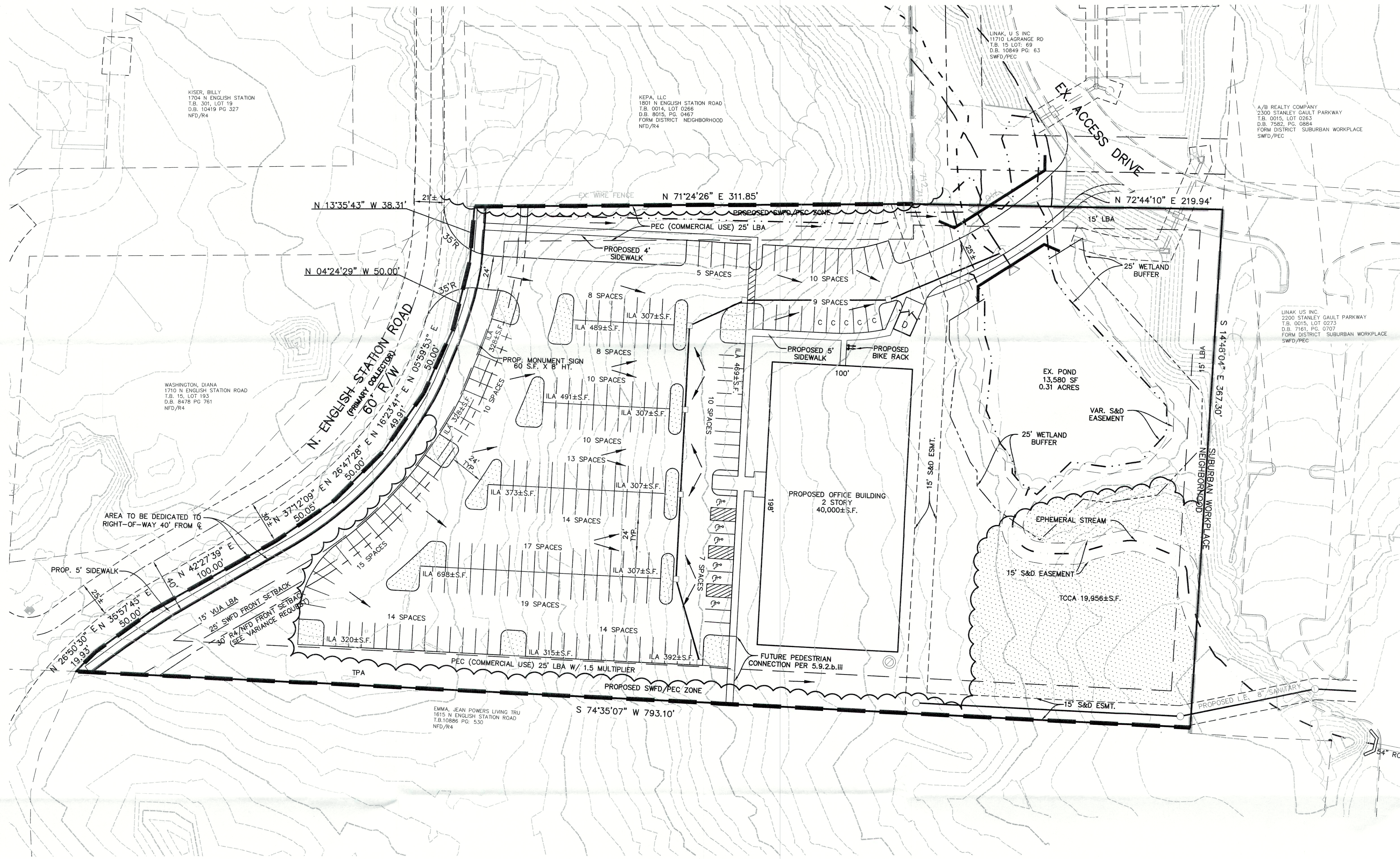


MINDEL SCOTT
 ENGINEERING & SURVEYING > PLANNING > LANDSCAPE ARCHITECTURE
 5151 Jefferson Blvd. Louisville, KY 40219
 502-465-1508 > MindelScott.com

OWNER/DEVELOPER
LINK U S INC.
 2200 STANLEY GAULT PKWY
 LOUISVILLE, KY. 40223

GENERAL/DETAILED DISTRICT
 DEVELOPMENT PLAN
LINK EXPANSION - BUILDING 3
 1701 N. ENGLISH STATION ROAD
 LOUISVILLE, KY. 40223
 TAX BLOCK: 15 LOTS: 228
 D.B. 8829 PG. 738



