

LOUISVILLE JEFFERSON COUNTY

APPROVED DISTRICT
DEVELOPMENT PLAN

DOCKET NO. 9-83-99

APPROVAL DATE 7/20/00

EXPIRATION DATE 5/14/02

SIGNATURE OF PLANNING COMMISSION

[Signature]

PLANNING



EXISTING LAND USE: VACANT LAND
PROPOSED LAND USE: OFFICE & WAREHOUSE/RESIDENTIAL
EXISTING ZONING: R-4
PROPOSED ZONING: PEC/R-4
PROPOSED NUMBER OF LOTS: 5 (3-R-4 & 2-PEC)
TOTAL LOT AREA: 28.27 ACRES (26.73 ACRES PEC & 1.54 ACRES R-4)
RIGHT OF WAY AREA: 3.15 ACRES
TOTAL SITE AREA: 31.42 ACRES
OWNER/DEVELOPER: ENGLISH STATION ENTERPRISES
SITE ADDRESS: 12819 & 12801 OLD HENRY ROAD
TAX INFORMATION: TAX BLOCK 29, LOTS 509 & 30
DEED INFORMATION: DB 4579, PG. 345 & DB 4568, PG. 247

1. KDOT APPROVAL REQUIRED
2. SEWERS BY LATERAL EXTENSION SERVED BY HITES CREEK TREATMENT PLANT THROUGH PLUM STATION AT EASTPOINT BUSINESS CENTER. SUBJECT TO FEES AND AGREEMENT WITH THE EASTPOINT DEVELOPER BEFORE CONSTRUCTION PLAN OR RECORD PLAT APPROVAL.
3. DRAINAGE PATTERN DEPICTED BY ARROW (—) SHOWN FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND DETENTION AREAS WILL BE DETERMINED DURING THE CONSTRUCTION DESIGN PROCESS. SUCH DESIGN SHALL CONFORM TO MSD STORMWATER MANAGEMENT REQUIREMENTS AND WILL BE REVIEWED AND APPROVED BY MSD PRIOR TO CONSTRUCTION PLAN APPROVAL.
4. C.O.E. WETLAND DETERMINATION REQUIRED BEFORE CONSTRUCTION APPROVAL
5. EXTENSION OF BOUNDARIES AGREEMENT REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
6. D.O.W. APPROVAL (WATER QUALITY CERTIFICATION) FOR WORK ON AN INTERMITTENT BLUE LINE STREAM.
7. NORTH ENGLISH STATION ROAD TO BE WIDENED TO 12' FROM CENTERLINE AND 8' SHOULDER.
8. COMMON ACCESS POINTS ALONG NORTH ENGLISH STATION ROAD TO THE PROPOSED R-4 LOTS TO BE EVALUATED BY JEFFERSON COUNTY PUBLIC WORKS.

TOTAL SITE AREA: 31.42 ACRES
EXISTING C FACTOR = 0.20
PROPOSED C FACTOR = 0.80
 $\Delta C = 0.60$
A = 31.42 ACRES
R = 2.9 IN.
INCREASED RUNOFF (ACRE-FEET) = $\Delta C * A / 12$
INCREASED RUNOFF (ACRE-FEET) = $(0.60) * (2.9) * (31.42) / 12 = 4.6$

PLANNING &
DEVELOPMENT SERVICES

MSD SUBDIVISION # 999

Kentucky • Indiana • Texas • Georgia • Arizona • New Mexico • Pennsylvania • North Carolina • Kansas • West Virginia

OWNER/DEVELOPER
ENGLISH STATION ENTERPRISES
229 FOURTH AVENUE, SUITE 305
LOUISVILLE, KENTUCKY 40202
(502) 589-4777

[illegible]

BINDING ELEMENTS
July 20, 2000

DOCKET NO. 9-83-99

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Prior to development of each site or phase of this project, the applicant, developer, or property owner shall obtain approval of a detailed district development plan from the Planning Commission. Each plan shall be in adequate detail and subject to additional binding elements. The additional binding elements may relate, but not be limited, to the following items:
 - a. screening, buffering, landscaping, tree preservation
 - b. density, floor area, size and height of buildings
 - c. points of access and site layout with respect to on-site circulation
 - d. land uses
 - e. signage
 - f. loading berths
 - g. parking
 - h. sidewalks
 - i. site design elements relating to alternative transportation modes
 - j. outdoor lighting
 - k. minor subdivision plat approval
 - l. air pollution
 - m. the timing of construction to coincide with the availability of flood protection measures, municipal sewer and water service, and adequate fire protection
 - n. dumpsters
3. There shall be no direct vehicular access from English Station Road to the PEC development.
4. Development on any lot or phase of the development that shares a common boundary with single family property fronting on English Station Road shall be limited to office use, with the exception of the north portion of the property that adjoins the rear 400 foot of the Robert L. and Patricia Rollins property, as shown on the development plan.
5. No outdoor advertising signs, shall free-standing signs, pennants, balloons, or banners shall be permitted on the site.
6. There shall be no outdoor storage on the site.
7. Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90- degree cutoff and height of the light standard shall be set so that no light source is visible off-site. Light levels due to lighting on the subject site shall not exceed two-foot candles measured at the property line.
8. 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.
9. The applicant shall identify and submit for approval by designated DPDS staff, a plan showing the location of Tree Preservation Areas and Woodland Protection Areas on site (exclusive of areas dedicated as public right-of-way) prior to beginning any construction procedure (i.e., clearing, grading, demolition). All construction shall be conducted in

accordance with the approved Tree Preservation Plan. A partial plan may be submitted to delineate clearing necessary for preliminary site investigation. All Tree Preservation Plans must be prepared in accordance with the standards set forth by DPDS. The applicant agrees to supplement the planting in the 100 ft. buffer area to the South as necessary to provide screening for adjoining residences. The need for supplemental planting shall be determined by DPDS staff following clearing and grading of the property for development.

10. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:
 - a. The development plan must receive full construction approval from The Jefferson County Department of Public Works and Transportation (400 Fiscal Court Building) and the Metropolitan Sewer District (700 West Liberty).
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12 and in conformance with the Parkway Policy prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. A major subdivision plat creating the lots and roadways as shown on the approved district development plan shall be recorded prior to issuance of any building permits.
11. 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. Their 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.
12. A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and the USDA Natural Resources Conservation Service recommendations. Documentation of the MSD's approval of the plan shall be submitted to the Planning Commission prior to commencement of any clearing, grading, or construction activities.
13. If work is required within the easements causing removal or damage of landscape materials, the property owner shall be responsible for replacement of materials according to the approved landscape plan.
13. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the July 20, 2000 Planning Commission meeting.
14. The developer shall dedicate and construct the public access road required to serve the interior lots as proposed. As requested by JCPW, the developer shall provide for the public right-of-way dedication only for the additional portion of the access road required to serve the property to the north. Construction of this portion of the access road shall not occur until a development plan for the adjoining property is approved by the Planning Commission, and shall be the responsibility of the adjoining property owner.
16. The development of the properties shall be in accordance with the Codes Covenants and Restrictions as submitted at the public hearing or as further amended with the approval of the Planning Commission.

