

### **Case No. 18ZONE1057 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. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. 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.
4. 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 Louisville Metro Department of Codes and Regulations Construction Permits and Transportation Planning Review 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
  - c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
5. 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.
6. 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.
7. To the extent that N. English Station Road is not 22 feet wide, it shall be widened to provide 22' of pavement across the frontage of the approved detailed district development plan prior to issuance of certificate of occupancy.

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS

BY: *[Signature]*  
DATE: 9/19/18  
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

KEPAL, LLC  
1801 N ENGLISH STATION ROAD  
T.B. 0014, LOT 0266  
D.B. 8015, PG. 0467  
FORM DISTRICT: NEIGHBORHOOD  
NFD/R4

KEPAL, LLC  
1801 N ENGLISH STATION ROAD  
T.B. 0014, LOT 0266  
D.B. 8015, PG. 0467  
FORM DISTRICT: NEIGHBORHOOD  
NFD/R4

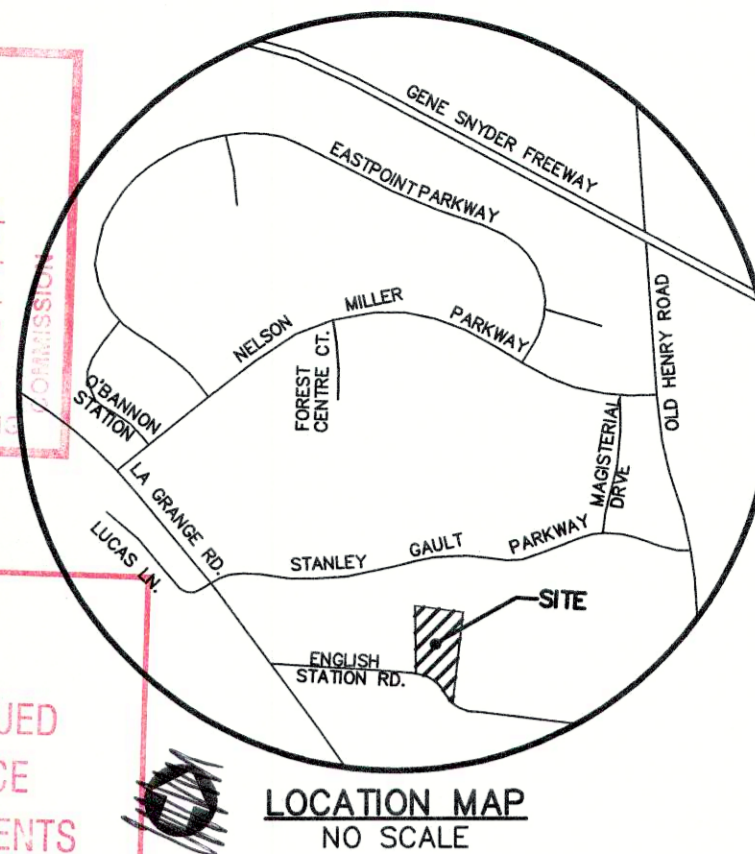
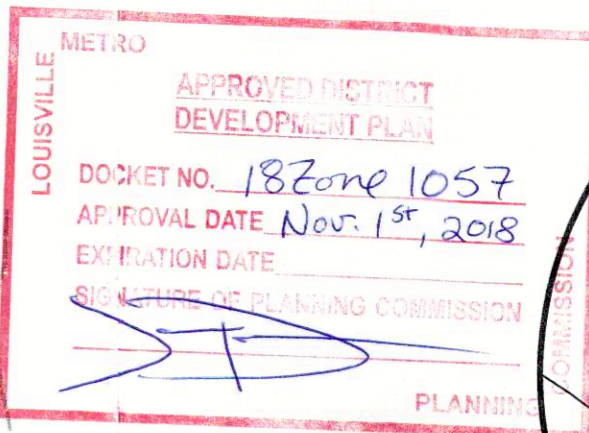
LINKAK U.S. INC.  
1710 LAGRANGE RD  
T.B. 15, LOT: 69  
D.B. 10849 PG. 63  
S.W.F./PEC

A/B REALTY COMPANY  
2300 STANLEY GAULT PARKWAY  
T.B. 0015, LOT 0273  
D.B. 7582, PG. 0884  
FORM DISTRICT: SUBURBAN WORKPLACE  
S.W.F./PEC

LINKAK U.S. INC.  
2200 STANLEY GAULT PARKWAY  
T.B. 0015, LOT 0273  
D.B. 7161, PG. 0707  
FORM DISTRICT: SUBURBAN WORKPLACE  
S.W.F./PEC

