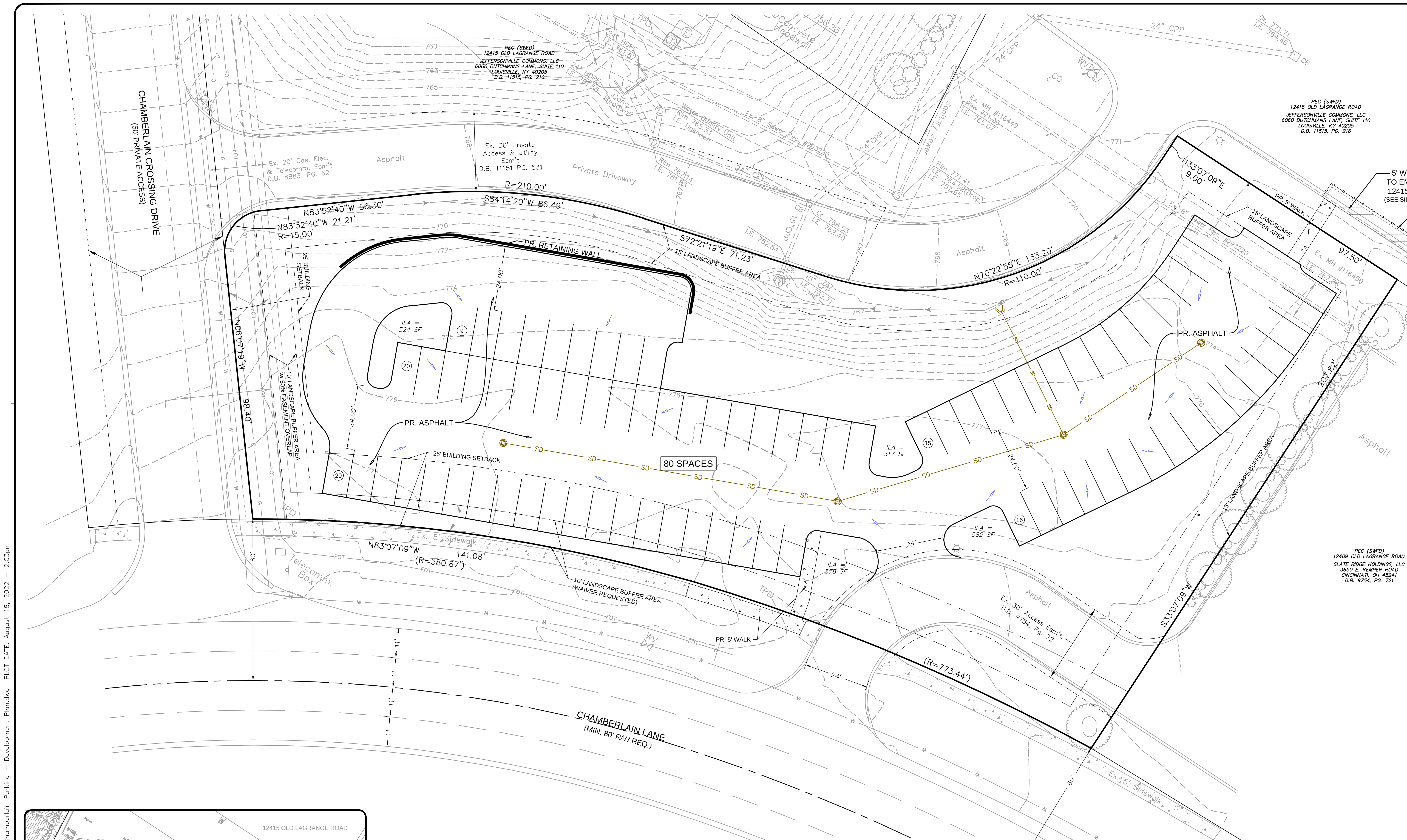
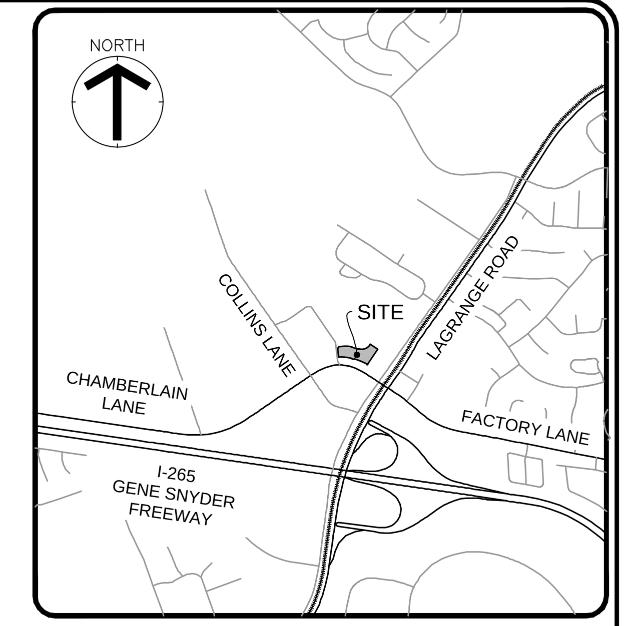




