

NOTICE
PERMITS SHALL BE OBTAINED
WITH THE FOLLOWING ELEMENTS
OF THIS DISTRICT
CM SWFD
DEVELOPMENT PLAN

GENERAL NOTES:

1. TOPOGRAPHIC INFORMATION PROVIDED BY MSD LOG.
2. DRAINAGE PATTERN DEPICTED BY ARROWS (---) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
3. BOUNDARY INFORMATION TAKEN FROM DEEDS AND DOES NOT CONSTITUTE A SURVEY.
4. AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
5. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEED AND STABILIZED.
6. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADSWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
7. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SALT FENCE.
8. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
9. KENTUCKY DEPARTMENT OF TRANSPORTATION APPROVAL REQUIRED.
10. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OUT TO THE RIGHT-OF-WAY.
11. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
12. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
13. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
14. NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
15. RIGHT-OF-WAY DEDICATION BY MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
16. AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
17. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
18. DEVELOPER SHALL MODIFY APPROVED DETENTION BASIN IN PHASE 2 OF CHAMBERLAIN CROSSING TO ACCOMMODATE ADDITIONAL RUN-OFF VOLUME FROM PROPOSED DEVELOPMENT.
19. ALL A/C UNITS AND DUMPSTERS SHALL BE SCREENED PER LDC CHAPTER 10 REQUIREMENTS.
20. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO WORKS.
21. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
22. THE APPLICANT SHALL PROVIDE A 30' ACCESS EASEMENT ALONG THE EAST PROPERTY LINE (THE MCKINNEY PROPERTY) TO PROVIDED NON-RESIDENTIAL ACCESS TO SAID MCKINNEY PROPERTY. THE APPLICANT SHALL WORK WITH THE DEVELOPER OF THE MCKINNEY PROPERTY ON THE LOCATION OF THE 30' ACCESS EASEMENT.
23. THE APPLICANT AGREES TO AN ACCESS EASEMENT, APPROXIMATELY 30 FEET IN WIDTH, PROVIDING ACCESS OVER DRIVES AND LANES ON THE SUBJECT PROPERTY AS THEY MAY EXIST FROM TIME TO TIME AND TO PAVE THE EASEMENT AREA IN SUCH ACCESS EASEMENTS TO ADJACENT PROPERTY. THE EASEMENT SHALL PROVIDE ACCESS TO THE ADJACENT PROPERTY DESCRIBED IN DEED BOOK 8675, PAGE 537, IN A LOCATION DETERMINED BY THE APPLICANT, SUBJECT TO THE APPROVAL OF THE LOUISVILLE METRO PLANNING COMMISSION.
24. WITH RESPECT TO ADJACENT PROPERTY ALSO OWNED BY APPLICANT BUT NOT THE SUBJECT TO THIS DETAILED DISTRICT DEVELOPMENT PLAN, DESCRIBED AS TRACT 2C, MINOR SUBDIVISION PLAT DOCKET NO. 255-05, APPLICANT WILL PROVIDE ACCESS ACROSS SUCH ADJACENT PROPERTY TO AND FROM THE SUBJECT PROPERTY AND CHAMBERLAIN CROSSING DRIVE, OVER DRIVES AND LANES ON THE ADJACENT PROPERTY AS THEY MAY EXIST FROM TIME TO TIME. ACCESS ACROSS TRACT 2C SHALL BE SHOWN ON A DETAILED DISTRICT DEVELOPMENT PLAN FOR TRACT 2C IN A LOCATION DETERMINED BY THE APPLICANT, SUBJECT TO THE APPROVAL OF THE LOUISVILLE METRO PLANNING COMMISSION.
25. APPLICANT SHALL RECORD A DEED FOR A PERPETUAL EASEMENT OVER, UNDER AND ACROSS THE CURB AND PAVEMENT EASEMENT AREA FOR THE CONSTRUCTION AND INSTALLATION, AND FOR THE REPAIR, MAINTENANCE AND RECONSTRUCTION OF THE CURB AND PAVEMENT IN THE CURB AND PAVEMENT EASEMENT AREA AND FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS. THIS EASEMENT SHALL RUN WITH THE LAND AND SHALL BND AND INURE TO THE BENEFIT OF GRANTOR AND GRANTEE, AND THEIR SUCCESSORS AND ASSIGNS. AS ADDITIONAL CONSIDERATION, GRANTEE AGREES TO MAINTAIN THE CURB AND PAVEMENT EASEMENT AREA IN GOOD CONDITION AND REPAIR.