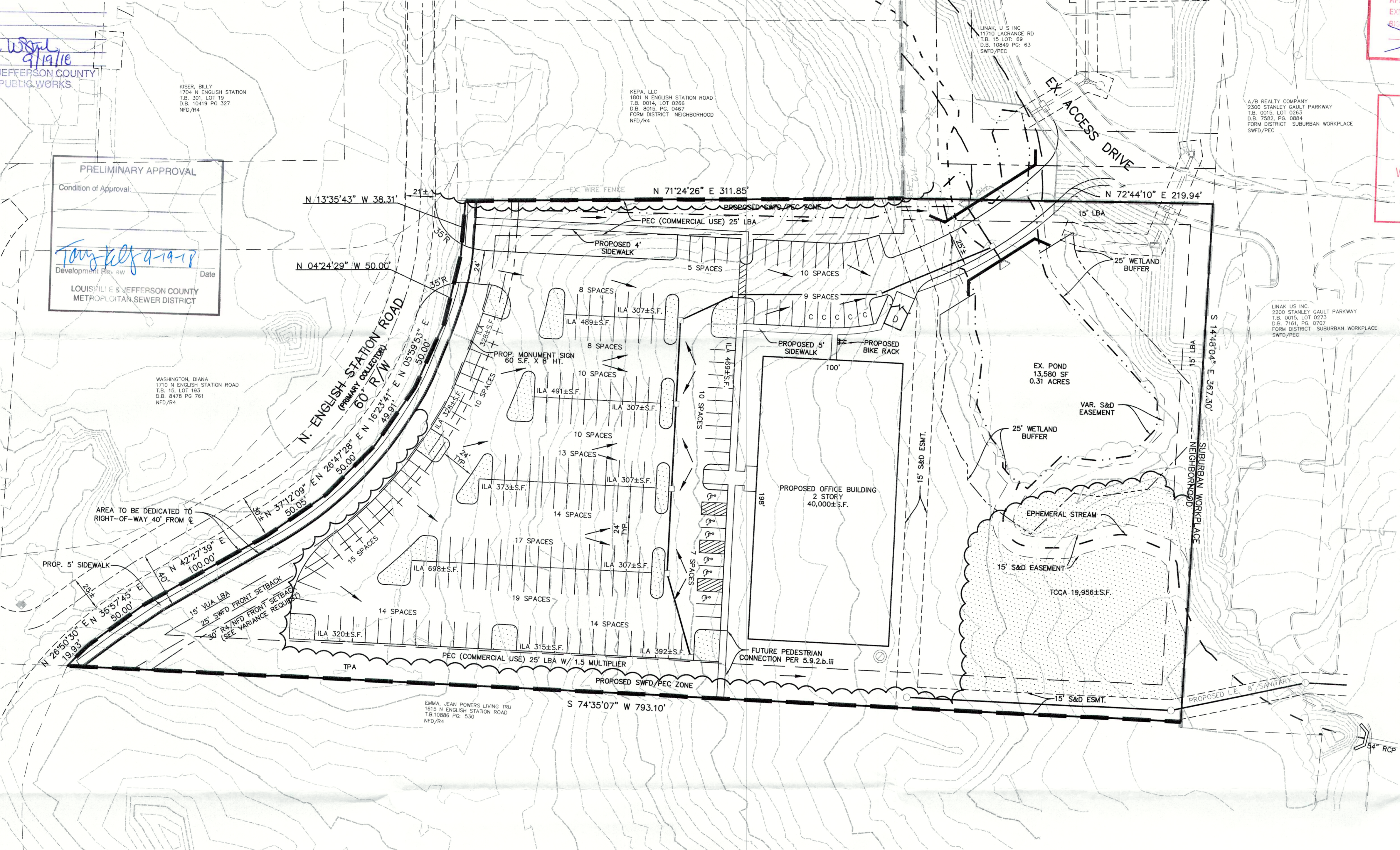
EMMA JEAN POWERS LIVING TRU  
1615 N ENGLISH STATION ROAD  
T.B. 0068 PG. 530  
NFD/R4

WASHINGTON, DIANA  
1710 N ENGLISH STATION ROAD  
T.B. 15, LOT 193  
D.B. 8478 PG. 781  
NFD/R4



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

PRELIMINARY APPROVAL  
Condition of Approval  
*[Signature]* 9-19-18  
Date  
LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