LEGEND

---	EXISTING CONTOUR
---X---	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	5.00 ± AC.
NET LAND AREA	4.90 ± 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	194 SPACES
(INCLUDES 6 ACCESSIBLE & 5 CARPOOL SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES
LONG TERM PROVIDED IN BUILDING	2 SPACES
SHORT TERM	

LANDSCAPE DATA:

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

TREE CANOPY DATA:

GROSS SITE AREA	217,890 ± S.F.
CLASS C	
TREE CANOPY CATEGORY	186,378 ± S.F. (85%)
EXISTING TREE CANOPY*	19,956 S.F. (9%)
TREE CANOPY TO BE PRESERVED	28,194 ± S.F. (12%)
TREE CANOPY TO BE PLANTED	48,150 ± S.F. (22%)
TOTAL TREE CANOPY REQUIRED/PROVIDED	

*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

VARIANCE REQUEST:
 A VARIANCE IS REQUESTED OF 5.7.1.B.2. OF THE LDC TO NOT BE REQUIRED TO MEET THE TRANSITION AREA REQUIREMENT OF APPLYING THE 30' FRONT SETBACK OF THE ADJACENT PROPERTIES TO THE SITE.

- 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 COMPACTION 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 AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - 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.

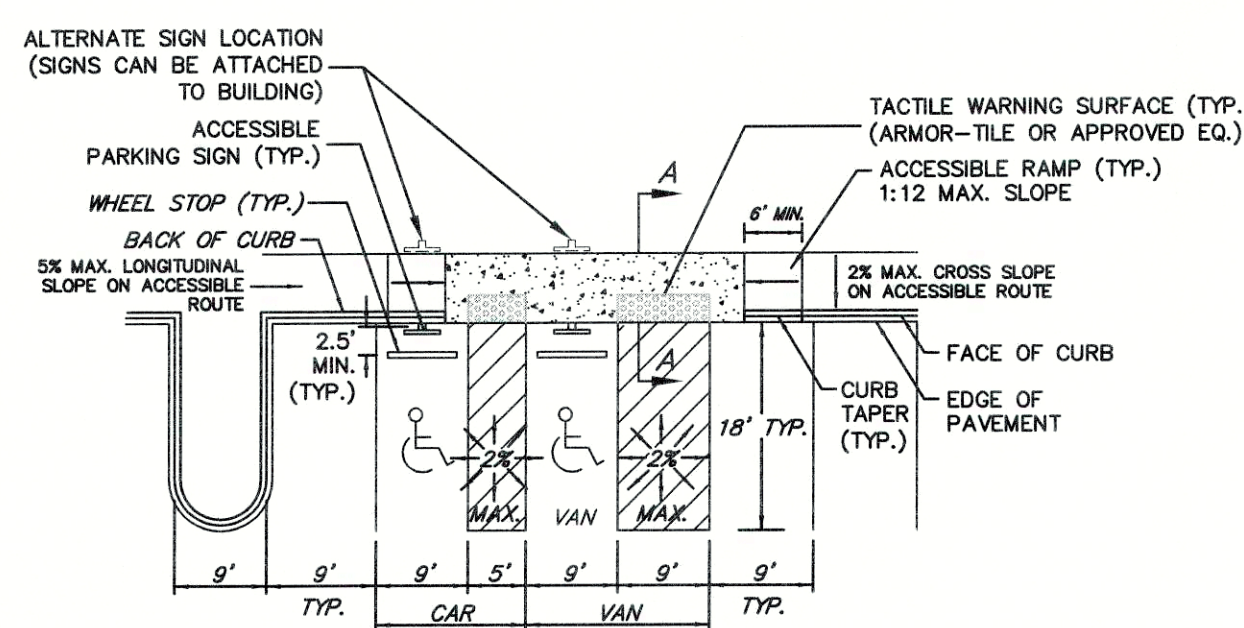
- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
 - VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS 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.

- MSD NOTES:**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS 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 (21111C00303).
 - 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.
 - PROVE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

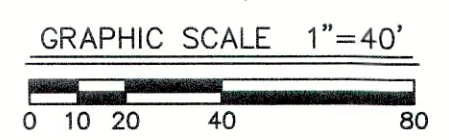
DETENTION CALCULATIONS
 2.9/12 (5.2) (0.76-0.26) = 0.63 AC. FT (13,580 SF. SURFACE AREA, 2.02' DEEP)

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



RECEIVED
 SEP 10 2018
 DESIGN SERVICES

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

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

18 ZONE 1057