

# NOTICE

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

LOUISVILLE METRO

APPROVED DISTRICT DEVELOPMENT PLAN  
DOCKET NO. 9-41-78  
APPROVAL DATE 11/1/06  
EXPIRATION DATE 11/1/08  
SIGNATURE OF PLANNING COMMISSION  
11/1/06

## PRELIMINARY APPROVAL

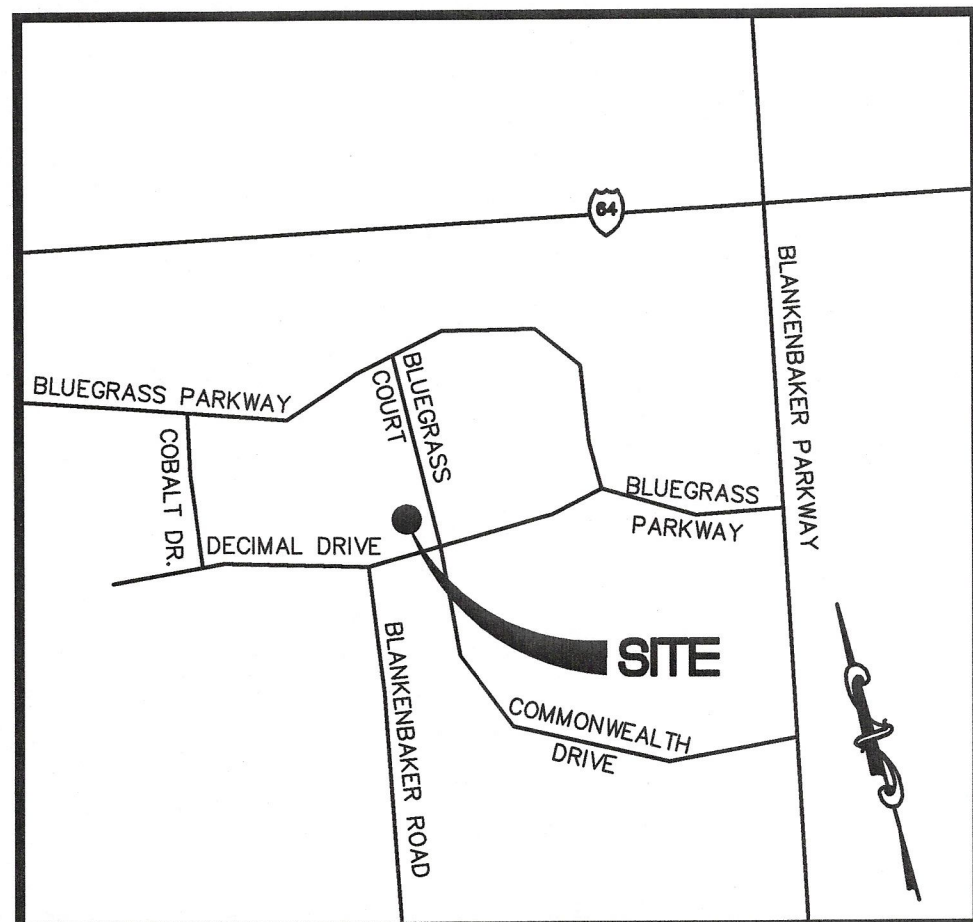
Conditions of Approval:

Development Review  
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT  
10/18/06  
Date

11215 Decimal Drive  
T.B. 38, Lot 640  
Pinehurst Properties  
D.B. 5158, Pg. 555  
PEC/SW

## LEGEND

EXISTING  
STORM SEWER  
HEADWALL  
WATER LINE  
UNDERGROUND ELECTRIC  
SANITARY SEWER  
SANITARY MANHOLE  
LANDSCAPE BUFFER AREA  
BUILDING LIMIT  
INTERMEDIATE CONTOUR  
INDEX CONTOUR  
100 YEAR FLOOD LIMIT



LOCATION MAP

NO SCALE

No Address Per PVA  
T.B. 2239, Lot 40  
Steven C. Gault  
D.B. 8901, Pg. 707  
PEC/SW

11492 Bluegrass Parkway  
T.B. 2239, Lot 43  
Crow Family Holdings  
Industrial Limited Partnership  
D.B. 7089, Pg. 156  
PEC/SW

11321 Decimal Drive  
T.B. 2239, Lot 44  
Crow Family Holdings  
Industrial Limited Partnership  
D.B. 7089, Pg. 162  
PEC/SW

11300 Decimal Drive  
T.B. 2987, Lot K1  
Schmitt & Lefler Partnership  
D.B. & Pg. N/A per PVA  
PEC/SW

## SITE DATA

LAND USE  
SITE ADDRESS:  
TAX BLOCK & LOT:  
DEED BOOK & PAGE:  
ZONING DISTRICT:  
FORM DISTRICT:  
EXISTING SITE AREA:  
PROPOSED LOT AREA:  
EXISTING USE:  
PROPOSED USE:

11301 DECIMAL DRIVE  
T.B. 2239, T.L. 40  
D.B. 8891, PG. 689  
PEC  
SUBURBAN WORKPLACE  
2.33 ACRES (101,312 S.F.)  
2.33 ACRES (101,312 S.F.)  
UNDEVELOPED  
OFFICE/WAREHOUSE

## BUILDING DATA

### PHASE ONE:

FOOTPRINT:  
STORIES:  
GROSS FLOOR AREA:  
FLOOR AREA RATIO:  
BUILDING HEIGHT PROPOSED/ALLOWED:

10,100 S.F.  
2  
11,950 S.F.  
0.12 S.F.  
31'-8"/50'-0"

### PHASE TWO (TOTAL):

FOOTPRINT:  
STORIES:  
GROSS FLOOR AREA:  
FLOOR AREA RATIO:  
BUILDING HEIGHT PROPOSED/ALLOWED:

20,100 S.F.  
2  
21,950 S.F.  
0.22 S.F.  
31'-8"/50'-0"

## PARKING CALCULATIONS (PHASES ONE AND TWO)

MINIMUM REQUIRED—OFFICE (1 SP/350 S.F.):  
MAXIMUM ALLOWED—OFFICE (1 SP/200 S.F.):  
MINIMUM REQUIRED—WAREHOUSE (1 SP/1.5 EMP.):  
MAXIMUM ALLOWED—WAREHOUSE (1 SP/1 EMP.):

14 SPACES  
24 SPACES  
0 SPACES  
0 SPACES

PROVIDED:  
OF WHICH 1 ARE H/C ACCESSIBLE (1 VAN).

14 SPACES

## ILM/VUA CALCULATIONS

VUA:  
ILA REQUIRED (5%):  
ILA PROVIDED:  
ILA TREES REQUIRED (1/4000 VUA):

9,740 S.F.  
487 S.F.  
487 S.F.  
3 TREES

## FREESTANDING SIGNAGE/DUMPSTERS

NO FREESTANDING SIGNAGE OR DUMPSTERS PROPOSED

## TREE CANOPY CALCULATIONS

SITE AREA:  
TREE CANOPY CATEGORY:  
TREE CANOPY PRESERVATION AREA:  
NEW TREE CANOPY REQUIRED:

101,312 S.F.  
CLASS B  
13% (13,125 S.F.)  
0% (0 S.F.)

## MSD/MPW NOTES

CONCEPT DRAINAGE FLOW. ACTUAL DRAINAGE PATTERN WILL BE DETERMINED DURING CONSTRUCTION PLAN PREPARATION PHASE. HOWEVER, DRAINAGE PATTERN WILL TYPICALLY BE A COMBINATION OF SHEET FLOW AND PIPE NETWORK EMPTYING INTO THE EXISTING PAVED DITCH ADJACENT TO THE SNYDER FREEWAY.

SANITARY SEWERS BY HOLDING TANK,  
SUBJECT TO BOARD OF HEALTH APPROVAL.

CITY OF JEFFERSONTOWN APPROVAL REQUIRED.  
SITE IS SUBJECT TO PLAN REVIEW FEES. \$165  
DUE PRIOR TO ANY APPROVALS.

SITE IS SUBJECT TO REGIONAL FACILITIES FEES  
+ 20%.

CONSTRUCTION PLANS, BOND AND PERMIT ARE  
REQUIRED PRIOR TO CONSTRUCTION APPROVAL  
BY METRO PUBLIC WORKS.

## TRANSPORTATION APPROVAL PRELIMINARY DEVELOPMENT PLAN

CATEGORY: 2 ☒ 3 ☐ 4 ☐

CONDITIONS: location of  
sidewalk to be  
determined at  
construction time

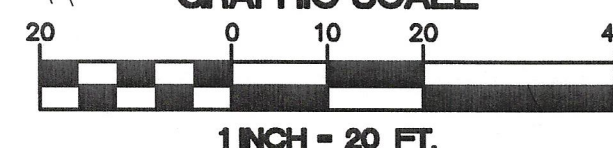
BY: J. C. Gault  
DATE: 10/18/06

RECEIVED

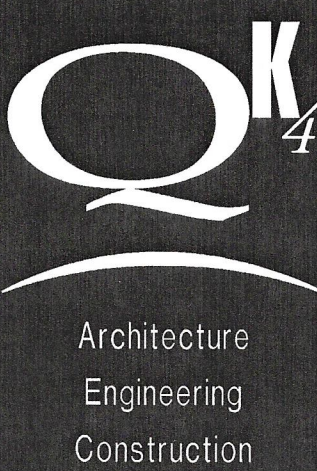
OCT 16 2006

PLANNING &  
DESIGN SERVICES

## GRAPHIC SCALE



MSD WM # 8476



815 West Market Street  
Suite 300  
Louisville, Kentucky  
40202  
Ph. 502-585-2222  
Fx. 502-992-0605  
E. www.ok4.com

**A. L. POST, INC OFFICE BUILDING**  
1301 DECIMAL DRIVE LOUISVILLE, KENTUCKY  
DETAILED DISTRICT DEVELOPMENT PLAN

OWNER: A.L. Post, Inc.  
1004 Bluegrass Parkway  
Louisville, Kentucky 40299  
302.495.2310  
DEVELOPER: A.L. Post, Inc.  
1004 Bluegrass Parkway  
Louisville, Kentucky 40299  
302.495.2310