LOCATION MAP
NOT TO SCALE

OWNER
IAN, LLC
6060 DUTCHMANS LANE, SUITE 110
LOUISVILLE, KY 40205

SITE DATA
2635 CHAMBERLAIN LANE
LOUISVILLE, KY 40245
P.B. 58, PG. 86
PARCEL# 00150622

TOTAL SITE AREA	1.27 ACRES
FORM DISTRICT	SUBURBAN WORKPLACE
EX. ZONING	PEC
EX. LAND USE	VACANT
PR. LAND USE	PARKING

SETBACK DATA

MIN. FRONT YARD	25'
STREET SIDE YARD	25'
SIDE YARD	NONE
REAR YARD	NONE
MAX. BUILDING HEIGHT	50'

IMPERVIOUS AREA

PRE	N/A
POST	24,778 SF

PARKING SUMMARY

OFFICE AREA = 4,000 SF (OFF-SITE AT 12415 OLD LAGRANGE RD)
MIN. PARKING REQUIRED (1 SPACE/400 SF) ______ 10 SPACES
MAX. PARKING PERMITTED (1 SPACE/200 SF) ______ 20 SPACES

INDUSTRIAL WAREHOUSE = 68,150 SF (OFF-SITE AT 12415 OLD LAGRANGE RD)
PRIMARY GOODS STORAGE OR HANDLING
MIN. PARKING REQUIRED (1 SPACE/2,000 SF) ______ 34 SPACES
MAX. PARKING PERMITTED (1 SPACE/500 SF) ______ 136 SPACES

TOTAL MINIMUM PARKING REQUIRED	44 SPACES
TOTAL MAXIMUM PARKING REQUIRED	156 SPACES
EXISTING PARKING PROVIDED (OFF-SITE)	*52 SPACES
PROPOSED PARKING (THIS PLAN FOR OFF-SITE USE)	80 SPACES
TOTAL PARKING PROVIDED	132 SPACES

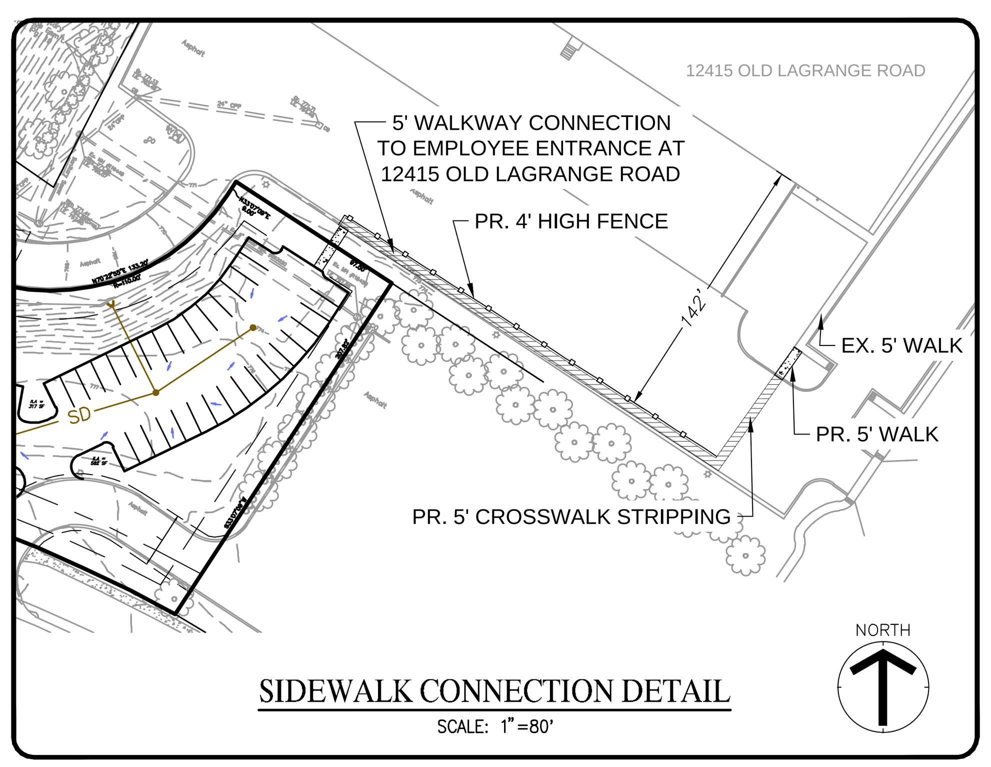
* OFF-SITE PARKING LOCATED AT 12415 OLD LAGRANGE ROAD CURRENTLY HAS 53 PARKING SPACES WHICH INCLUDES 3 ADA SPACES. OFF-SITE PARKING WILL BE RE-STRIPED TO PROVIDE 5 TOTAL ADA SPACES WITH A REVISED TOTAL OF 52 PARKING SPACES.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	55,321 SF (1.27 Ac.)
TOTAL TREE CANOPY REQUIRED	16,596 SF (30%)
EXISTING TREE CANOPY TO BE PRESERVED	NONE
TOTAL TREE CANOPY TO BE PLANTED	16,596 SF (30%)