26. Long term bicycle space shall be within the bldg

27. 30' R/W Varies

28. 30' R/W Varies

29. 30' R/W Varies

30. 30' R/W Varies

31. 30' R/W Varies

32. 30' R/W Varies

33. 30' R/W Varies

34. 30' R/W Varies

35. 30' R/W Varies

36. 30' R/W Varies

37. 30' R/W Varies

38. 30' R/W Varies

39. 30' R/W Varies

40. 30' R/W Varies

41. 30' R/W Varies

42. 30' R/W Varies

43. 30' R/W Varies

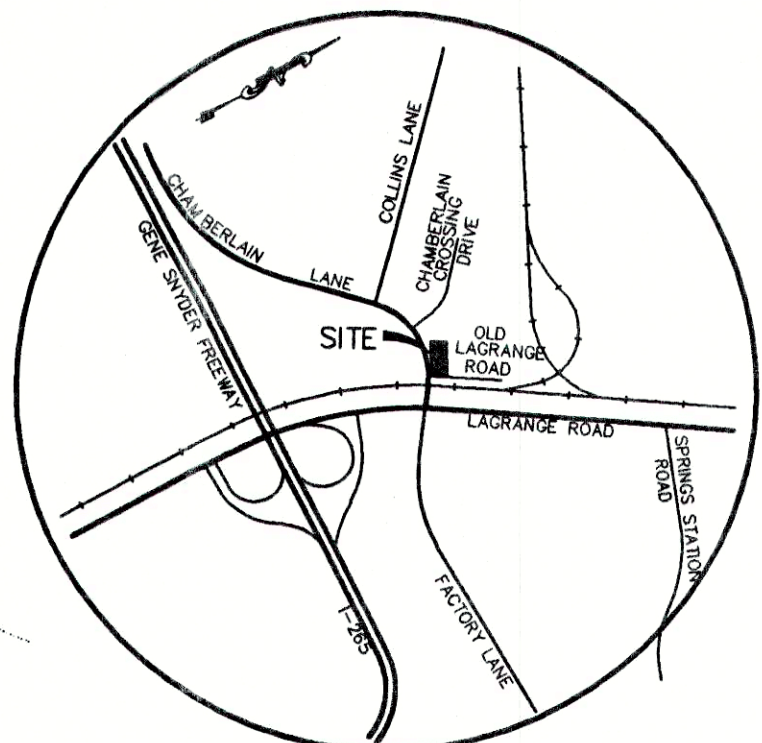
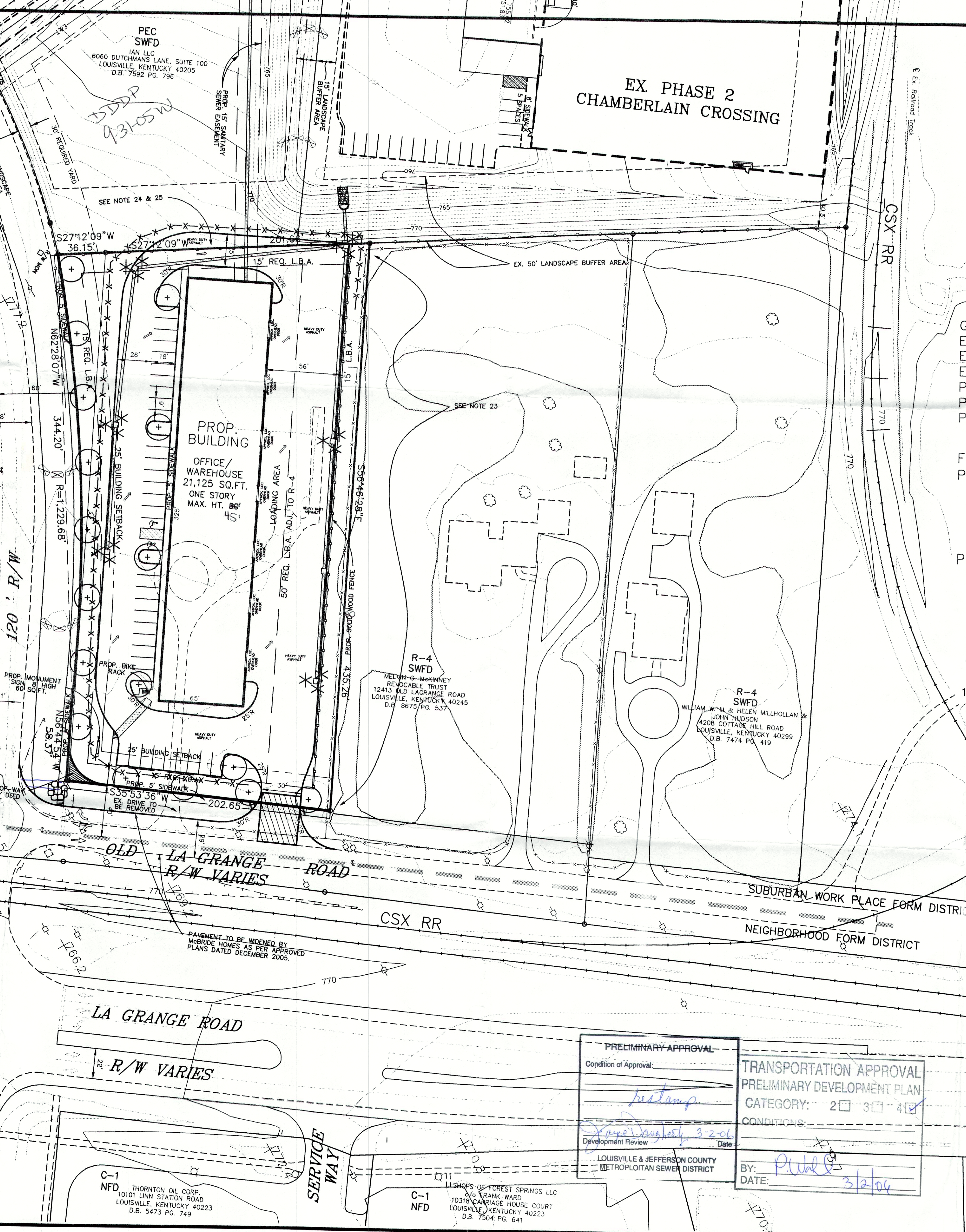
44. 30' R/W Varies