**LEGEND**

XXX	EXISTING CONTOUR
---	EXISTING TREE MASS
---	EXISTING FENCE
---	EXISTING STREET SIGN
---	EXISTING RAILROAD TRACKS
---	EXISTING WATER METER
---	EXISTING GAS
---	EXISTING GAS VALVE
---	EXISTING OVERHEAD UTILITIES
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING UTILITY POLE
---	EXISTING DOWN GUY
---	EXISTING TOP OF BANK
---	EXISTING TOE OF SLOPE/DITCH
---	EXISTING SANITARY MANHOLE W/PIPE
---	PROPOSED SANITARY W/ PIPE
---	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
---	PROPOSED STORM W/ HEADWALL
---	PROPOSED DITCH/SWALE
---	PROPOSED 6" PROPERTY SERVICE CONNECTION
---	PROPOSED DRAINAGE ARROW
---	PROPOSED SILT FENCE
---	REVISED TREE LINE
---	EXISTING FORM DISTRICT LINE
---	PROPOSED FORM DISTRICT LINE
---	CARPOOL SPACE

**SITE DATA:**

EXISTING FORM DISTRICT	NEIGHBORHOOD
PROPOSED FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	R4
PROPOSED ZONING	PEC
EXISTING LAND USE	VACANT
PROPOSED LAND USE	OFFICE
GROSS LAND AREA	5,000 ± AC.
NET LAND AREA	4,900 ± AC.
BUILDING AREA	40,000 ± S.F.
BUILDING HEIGHT	35'
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.19
PARKING REQUIRED	114 SPACES
MINIMUM (1 SPACE/350 S.F.)	200 SPACES
MAXIMUM (1 SPACE/200 S.F.)	194 SPACES
PARKING PROVIDED	(INCLUDES 6 ACCESSIBLE & 5 CARPOOL SPACES)
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES
LONG TERM PROVIDED IN BUILDING	2 SPACES
SHORT TERM	2 SPACES

**LANDSCAPE DATA:**

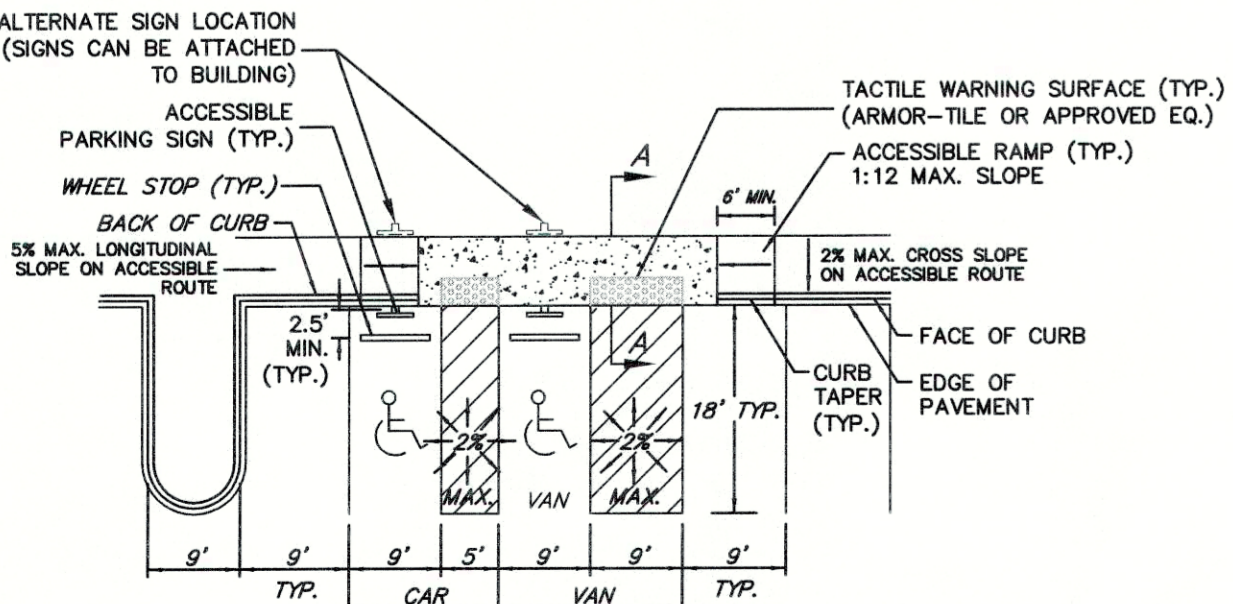
V.U.A.	69,948± S.F.
I.L.A. REQUIRED* (7.5% OF VUA)	5,246 S.F.
I.L.A. PROVIDED	5,474± S.F.

