

**MSD NOTES**

- 1) 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.
- 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.

**EPSC NOTES**

- 10) 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.
- 11) DUMPSTERS WILL BE LOCATED INSIDE THE BUILDING.
- 12) BIKE PARKING WILL BE LOCATED INSIDE THE BUILDING OR ON BIKE RACKS AS SHOWN. FINAL DECISIONS WILL BE MADE ONCE TENANTS ARE KNOWN.
- 13) STREET TREES WILL BE PROVIDED ON ALL PUBLIC RIGHTS-OF-WAY PER LDC CHAPTER 10 REQUIREMENTS.
- 14) LOADING AREAS WILL BE SCREENED FROM ADJACENT STREETS AND RESIDENTIAL USES AS REQUIRED BY THE LAND DEVELOPMENT CODE. SCREENING MAY INCLUDE (BUT IS NOT LIMITED TO) FENCING AND LANDSCAPING.

**SITE DATA**

EXISTING ZONING:	EZ1
EXISTING FORM DISTRICT:	SUBURBAN WORKPLAN
EXISTING USE:	VACANT/INDUSTRIAL
PROPOSED USE:	INDUSTRIAL/WAREHOUSE
BUILDING HEIGHT:	45'
GROSS SITE AREA:	99.19 ACS
AREA IN ROW:	145 ACS
NET AREA:	97.74 ACS

**PARKING CALCULATIONS**

MIN. PARKING REQUIRED:	1 PARKING SPACE/10,000 SF OF BUILDING	1 PARKING SPACE/500 SF OF BUILDING
MIN. MAX.		
TRACT 1:	24 SPACES	489 SPACES
TRACT 2:	29 SPACES	589 SPACES
TRACT 3:	9 SPACES	183 SPACES
TRACT 4:	14 SPACES	270 SPACES
TRACT 5:	18 SPACES	364 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
TRACT 1:	12 SPACES
TRACT 2:	15 SPACES
TRACT 3:	8 SPACES
TRACT 4:	7 SPACES
TRACT 5:	10 SPACES

**ILA CALCULATIONS**

TRACT	VIA AREA	7.5% ILA REQUIRED	ILA PROVIDED
TRACT 1:	278,415 SF	20,881 SF	37,670 SF
TRACT 2:	293,998 SF	22,049 SF	19,124 SF
TRACT 3:	96,746 SF	7,256 SF	14,882 SF
TRACT 4:	188,859 SF	14,164 SF	31,668 SF
TRACT 5:	204,734 SF	15,355 SF	30,585 SF

**TREE CANOPY CALCULATIONS**

TRACT	EXISTING CANOPY	PRESERVED CANOPY	TOTAL CANOPY	TREE CANOPY REQUIRED (CASE)
TRACT 1:	750 SF	0 SF	881,174 SF	220,294 SF
TRACT 2:	<50% CANOPY	0 SF	905,986 SF	226,497 SF
TRACT 3:	<50% CANOPY	0 SF	413,339 SF	103,724 SF
TRACT 4:	<50% CANOPY	0 SF	1,102,771 SF	275,693 SF
TRACT 5:	<50% CANOPY	0 SF	933,916 SF	233,479 SF
TOTAL:	<50% CANOPY	0 SF	4,257,249 SF	1,064,314 SF

**AMENITY AREA**

TRACT	OFFICE AREA	10% AMENITY REQUIRED	AMENITY PROVIDED
TRACT 1:	750 SF	75 SF	750 SF
TRACT 2:	750 SF	75 SF	750 SF
TRACT 3:	750 SF	75 SF	750 SF
TRACT 4:	750 SF	75 SF	750 SF
TRACT 5:	750 SF	75 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:	2,075,660 SF (47.45 ACS)
DIFFERENCE:	+1,175,423 SF (26.98 ACS)

**PREVIOUSLY APPROVED REQUESTS**

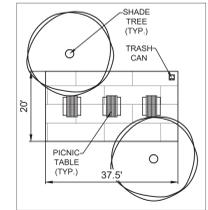
1. VARIANCE TO ENCRACH INTO 100' STREAM BUFFER FOR WEAVERS RUN.
2. WAIVER TO ENCRACH INTO THE PROPERTY PERMETER LANDSCAPE BUFFER ADJACENT TO THE KNOTT PROPERTY. (NO LONGER REQUIRED)
3. MODIFIED VARIANCE TO ENCRACH INTO 100' STREAM BUFFER FOR WEAVERS RUN.