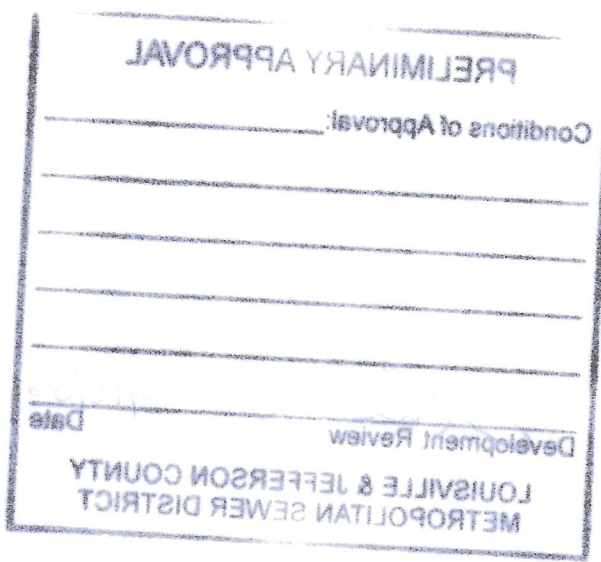
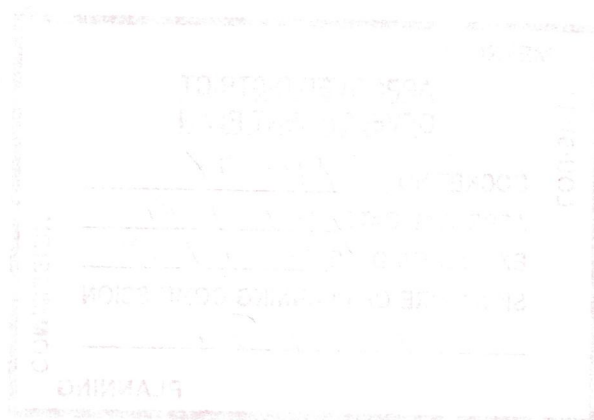
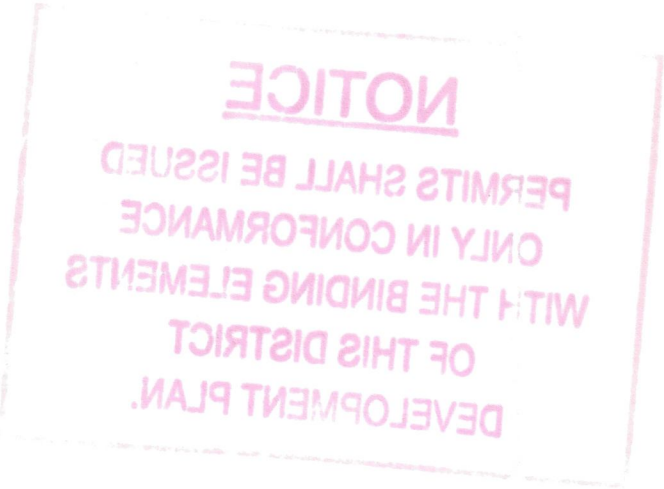
DATE	REVISION DESCRIPTION	NO.
11/17/06	FINAL (AMP)	1
PROJECT NUMBER: 06329.000		
DRAWN BY: ABF	CHECKED BY: ABF	
HORI. SCALE: 1"=20'	VERT. SCALE: -	
DATE: 10-16-06		
DETAILED DISTRICT DEVELOPMENT PLAN		
SHEET NUMBER: 1 of 1		



**Binding Elements Docket No. 9-41-79**

All binding elements from the approved General Development Plan are applicable to this site, in addition to the following:

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. The development shall not exceed 11,950 square feet of gross floor area in Phase 1 and 10,000 square feet in Phase 2 of the development for a total of 21,950 square feet of gross floor area.
3. The Signs shall be in accordance with Chapter 8 or as presented at the public hearing ( \_\_\_\_ square feet and \_\_\_\_ feet tall).
4. No outdoor advertising signs, small free-standing signs, pennants, balloons, or banners shall be permitted on the site.
5. There shall be no outdoor storage on the site.
6. 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.
7. 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 Louisville Metro Department of Public Works and Transportation 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.
8. 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.
9. There shall be no outdoor music (live, piped, radio or amplified), outdoor entertainment or outdoor PA system audible beyond the property line or permitted on the site.
10. 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.
11. 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.
12. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the November 1, 2005 DRC Committee meeting.



RECEIVED

OCT 18 2008

PLANNING & COMMUNITY DEVELOPMENT