**TREE CANOPY DATA:**

GROSS SITE AREA	217,890± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY*	186,378± S.F. (85%)
TREE CANOPY TO BE PRESERVED	19,956 S.F. (9%)
TREE CANOPY TO BE PLANTED	28,194± S.F. (12%)
TOTAL TREE CANOPY REQUIRED/PROVIDED	48,150± S.F. (21%)

**BENCHMARK (NAVD 1988 DATUM)**  
SOURCE BENCHMARK STA040-2001 NAVD 1988 ELEV. 707.18

FROM THE INTERSECTION OF GENE SYNDER FREEWAY (I-265) AND OLD HENRY ROAD, TRAVEL WEST ALONG (NEW) OLD HENRY ROAD TO THE INTERSECTION OF ENGLISH STATION ROAD, TURN RIGHT AND TRAVEL APPROXIMATELY 150 FEET TO OLD HENRY ROAD, TURN RIGHT AND TRAVEL APPROXIMATELY 200 FEET TO THE STATION ON THE RIGHT.



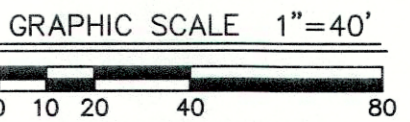
TYPICAL ACCESSIBLE PARKING SPACES  
NO SCALE

- MSD NOTES:**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
  - WASTEWATER: SANITARY SEWER WILL CONNECT TO THE HITE CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION, SUBJECT TO FEES, SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
  - DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED BY EXISTING POND AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. 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.
  - EROSION AND 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.
  - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211100033E).
  - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
  - MSD APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
  - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

**DETENTION CALCULATIONS**  
2.9/12 (5.2) (0.76-0.26) = 0.63 AC. FT (13,580 SF. SURFACE AREA, 2.02' DEEP)

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
  - VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
  - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
  - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
  - ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
  - NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.
  - CONSTRUCTION PLANS, BOND AND PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC R/W.
  - A CROSSOVER AGREEMENT BETWEEN LOTS 69, 228, 273 WILL BE RECORDED PRIOR TO BUILDING CERTIFICATE OF OCCUPANCY.
  - ALL DRIVING LANES AND PARKING SHALL BE OF A HARD AND DURABLE SURFACE AS REQUIRED BY 9.1.12 OF THE LDC.
  - THE DEVELOPER SHALL IMPROVE N. ENGLISH STATION ROAD AS NEEDED TO PROVIDE 22' OF PAVEMENT ACROSS THE SITES FRONTAGE.

- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
  - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
  - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTON OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
  - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED BY 10 OF THE LDC.
  - THE DEVELOPMENT LIES IN THE MIDDLETOWN FIRE DISTRICT.
  - ALL LUMINARIES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARIES TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (E. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
  - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
  - ELEVATIONS SHALL BE IN COMPLIANCE WITH THE LDC 5.6 AND THE ELEVATIONS APPROVED BY PDS STAFF ON 1/13/17 CONTAINED WITHIN THE CASE FILE OF 16DEVPLAN1196.
  - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
  - ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED.
  - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK SITES ON 10-27-16 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
  - FORM DISTRICT TRANSITIONAL DESIGN STANDARDS APPLY TO THE ENTIRE LOT SINCE MORE THAN 50% OF THE LOT IS IN TRANSITION ZONE.



**MINDEL SCOTT**  
SURVEYING & PLANNING & LANDSCAPE ARCHITECTURE  
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OWNER/DEVELOPER  
**LINKAK U.S. INC.**  
2200 STANLEY GAULT PKWY  
LOUISVILLE, KY. 40223

GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN  
**LINKAK EXPANSION - BUILDING 3**  
1701 N. ENGLISH STATION ROAD  
LOUISVILLE, KY. 40223  
TAX BLOCK: 15 LOTS: 228  
D.B. 6829 PG. 738

Revisions					
8/27/18	PER AGENCY COMMENTS				
9/10/18	PER AGENCY COMMENTS				

Vertical Scale: N/A  
Horizontal Scale: 1"=40'  
Date: 8/6/18  
Job Number: 2881-200  
Sheet 1 of 1

CASE # 18ZONE1057  
RELATED CASE # 17DEVPLAN1013,  
16DEVPLAN1196, 13376,  
9-52-00, 10-18-00  
MSD SUBD # 1015