LANDSCAPE DATA

PROPOSED V.U.A.	26,680 SF
I.L.A. REQUIRED (7.5%)	2,001 SF
I.L.A. PROVIDED	2,001 SF



SIDEWALK CONNECTION DETAIL
SCALE: 1"=80'

LEGEND
NOT TO SCALE

- EX. TREE
- EX. FIRE HYDRANT
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. SIGN
- EX. PROPERTY LINE
- EX. SWALE
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. CONCRETE
- EX. EDGE OF PAVEMENT
- PR. STORM DRAINAGE
- PR. SANITARY SEWER
- PR. SWALE
- PR. CONCRETE
- PR. EDGE OF PAVEMENT
- PR. FENCE
- PR. SILT FENCE

BENCHMARK
TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS A CLIENT PROVIDED AS-BUILT SURVEY.

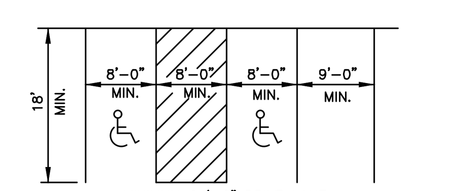
UTILITY NOTE:
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811(PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detailed by
2	8/18/22	AGENCY COMMENTS (2ND REVIEW)	JDC
1	8/8/22	AGENCY COMMENTS AND REVISED LAYOUT W/ WAIVER	JDC

The New Look For Digging Safely in Kentucky
Kentucky 811
Call 811 Before You Dig

WAIVER REQUEST
1) WAIVER REQUESTED FROM CHAPTER 10, PART 2, SECTION 10.2.10 – TABLE 10.2.6 OF THE LAND DEVELOPMENT CODE TO REDUCE BY FIVE (5) FEET THE REQUIRED 10-FT VUA-LBA ALONG A PORTION OF CHAMBERLAIN LANE TO PERMIT ENCROACHMENT OF THE PROPOSED ON-SITE PARKING. ALL LANDSCAPE PLANTINGS WITHIN THE BUFFER WILL BE PROVIDED AS REQUIRED BY CODE.

NOTE: REQUESTED WAIVER PREVIOUSLY GRANTED ON APRIL 25, 2019 PER CASE# 19DEVPLAN1040.



NOTE: ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.

TYPICAL PARKING SPACE LAYOUT
NOT TO SCALE

NORTH

20' 0 20' 40'
GRAPHIC SCALE

GENERAL NOTES
1) THE DEVELOPMENT LIES IN THE ANCHORAGE MIDDLETOWN FIRE DISTRICT.
2) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ABUTTING RESIDENTIAL AREAS.
3) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
4) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
5) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
6) CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPE AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.

TRANSPORTATION NOTES
1) ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
2) EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
3) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4) ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
5) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
6) CONSTRUCTION PLANS AND BOND ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.

MSD NOTES
1) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2) WASTEWATER: SANITARY SEWER SERVICE NOT REQUIRED.
3) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
4) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0020E REV. DECEMBER 5, 2006).
5) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
6) OFF-SITE DETENTION HAS BEEN PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS.
7) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.

EROSION CONTROL NOTES
1) THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
2) ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
3) SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
4) WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
5) SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

CASE# 22-DDP-0077 & 22-WAIVER-0139	WM# 7817
RELATED CASE# 19DEVPLAN1040 & 17ZONE1044	

ENGINEER:
HERITAGE ENGINEERING, LLC
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(812) 280-8281 Fax

DEVELOPER:
NICKLIES DEVELOPMENT
6060 Dutchmans Lane Suite 110
Louisville, KY 40205

PROJECT:
REVISED DETAILED DISTRICT DEVELOPMENT PLAN FOR CHAMBERLAIN CROSSING
2635 CHAMBERLAIN LANE
LOUISVILLE, KY 40245

JOB NO:	22041
HORIZ. SCALE:	1"=20'
VERT SCALE:	N/A
DESIGNED BY:	JDC
DETAILED BY:	JDC
CHECKED BY:	SWH
DATE:	JULY 14, 2022

SHEET
C04

X:\AA-Projects-2022\22041 – Nicklies –Chamberlain Parking\Preliminary\22041 – C04 – Nicklies – Chamberlain Parking – Development Plan.dwg PLOT DATE: August 18, 2022 – 2:03pm

Received August 22, 2022 Planning & Design Services 22-DDP-0077