APPROVED DISTRICT
DEVELOPMENT PLAN
DOCKET NO. 9-3-05-W
APPROVAL DATE: July 2006
EXPIRATION DATE:
SIGNATURE OF PLANNING COMMISSION
Alyssa [Signature]
PLANNING COMMISSION

CHAMBERLAIN CROSSING DRIVE
120' R/W
C-1 SWFD
CHAMBERLAIN CROSSING DRIVE
120' R/W
C-1 SWFD
CHAMBERLAIN CROSSING DRIVE
120' R/W
C-1 SWFD

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CHAMBERLAIN CROSSING DRIVE
120' R/W
C-1 SWFD
CHAMBERLAIN CROSSING DRIVE
120' R/W
C-1 SWFD



LOCATION MAP
NO SCALE

DATA	
GROSS SITE AREA	2.02 ACRES
EXISTING ZONING	R-4
EXISTING FORM DISTRICT	SWFD
EXISTING USE	RESIDENTIAL
PROPOSED ZONING	PEC
PROPOSED USE	OFFICE/WAREHOUSE
PROPOSED BUILDING AREA	21,125 SQ.FT.
OFFICE AREA	5,000 SQ.FT.
WAREHOUSE EMPLOYEES	16
F.A.R.	0.24
PARKING REQUIREMENTS	
MINIMUM PARKING REQUIRED	25 SPACES
1 SP/350 S.F. OFFICE	14 SPACES
16 SP/1.5 WAREHOUSE EMPLOYEES	11 SPACES
MAXIMUM PARKING ALLOWED	41 SPACES
1 SP/200 S.F. OFFICE	25 SPACES
1 SP/1 WAREHOUSE EMPLOYEES	16 SPACES
PARKING PROVIDED	38 SPACES
INC. 2 HANDICAP SPACES	

