

PRELIMINARY APPROVAL
 Condition of Approval:
 4.26
 M. J. F. 4.7.22
 Development Review
 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**
 DISTRICT NO. 21 DDP-0125
 APPROVAL DATE:
 EXPIRATION DATE:
 SIGNATURE OF PLANNING COMMISSION

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.
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 MSD 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 21111C0136 E, DECEMBER 5, 2006)
7. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS UNLESS OTHERWISE REQUIRED BY STATE AND FEDERAL ORDINANCES.
8. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
9. IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
10. KDOV AND USE 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.

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 (49.67 ACS)
 DIFFERENCE: +1,263,384 SF (29.00 ACS)

PREVIOUSLY APPROVED REQUESTS (20-ZONE-0069)

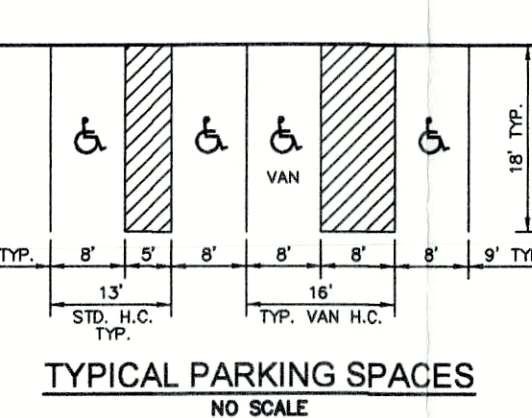
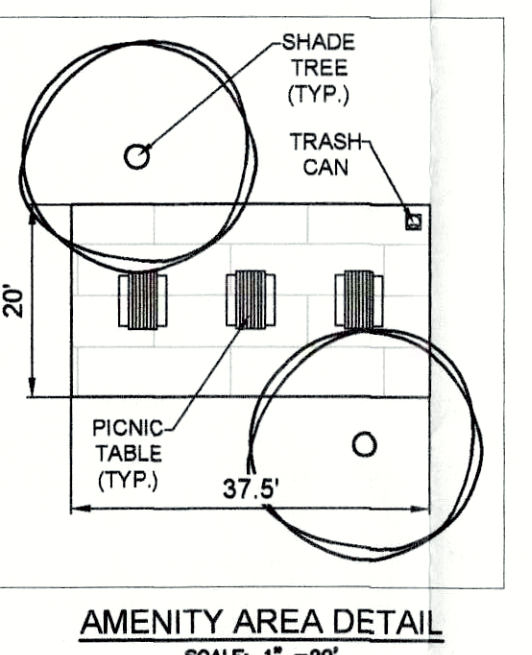
1. VARIANCE TO ENCRoACH INTO 100' STREAM BUFFER FOR WEAVERS RUN.
2. WAIVER TO ENCRoACH INTO THE PROPERTY PERIMETER LANDSCAPE BUFFER ADJACENT TO THE KNOTT PROPERTY. (NO LONGER REQUIRED)

NEW REQUESTS

1. MODIFIED VARIANCE TO ENCRoACH 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



SITE DATA

1. 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.
2. BIKE PARKING WILL BE LOCATED INSIDE THE BUILDING OR ON BIKE RACKS AS SHOWN. FINAL DECISIONS WILL BE MADE ONCE TENANTS ARE KNOWN.
3. STREET TREES WILL BE PROVIDED ON ALL PUBLIC RIGHTS-OF-WAY PER LDC CHAPTER 10 REQUIREMENTS.
4. 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.

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

	7.5% ILA REQUIRED	ILA PROVIDED
TRACT 1:	242,071 SF	226,812 SF
TRACT 2:	264,963 SF	241,014 SF
TRACT 3:	97,245 SF	91,562 SF
TRACT 4:	200,883 SF	178,172 SF
TRACT 5:	220,269 SF	220,319 SF

TREE CANOPY CALCULATIONS

EXISTING CANOPY	PRESERVED CANOPY	TOTAL CANOPY	TREE CANOPY (25%)
TRACT 1:	<50%	905,986 SF	226,497 SF
TRACT 2:	<50%	413,399 SF	103,350 SF
TRACT 3:	<50%	1,002,771 SF	250,693 SF
TRACT 4:	<50%	393,919 SF	98,480 SF
TRACT 5:	<50%	4,237,249 SF	1,059,312 SF

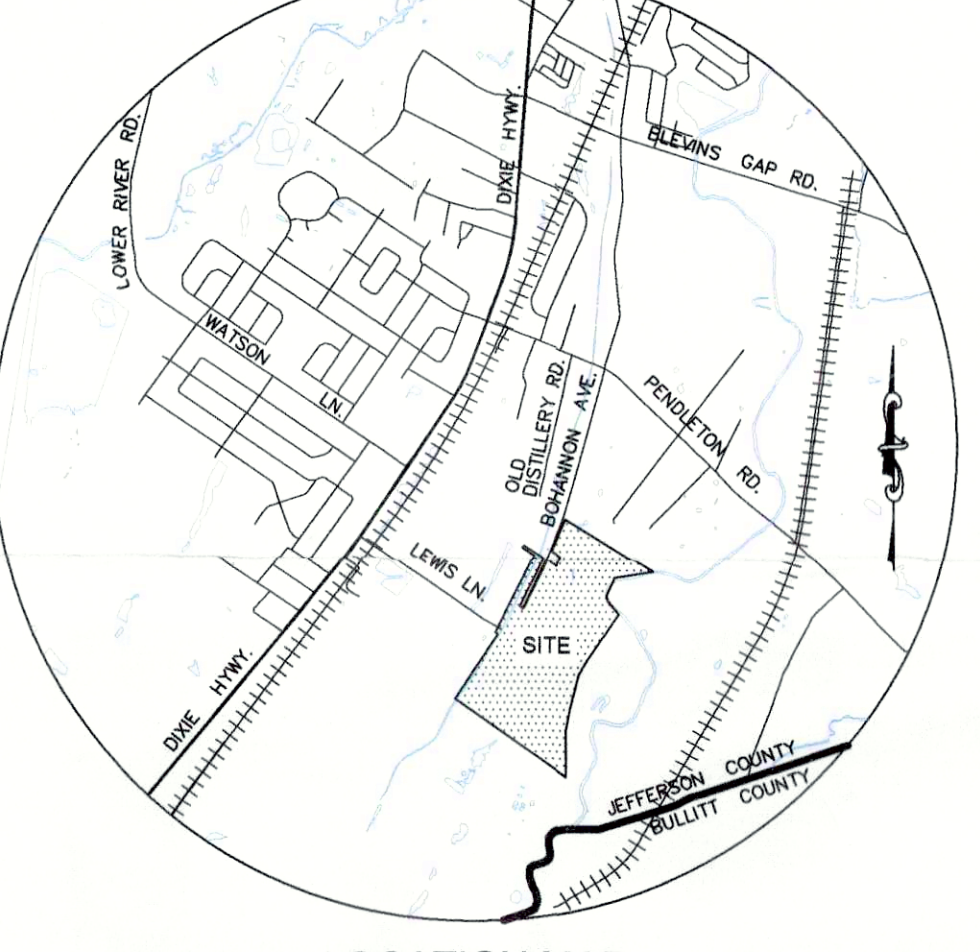
UTILITY NOTES

- 1) 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.
- 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.

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

(AMOUNT OF OFFICE SPACE IS AN ESTIMATE. AMENITY AREA SIZES WILL BE ADJUSTED ACCORDINGLY WHEN ARCHITECTURAL PLANS ARE COMPLETE.)



LOT REQUIREMENTS

MIN. LOT AREA	STANDARD
NONE	EZ-1
NONE	FRONT YARD*
25'	STREET SIDE YARD*
NONE	REAR YARD
NONE	BUILDING HEIGHT**
30' IN TRANSITION ZONE	
45' IN TRANSITION ZONE	

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

SABAK, WILSON & LINGO, INC.
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 605 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202
 (502) 584-6671

REVISD DEVELOPMENT & MAJOR PRELIMINARY SUBDIVISION PLAN

BOHANNON PROPERTY
 1915, 1401, & 1501 BOHANNON AVENUE, LOUISVILLE, KY 40222
 TAX BLOCK 1059, LOTS 37, 38, 39, 58, 61 & 613
 LING DEVELOPMENT LLC
 1469 SOUTH 4TH ST., LOUISVILLE, KY 40208

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 APR 26 2022
 PLANNING & DESIGN SERVICES
 CASE # 21-DPP-0125
 RELATED CASE # 20-ZONEPA-0040, 20-ZONE-0069
 WM # 8625

DDP

SHEET TITLE: PROJECT TITLE: SHEET NO.: 3192
 SCALE: 1"=100'
 DATE: 12/22/21
 DRAWING NO.:
 SHEET 1 OF 1

