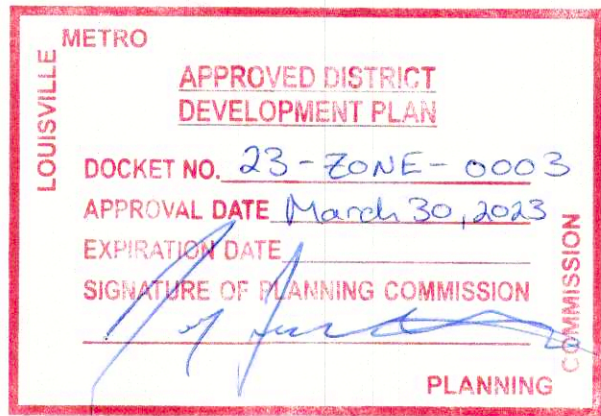


Case No. 23-ZONE-0003 Binding Elements

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. 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.
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 Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. 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.
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. 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.



A map of the area around the proposed site. The map shows several roads: Gilmore Lane, Poplar Level Road, Jackson Dixon, Produce Rd., Doh Road, Quail Hollow Road, Quail Court, Huntingdon Park Dr., Proximity Dr., Nellie Bly Drive, Quest Avenue, Helick Avenue, and Business Park Dr. A black diamond symbol marks the 'Site' location, which is situated between Poplar Level Road and Produce Rd. Other landmarks include Gilmore Industrial Blvd., Quail Hollow Road, and a 'Proximity Dr.' label. A north arrow is located in the upper left corner of the map.

PROJECT DATA

GENERAL NOTES:

1. Benchmark and topographical information shown hereon were derived from LD&D ALTA Surveyed 10-4-22 and LIDAR. Boundary information was taken from LD&D ALTA Survey dated 10-4-22.
2. Existing zoning lines shown per Docket 09-78-83 and L.O.J.C.
3. NO CONSTRUCTION PROPOSED ON SUBJECT SITE
4. At such time as the property is developed in the future, the smaller of the Poplar Level Road two existing curb cuts (eastern most) shall be removed and the existing larger curb cut shall be remodeled to serve the future development. The larger curb cut shall be remodeled to comply with KYTC's standards, a 36 ft wide minimum curb cut with 35 ft corner radii.

MSD NOTES:

1. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0076 F dated February 26, 2021.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

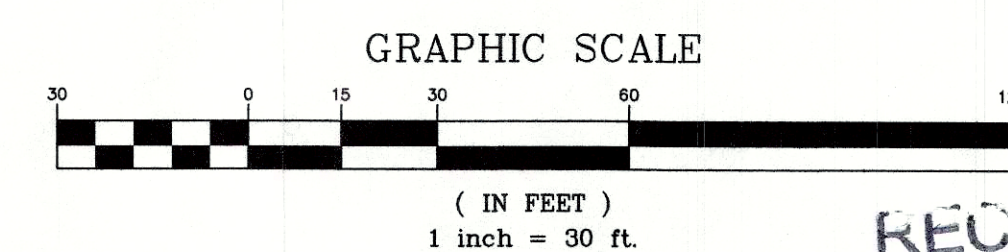
BY: Sam Zinslow
DATE: 2/23/23
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS

PRELIMINARY APPROVAL

Condition of Approval:

Week for TK- 2-23-23

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



RECEIVED
FEB 16 2023
PLANNING &
DESIGN SERVICES

SITE ADDRESS:
4660 POPLAR LEVEL ROAD
LOUISVILLE, KY 40213
TAX BLOCK 0623, LOT 0402
D.B. 8551, PG. 0081

COUNCIL DISTRICT - 2
FIRE PROTECTION DISTRICT - FERN CREEK
MUNICIPALITY - LOUISVILLE/POPLAR HILLS

CASE #: 23-ZONE-0003
RELATED CASES
22-ZONE-PA-0144
DOCKET 09-078-83
DOCKET 09-036-93

LEGEND

- Bolland
- ↳ Utility Pole
- Guy Anchor
- Guy Pole
- CB
- ② Catch Basin
- ⊕ Storm Drainage Manhole
- ⦿ Fire Hydrant
- WM Water Meter
- ⊗ WV Water Valve
- ⊗ GV Gas Valve
- AS Auto Sprinkler
- 16"W— Underground Water Line
- 4"G— Underground Gas Line
- OHE— Overhead Electric Line
- ETC— Overhead Electric, Telephone & Cable Lines
- Set 1/2" By 18" Iron Pin
With Cap Stamped "WINK 3492"

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA

FILE NAME: 22123-RDDDP

DATE: 10/17/22

CHECKED BY: AER

LLD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
205 NICHOLS RD. SUITE 1000 FAYETTEVILLE, AL 36825
TEL: 504.246.0978 FAX: 504.246.0974
WEB SITE: WWW.LLD-INC.COM

GENERAL DISTRICT DEVELOPMENT PLAN

4660 POPLAR LEVEL ROAD
WATTERSON BUSINESS PARK

OWNER/DEVELOPER
GAULT DEVELOPMENT LLC

4011 GARDINER POINT DR STE 200
LOUISVILLE, KY 40213

JOB NO.
22123

SHEET
1
OF 1

23-ZONE-0003