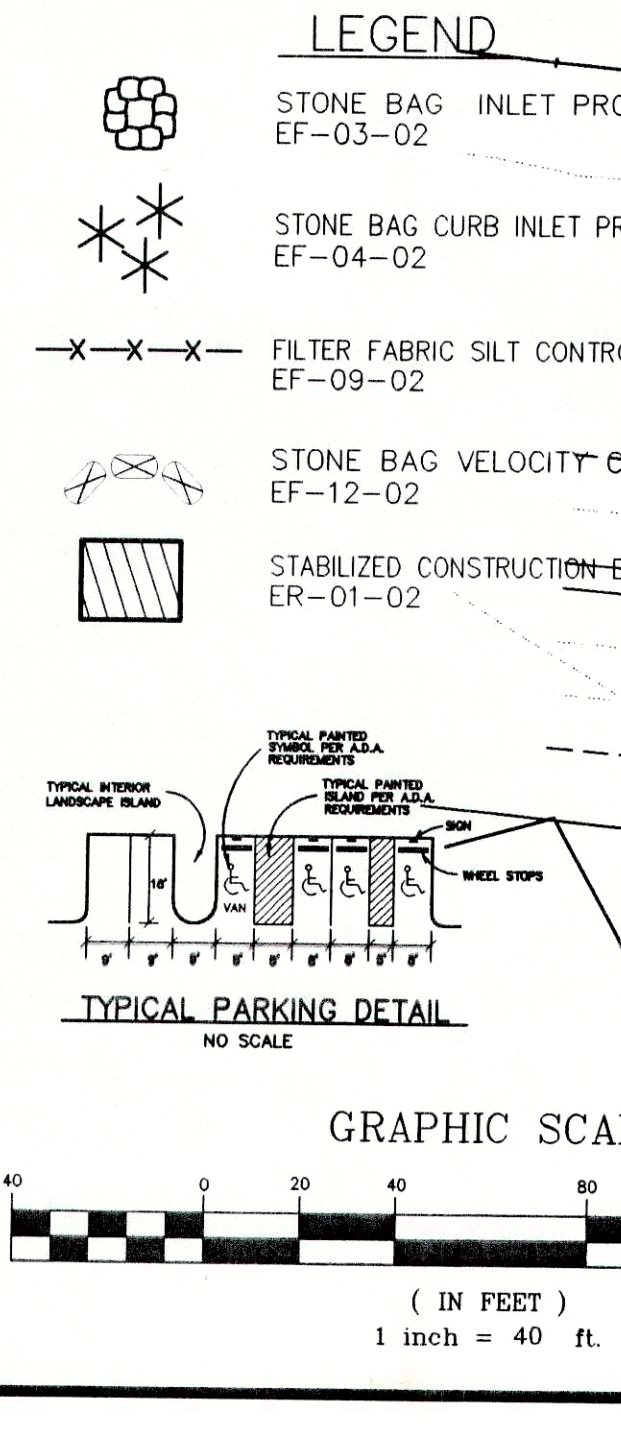
LANDSCAPE REQUIREMENTS	
V.U.A.	43,574 SQ.FT.
7.5 % REQUIREMENT	3,268 SQ.FT.
I.L.A. PROVIDED	3,349 SQ.FT.

WAIVER/VARIANCE REQUESTS
1. WAIVER TO ALLOW REQUIRED 50' L.B.A. ADJACENT TO R-4 TO BE REDUCED TO 15' WITH AN 8' SOLID WOOD FENCE.

