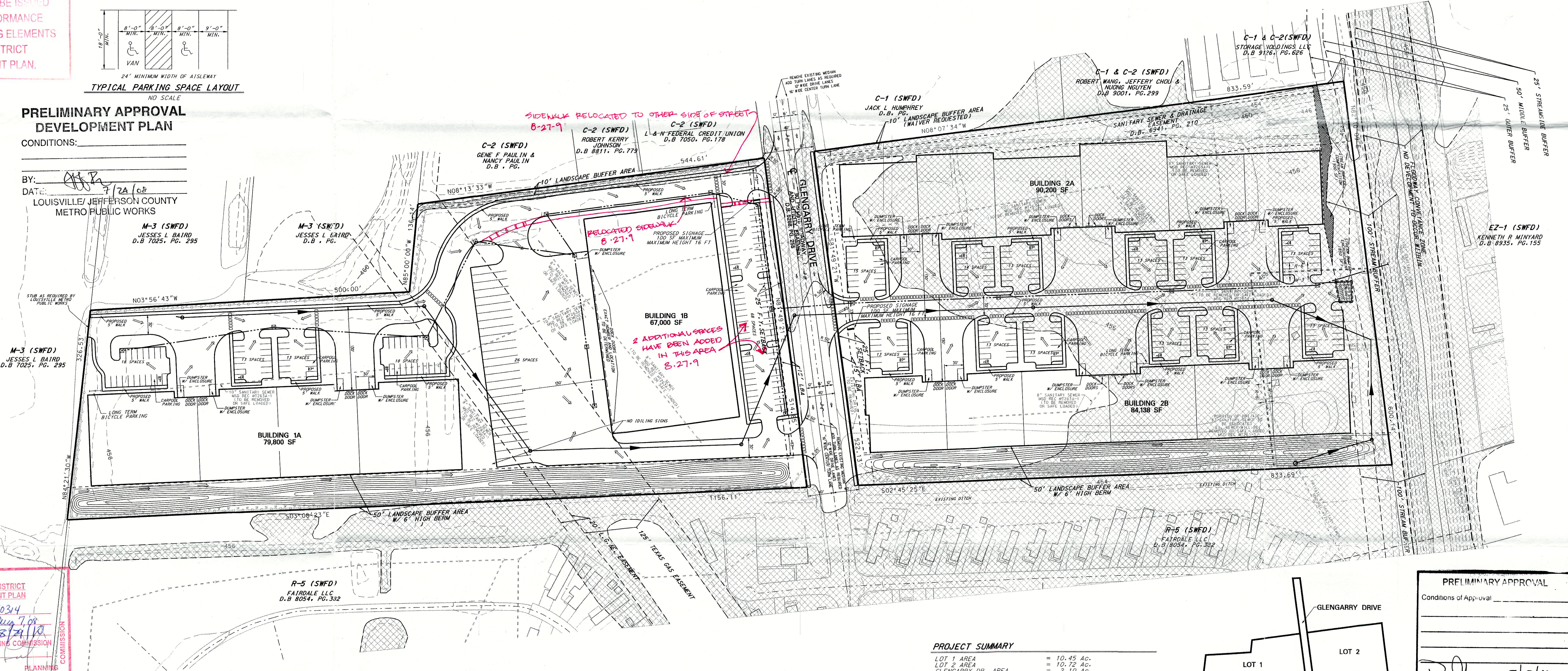
C-2 (SWFD)
L & N FEDERAL CREDIT UNION
D.B. 7050, PG. 178

C-1 (SWFD)
JACK L HUMPHREY
D.B. PG.
10' LANDSCAPE BUFFER AREA
10' LANDSCAPE BUFFER AREA
10' LANDSCAPE BUFFER AREA

C-1 & C-2 (SWFD)
ROBERT WANG, JEFFERY CHOU &
WONG NGUYEN
D.B. 9001, PG. 299

C-1 & C-2 (SWFD)
STORAGE HOLDINGS LLC
D.B. 9156, PG. 626

EZ-1 (SWFD)
KENNETH R MINYARD
D.B. 8935, PG. 155



LOUISVILLE METRO
APPROVED DISTRICT
DEVELOPMENT PLAN
DOCKET NO. 10314
APPROVAL DATE: Aug 7, 08
EXPIRATION DATE: 8/24/10
SIGNATURE OF PLANNING COMMISSION

LEGEND

- CONCEPTUAL STORM SEWER, CATCH BASIN AND HEADWALL AND EASEMENTS AS REQUIRED
- CONCEPTUAL SEWER AND MANHOLE AND EASEMENTS AS REQUIRED
- CONCEPTUAL SILT FENCE
- CONCEPTUAL DRAINAGE PATTERN
- CONCEPTUAL (ILA) INTERIOR LANDSCAPE AREA
- BENCHMARK
- TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM LOIC DATA. BOUNDARY INFORMATION TAKEN FROM DEED PLOT.
- BOUNDARY TAKEN FROM DEED(S) AND DOES NOT CONSTITUTE A SURVEY.
- LIMITS OF EXISTING FEMA FLOODPLAIN AND LOCAL REGULATORY FLOODPLAIN. OFFSITE COMPENSATION WILL BE REQUIRED AT 1.5:1 PER MSD.
- LIMITS OF EXISTING FEMA FLOODWAY

GENERAL NOTES

- A PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 2111 C 0092 E AND 2111 C 0109 DATED DECEMBER 5, 2006.
- THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON PLAN ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO MSD REQUIREMENTS.
- ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
- THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER SERVICE TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
- DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL, SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL THE LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
- BOUNDARY TAKEN FROM DEED(S) AND DOES NOT CONSTITUTE A SURVEY.
- ALL WALKS ARE MINIMUM 5' WIDE WITH HANDICAP RAMPS AS REQUIRED.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY L.E. AND SUBJECT TO APPLICABLE FEES. A REQUEST FOR SANITARY SEWER CAPACITY WILL BE SUBMITTED AND APPROVED BY MSD.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- MSD WILL REQUIRED 1.5:1 FLOODPLAIN FILL COMPENSATION AND RUNOFF VOLUME COMPENSATION.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- SITE IS SUBJECT TO DIVISION OF WATER APPROVAL, CORPS OF ENGINEERS WETLAND DETERMINATION AND MSD FLOODPLAIN PERMIT.
- ALL BUILDINGS MUST HAVE A LOWEST FINISH FLOOR OF AT LEAST 458.0. ANY BUILDING WITH A LOWEST ADJACENT GRADE OF 457 OR LOWER WILL BE REQUIRED TO PAY FLOOD INSURANCE.
- ENCROACHMENT AGREEMENTS WITH LGE AND TEXAS GAS WILL BE REQUIRED TO INSTALL DRAINAGE AND SANITARY SEWERS IN THEIR EXISTING EASEMENTS.
- A CROSSOVER AGREEMENT WILL BE PROVIDED TO THE ADJACENT PROPERTY TO THE SOUTH FOR POTENTIAL FUTURE DRIVEWAY CONNECTIONS WHEN THE ADJACENT PROPERTY REDEVELOPS.

PROJECT SUMMARY

LOT 1 AREA	= 10.45 AC.
LOT 2 AREA	= 10.72 AC.
GLENGARRY DR. AREA	= 2.10 AC.
TOTAL SITE AREA	= 23.27 AC.
EXISTING ZONING	= R-5, M-3, C1 & C2
EXISTING FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING ZONING	= EZ-1
EXISTING USE	= VACANT
PROPOSED USE	= OFFICE / WAREHOUSE
LOT 1	= OFFICE / WAREHOUSE
LOT 2	= OFFICE / WAREHOUSE
GLENGARRY DRIVE	= ROADWAY (EXISTING)

LOT 1 SUMMARY

LOT AREA	= 10.45 AC.
PROPOSED USE	= OFFICE / WAREHOUSE
NUMBER OF EMPLOYEES	= 150 EMPLOYEES
BUILDING A AREA	= 79,800 SF
BUILDING B AREA	= 67,000 SF
TOTAL BUILDING AREA	= 146,800 SF
BUILDING HEIGHT	= 50' MAXIMUM
FLOOR AREA RATIO	= 0.33 F.A.R.
PARKING SUMMARY	
MINIMUM PARKING REQUIRED (1 SP/1.5 EMP)	= 100 SPACES
MAXIMUM PARKING ALLOWED (11 SP/1 EMP)	= 150 SPACES
TOTAL PARKING PROVIDED	= 130 SPACES
(INCLUDING 6 HANDICAP SPACES)	
(INCLUDING 5 CARPOOL SPACES)	
BICYCLE SUMMARY	
LONG TERM REQUIRED	= 2 SPACES
V.U.A. SUMMARY	
TOTAL V.U.A.	= 97,343 SF
ILA REQUIRED (7.5%)	= 7,301 SF
ILA PROVIDED	= 7,500 SF

LOT 2 SUMMARY

LOT AREA	= 10.72 AC.
PROPOSED USE	= OFFICE / WAREHOUSE
NUMBER OF EMPLOYEES	= 150 EMPLOYEES
BUILDING A AREA	= 90,200 SF
BUILDING B AREA	= 84,138 SF
TOTAL BUILDING AREA	= 174,338 SF
BUILDING HEIGHT	= 50' MAXIMUM
FLOOR AREA RATIO	= 0.38 F.A.R.
PARKING SUMMARY	
MINIMUM PARKING REQUIRED (1 SP/1.5 EMP)	= 127 SPACES
MAXIMUM PARKING ALLOWED (11 SP/1 EMP)	= 150 SPACES
TOTAL PARKING PROVIDED	= 158 SPACES
(INCLUDING 12 HANDICAP SPACES)	
(INCLUDING 5 CARPOOL SPACES)	
BICYCLE SUMMARY	
LONG TERM REQUIRED	= 2 SPACES
V.U.A. SUMMARY	
TOTAL V.U.A.	= 116,950 SF
ILA REQUIRED (7.5%)	= 8,771 SF
ILA PROVIDED	= 9,000 SF
GLENGARRY DRIVE SUMMARY	
LOT AREA	= 2.10 AC.
PROPOSED USE	= ROADWAY

PRELIMINARY APPROVAL
Conditions of Approval _____
Development Review _____ Date 7/24/08
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

OWNER:
OLD 3RD PROPERTIES LLC
920 DUPOINT ROAD
LOUISVILLE, KY 40207
LOT 1 SITE ADDRESS:
1000 GLENGARRY DRIVE
LOUISVILLE, KY 40118
TAX BLOCK 1051 BLOCK 672
D.B. 8854, PG. 905
LOT 2 SITE ADDRESS:
1001 GLENGARRY DRIVE
LOUISVILLE, KY 40118
TAX BLOCK 1051 BLOCK 671
D.B. 8854, PG. 905

G S & P
Design Services
For The Built Environment
Atlanta
Birmingham
Charlotte
Chipey
Columbus
Dallas
Fort Lauderdale
Jacksonville
Knoxville
Louisville
Memphis
Nashville
Richmond
Tampa
GRESHAM SMITH AND PARTNERS
101 South Fifth Street
Suite 1400
Louisville, Kentucky 40202
502.627.8900
WWW.GSPNET.COM

DEVELOPER:
GLENGARRY PARTNERS, LLC
304 WEST LIBERTY STREET - SUITE 1
LOUISVILLE, KENTUCKY 40202
PHONE: 502 584-0618
FAX: 502 584-0118

No.	Date	Revision
1	2/28/08	Agency Comments
2	3/20/08	Agency Comments
3	7/15/08	Agency Comments
4	7/17/08	Zoning update
5	8/24/08	Submittal Review per Shaw Hendrix

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Standard Binding Elements (applicable to all cases of this type)

1. The development shall be in accordance with the approved district development plan and binding elements unless amended pursuant to the Land Development Code. Modifications to the binding element(s) shall be submitted to the Planning Commission or its designee for review and approval; any modifications not so referred shall not be valid.
2. The gross floor area of the structure shall not exceed 321,138 square feet of office/warehouse space.
3. Signs shall be in accordance with Chapter 8 of the LDC.
4. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
5. 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.
6. Prior to issuance of a permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit):
 - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer shall obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
7. 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.
8. 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.
9. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the July 17, 2009 Public Hearing.
10. At the time a building permit is requested, the applicant shall submit a certification statement to the permit issuing agency, from an engineer, or other qualified professional stating that the lighting of the proposed development is in compliance with Chapter 4 Part 1.3 of the land development code and shall be maintained there after. No building permits shall be issued unless such certification statement is submitted. Lighting shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the land development code. Lighting shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the land development code.
11. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.

All binding elements and/or conditions of approval stated in this report are accepted in total without exception by the entity requesting approval of this (these) development item(s).

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OF LOUISVILLE

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