**NEW REQUESTS**

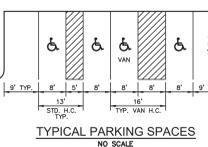
1. WAIVER TO ENCRACH INTO THE REQUIRED PROPERTY PERMETER LANDSCAPE BUFFER ALONG THE MSD PROPERTY TO THE EAST.

**LEGEND**

- EX. STORM SEWER
- PROP. STORM SEWER
- EX. SANITARY SEWER
- PROP. SANITARY SEWER
- FM --- PROP. FORCE MAIN
- Z --- EX. PROPERTY LINE TO BE REMOVED
- G --- EX. GAS LINE
- OH --- EX. OVERHEAD UTILITY LINE
- U --- EX. UTILITY POLE
- W --- EX. WATER LINE
- 45.0 --- EX. MAJOR CONTOUR
- 45.3 --- EX. MINOR CONTOUR
- --- LIMITS OF DISTURBANCE
- --- EX. ZONING BOUNDARY
- --- EX. FORM DISTRICT BOUNDARY
- --- PROP. FLOW ARROW
- --- JURISDICTIONAL WETLAND
- --- IMPACTED WETLAND
- --- 20-30% SLOPES
- --- 30%+ SLOPES



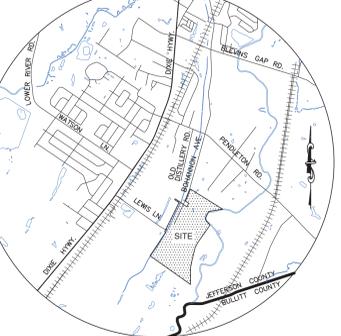
AMENITY AREA DETAIL  
SCALE: 1" = 20'



TYPICAL PARKING SPACES  
NO SCALE

**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) CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERTHROWING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
- 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.



LOCATION MAP  
NOT TO SCALE

**LOT REQUIREMENTS**

MIN. LOT AREA	STANDARD
MIN. LOT AREA	EZ-1 NONE
MIN. LOT WIDTH	<50% NONE
FRONT YARD*	25'
STREET SIDE YARD*	8 SPACES
REAR YARD	NONE
BUILDING HEIGHT**	50'+

\* 30' IN TRANSITION ZONE  
\*\* 45' IN TRANSITION ZONE

OWNER/DEVELOPER  
LDC LAND HOLDINGS, LLC & LDC BOHANNON INDUSTRIAL 1  
1469 S. 4TH STREET, LOUISVILLE, KY, 40208  
FLAT BOOK 63, PAGE 12

**SABAK, WILSON & LINGO, INC.**  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
THE HENRY CLAY  
606 S. THIRD STREET  
LOUISVILLE, KENTUCKY 40202  
(502) 584-6271

**REVISED DEVELOPMENT PLAN**  
BOHANNON PROPERTY  
8574, 8575, 8524 & 8525 LEWIS LN. & 13919 BOHANNON AVE. LOUISVILLE, KY 40272  
TAX BLOCK 4112, LOTS 1, 2, 3, 4 & 5  
LDC DEVELOPMENT LLC  
555 SOUTH 3RD ST., LOUISVILLE, KY 40202

DATE: 08/25/23  
REVISION NO. 1  
REVISION DESCRIPTION

SHEET TITLE: PROJECT TITLE: BOHANNON PROPERTY  
JOB NO.: 3192  
SCALE: 1"=100'  
DATE: 07/14/23  
DRAWING NO.: DDP  
DEVELOPER: OWNER/DEVELOPER  
SHEET 1 OF 1