APPROXIMATE DETENTION CALCULATION:	
PRE-DEVELOPED	POST-DEVELOPED
GRASS	GRASS
1.92 x 0.20 = 0.19	0.49 x 0.20 = 0.05
2.03	2.03
PAVEMENT	PAVEMENT
0.11 x 0.95 = 0.05	1.54 x 0.95 = 0.72
2.03	11.18
PRE-DEVELOPED C = 0.24	PRE-DEVELOPED C = 0.77
REQUIRED VOLUMES (0.77 - 0.24) x 2.9/12 x 2.03 = 0.26 AC-FIT	

SITE TREE CANOPY REQUIREMENTS	
TREE CANOPY CATEGORY CLASS B	
GROSS SITE AREA	88,427 SQ.FT.
EX. TREE CANOPY TO BE PRESERVED	0%
TOTAL TREE CANOPY REQ.	15% (13,264 S.F.)
ADDITIONAL TREE CANOPY REQUIRED	15% (13,264 S.F.)
TREE CANOPY BREAKDOWN	
12 TYPE-A STREET TREES @ 2" CAL. (900 S.F. EACH)	10,800 S.F.
5 TYPE-A TREES @ 2" CAL. (720 S.F. EACH)	3,600 S.F.
TOTAL TREE CANOPY PROVIDED	(16%) 14,400 S.F.

TREE LEGEND	
	PRESERVED TREE CANOPY
	TYPE A TREE (1 3/4" - 3" CAL. DIVE)
	TREE PROTECTION FENCE



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

REVISIONS	
NO.	DATE
1	1/3/2006
2	2/2/2006
3	3/1/2006
4	6/14/06

BTM ENGINEERING, INC.
Consulting Engineers Landscape Architects Planners
3001 Taylor Springs Drive
Louisville, Kentucky 40220
Phone: (502) 459-8402
Fax: (502) 459-8427

SIGNATURE
DATE

DETAILED DEVELOPMENT PLAN
CHAMBERLAIN CROSSING BUSINESS PARK
PHASE 3
12409 OLD LAGRANGE ROAD
LOUISVILLE, KY 40220
D.B. 7954 PG. 2 OF 3
OWNERS: IAN LLC
6060 DUTCHMANS LANE, SUITE 100
LOUISVILLE, KENTUCKY 40205
D.B. 7592 PG. 796

BINDING ELEMENTS

DOCKET NO. 9-31-05W:

RESOLVED, That the Louisville Metro Planning Commission does hereby APPROVE the district development plan that **SUBJECT** to the following binding elements:

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

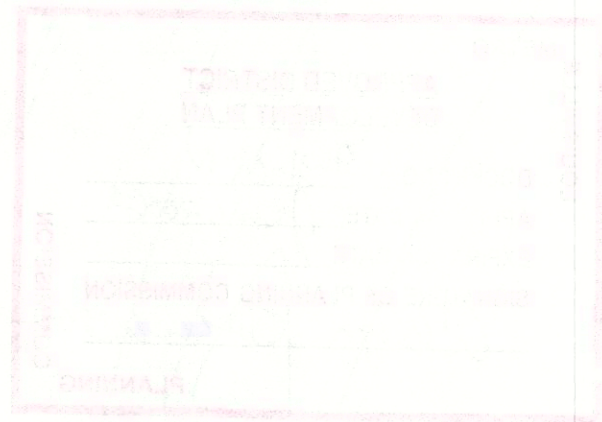
1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be 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 Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - b.
5. If a paving permit is not issued within two years of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted 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.

All binding elements stated in this report are accepted in total without exception by the entity requesting approval of these development items.

WAIVER FOR DOCKET NO. 9-31-05W & FOR DOCKET NO. 9-9-06W:

Waiver request of Section 10.2.4 to omit the 15 foot wide Landscape Buffer Area and vegetation at the shared property line of PEC for Docket Nos. 9-9-06W and 9-31-05W (waiver 4 for 9-9-06W and waiver 1 for 9-31-05W)

RESOLVED, that the Louisville Metro Planning Commission does hereby GRANT the waiver of Section 10.2.4 to omit the 15-foot wide Landscape Buffer Area and v



PRELIMINARY APPROVAL	
Condition of Approval	
Development Review	
Date	
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT	