

LOGISTICS AIR PARK II

DEVELOPER:
NICKLIES DEVELOPMENT
6060 DUTCHMANS LANE, SUITE 110
LOUISVILLE, KY 40205

ENGINEERS:
HERITAGE ENGINEERING, LLC.
642 SOUTH 4TH STREET, SUITE 100
LOUISVILLE, KY 40202

PLANNING COMMISSION
MAY 12, 2022

REZONING & DEVELOPMENT PLAN

- 53.43 Acre Site (0.26 Acre)
- Proposed PEC Zoning & SWFD
- 1,000,000 SF OFFICE/WAREHOUSE
- 13.4 ACRES OF TREE CANOPY TO
BE PLANTED

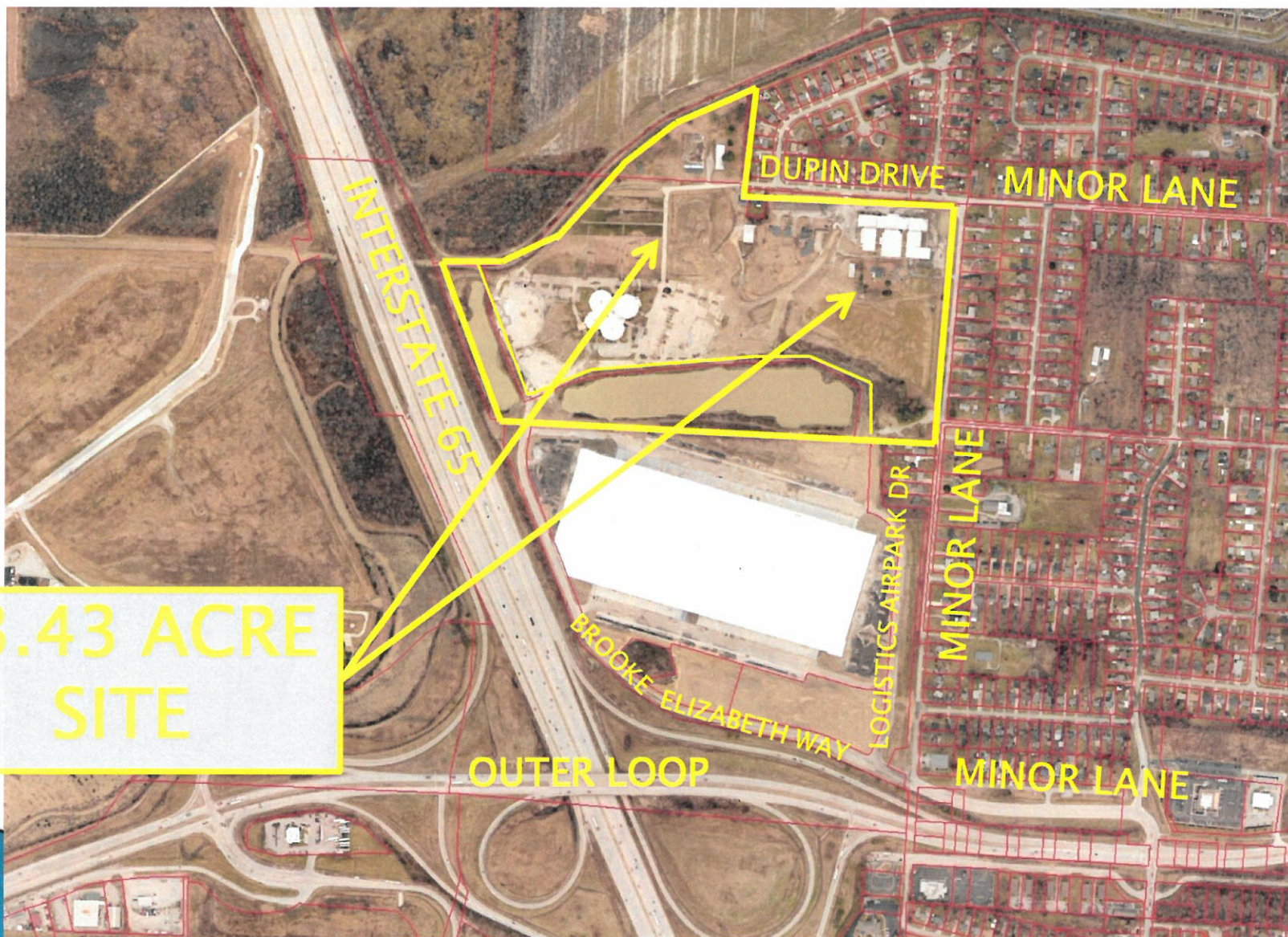


AREA OF REZONING



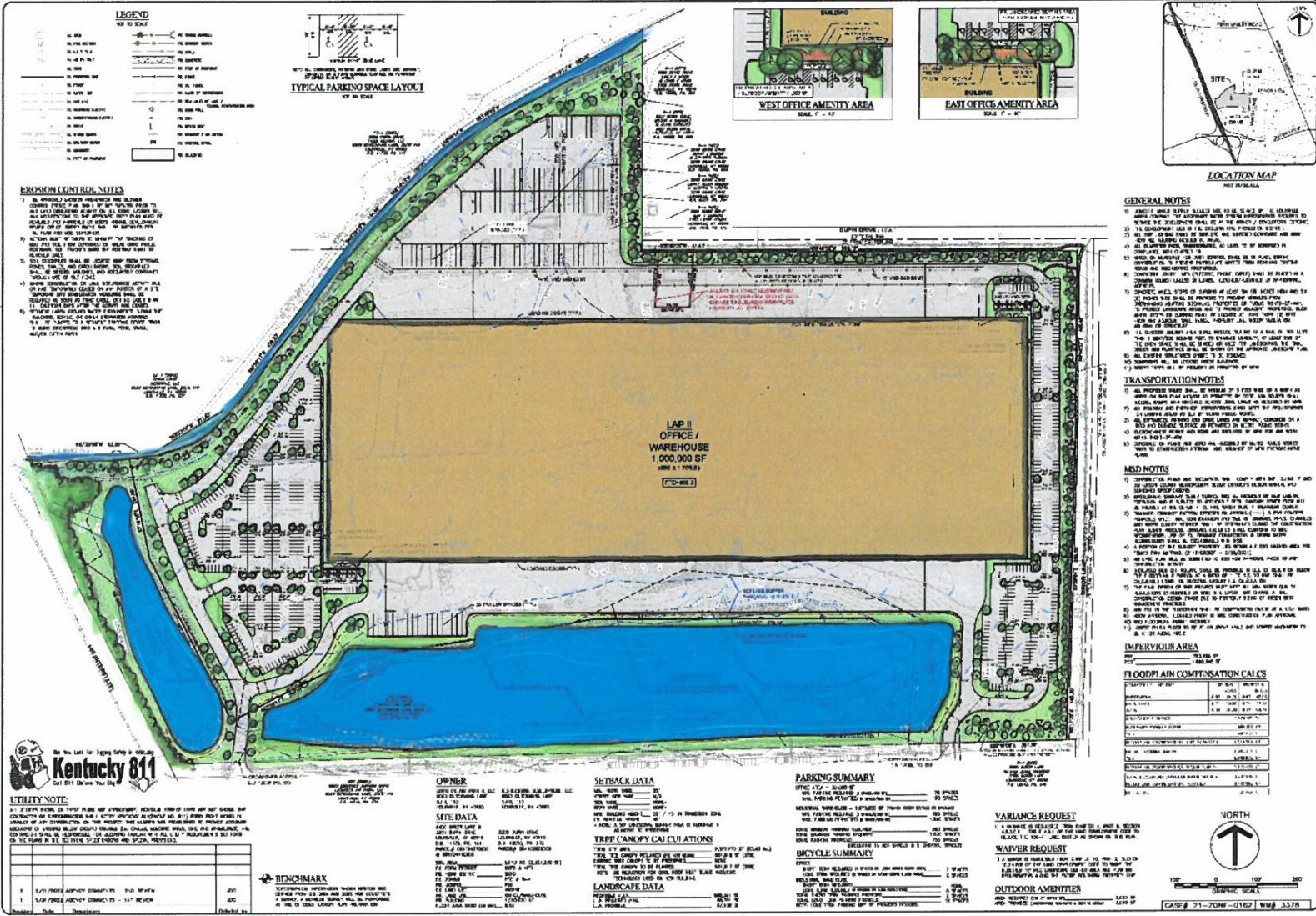
**0.26 ACRE
REZONING**

SITE LOCATION



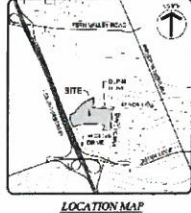
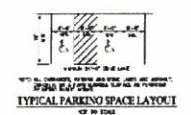
53.43 ACRE
SITE

COLOR RENDERING



LEGEND

Symbol	Description
Circle with dot	1" 10' TREE
Circle with cross	1" 12' TREE
Circle with triangle	1" 14' TREE
Circle with square	1" 16' TREE
Circle with diamond	1" 18' TREE
Circle with hexagon	1" 20' TREE
Circle with octagon	1" 24' TREE
Circle with star	1" 30' TREE
Circle with circle	1" 36' TREE
Circle with square	1" 42' TREE
Circle with triangle	1" 48' TREE
Circle with diamond	1" 54' TREE
Circle with hexagon	1" 60' TREE
Circle with octagon	1" 66' TREE
Circle with star	1" 72' TREE
Circle with circle	1" 78' TREE
Circle with square	1" 84' TREE
Circle with triangle	1" 90' TREE
Circle with diamond	1" 96' TREE
Circle with hexagon	1" 102' TREE
Circle with octagon	1" 108' TREE
Circle with star	1" 114' TREE
Circle with circle	1" 120' TREE
Circle with square	1" 126' TREE
Circle with triangle	1" 132' TREE
Circle with diamond	1" 138' TREE
Circle with hexagon	1" 144' TREE
Circle with octagon	1" 150' TREE
Circle with star	1" 156' TREE
Circle with circle	1" 162' TREE
Circle with square	1" 168' TREE
Circle with triangle	1" 174' TREE
Circle with diamond	1" 180' TREE
Circle with hexagon	1" 186' TREE
Circle with octagon	1" 192' TREE
Circle with star	1" 198' TREE
Circle with circle	1" 204' TREE
Circle with square	1" 210' TREE
Circle with triangle	1" 216' TREE
Circle with diamond	1" 222' TREE
Circle with hexagon	1" 228' TREE
Circle with octagon	1" 234' TREE
Circle with star	1" 240' TREE
Circle with circle	1" 246' TREE
Circle with square	1" 252' TREE
Circle with triangle	1" 258' TREE
Circle with diamond	1" 264' TREE
Circle with hexagon	1" 270' TREE
Circle with octagon	1" 276' TREE
Circle with star	1" 282' TREE
Circle with circle	1" 288' TREE
Circle with square	1" 294' TREE
Circle with triangle	1" 300' TREE



BROOKS CONTROL NOTES

1. ALL BROOKS CONTROL STRUCTURES SHALL BE CONSTRUCTED TO THE DESIGN SPECIFICATIONS OF THE BROOKS CONTROL SYSTEM. ALL STRUCTURES SHALL BE CONSTRUCTED TO THE DESIGN SPECIFICATIONS OF THE BROOKS CONTROL SYSTEM. ALL STRUCTURES SHALL BE CONSTRUCTED TO THE DESIGN SPECIFICATIONS OF THE BROOKS CONTROL SYSTEM.
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GENERAL NOTES

1. ALL NOTES AND SPECIFICATIONS SHALL BE TO THE LATEST REVISIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. ALL PERMITS AND APPROVALS SHALL BE OBTAINED BEFORE CONSTRUCTION BEGINS.
2. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.
3. ALL EXISTING UTILITIES SHALL BE PROTECTED AND DEPTH MARKED BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.
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TRANSPORTATION NOTES

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MISC NOTES

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IMPERVIOUS AREA

AREA	AREA (SQ FT)	PERCENT
ASPHALT DRIVEWAYS	10,000	1.00%
ASPHALT PARKING	100,000	10.00%
CONCRETE DRIVEWAYS	10,000	1.00%
CONCRETE PARKING	100,000	10.00%
GRAVEL DRIVEWAYS	10,000	1.00%
GRAVEL PARKING	100,000	10.00%
TOTAL IMPERVIOUS AREA	240,000	24.00%

FLOODPLAIN COMPENSATION CALC

AREA	AREA (SQ FT)	PERCENT
ASPHALT DRIVEWAYS	10,000	1.00%
ASPHALT PARKING	100,000	10.00%
CONCRETE DRIVEWAYS	10,000	1.00%
CONCRETE PARKING	100,000	10.00%
GRAVEL DRIVEWAYS	10,000	1.00%
GRAVEL PARKING	100,000	10.00%
TOTAL IMPERVIOUS AREA	240,000	24.00%

UTILITY NOTE

ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.

UTILITY	DEPTH (FEET)	MARKER
1" WATER	18"	WHITE
1" GAS	18"	RED
1" ELECTRIC	18"	YELLOW
1" TELEPHONE	18"	BLUE
1" CABLE TV	18"	PINK
1" FIBER OPTIC	18"	GREEN
1" SLOTTED DRAIN	18"	BROWN
1" UNIDENTIFIED	18"	BLACK

OWNER

LOGISTICS AIR PARK II
6400 MUDGE LANE
LOUISVILLE, KY 40219

SUBMITTAL DATA

DATE: 10/15/2024
SCALE: 1/8" = 1'-0"

TREE CANOPY CALCULATIONS

TREE TYPE	HEIGHT (FEET)	CANOPY AREA (SQ FT)
1" 10' TREE	10'	100
1" 12' TREE	12'	144
1" 14' TREE	14'	196
1" 16' TREE	16'	256
1" 18' TREE	18'	324
1" 20' TREE	20'	400
1" 24' TREE	24'	576
1" 30' TREE	30'	900
1" 36' TREE	36'	1296
1" 42' TREE	42'	1764
1" 48' TREE	48'	2304
1" 54' TREE	54'	2916
1" 60' TREE	60'	3600
1" 66' TREE	66'	4356
1" 72' TREE	72'	5184
1" 78' TREE	78'	6084
1" 84' TREE	84'	7056
1" 90' TREE	90'	8100
1" 96' TREE	96'	9216
1" 102' TREE	102'	10404
1" 108' TREE	108'	11664
1" 114' TREE	114'	13000
1" 120' TREE	120'	14400
1" 126' TREE	126'	15876
1" 132' TREE	132'	17424
1" 138' TREE	138'	19044
1" 144' TREE	144'	20736
1" 150' TREE	150'	22500
1" 156' TREE	156'	24336
1" 162' TREE	162'	26244
1" 168' TREE	168'	28224
1" 174' TREE	174'	30276
1" 180' TREE	180'	32400
1" 186' TREE	186'	34596
1" 192' TREE	192'	36864
1" 198' TREE	198'	39204
1" 204' TREE	204'	41616
1" 210' TREE	210'	44100
1" 216' TREE	216'	46656
1" 222' TREE	222'	49284
1" 228' TREE	228'	52000
1" 234' TREE	234'	54796
1" 240' TREE	240'	57672
1" 246' TREE	246'	60636
1" 252' TREE	252'	63684
1" 258' TREE	258'	66816
1" 264' TREE	264'	70032
1" 270' TREE	270'	73332
1" 276' TREE	276'	76716
1" 282' TREE	282'	80184
1" 288' TREE	288'	83736
1" 294' TREE	294'	87372
1" 300' TREE	300'	91092

PARKING SUMMARY

TYPE	AREA (SQ FT)	PERCENT
ASPHALT DRIVEWAYS	10,000	1.00%
ASPHALT PARKING	100,000	10.00%
CONCRETE DRIVEWAYS	10,000	1.00%
CONCRETE PARKING	100,000	10.00%
GRAVEL DRIVEWAYS	10,000	1.00%
GRAVEL PARKING	100,000	10.00%
TOTAL IMPERVIOUS AREA	240,000	24.00%

BIYCLE SUMMARY

TYPE	AREA (SQ FT)	PERCENT
ASPHALT DRIVEWAYS	10,000	1.00%
ASPHALT PARKING	100,000	10.00%
CONCRETE DRIVEWAYS	10,000	1.00%
CONCRETE PARKING	100,000	10.00%
GRAVEL DRIVEWAYS	10,000	1.00%
GRAVEL PARKING	100,000	10.00%
TOTAL IMPERVIOUS AREA	240,000	24.00%

VARIANCE REQUEST

ALL NOTES AND SPECIFICATIONS SHALL BE TO THE LATEST REVISIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. ALL PERMITS AND APPROVALS SHALL BE OBTAINED BEFORE CONSTRUCTION BEGINS.

WAIVER REQUEST

ALL NOTES AND SPECIFICATIONS SHALL BE TO THE LATEST REVISIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. ALL PERMITS AND APPROVALS SHALL BE OBTAINED BEFORE CONSTRUCTION BEGINS.

OUTDOOR AMENITIES

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HERITAGE ENGINEERING, LLC
1212 WEST 10TH STREET
LOUISVILLE, KY 40203
TEL: 502.251.1111
WWW.HERITAGEENGINEERING.COM

NICKLIES
6400 MUDGE LANE
LOUISVILLE, KY 40219
TEL: 502.251.1111
WWW.NICKLIES.COM

GENERAL/DETAILED DEVELOPMENT PLAN
NICKLIES - LOGISTICS AIR PARK II
6400 MUDGE LANE / 3500 BUSHY DRIVE
LOUISVILLE, KY 40219

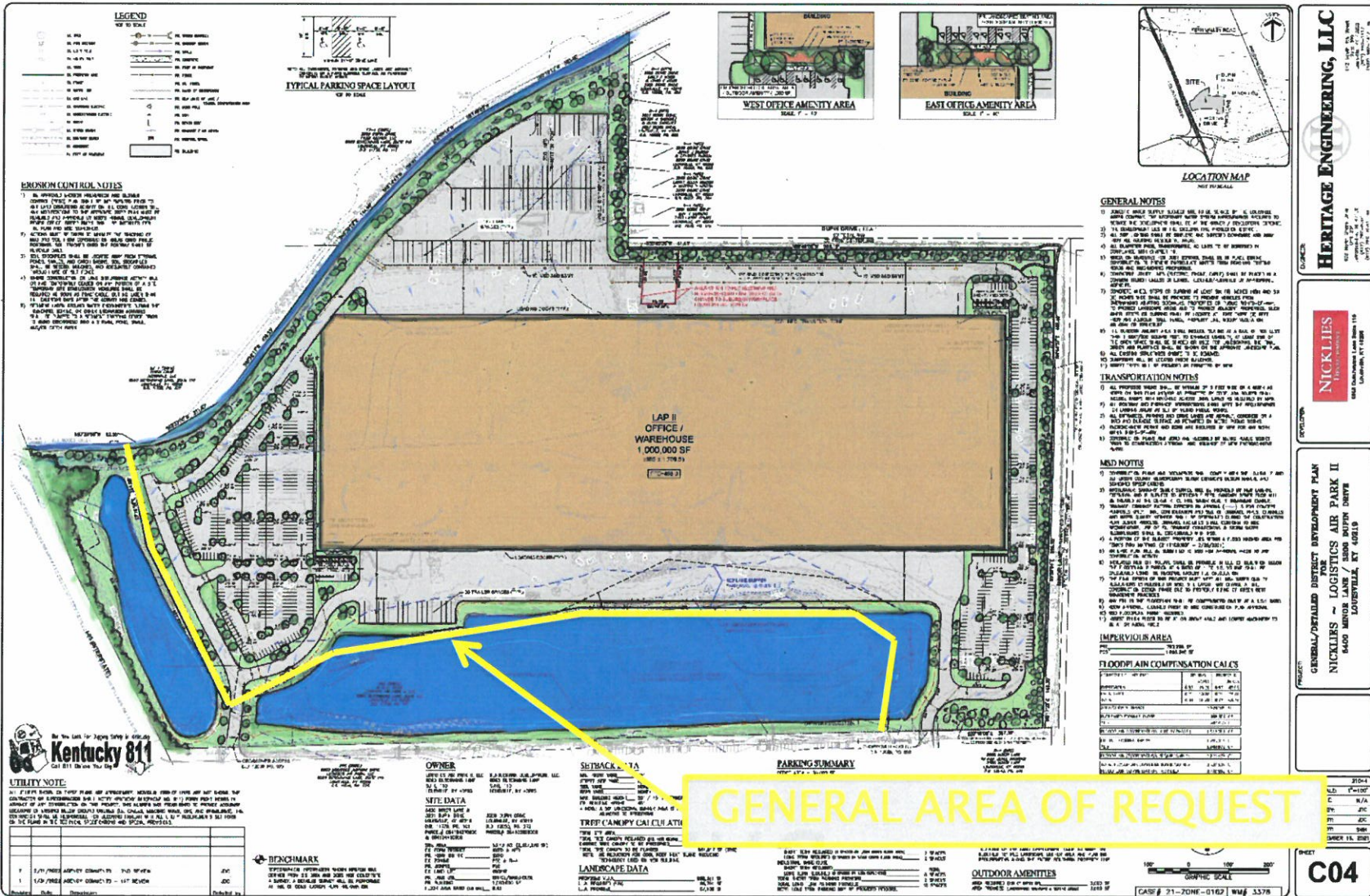
DATE: DECEMBER 15, 2024

SHEET
C04

SCALE: 1/8" = 1'-0"

CADSW: 21-JOH-0162 WWP: 3378

WAIVER AND VARIANCE



HERITAGE ENGINEERING, LLC
 11215 W. LAUREL AVE.
 SUITE 100
 LOUISVILLE, KY 40243
 (502) 451-1111
 www.heritageeng.com

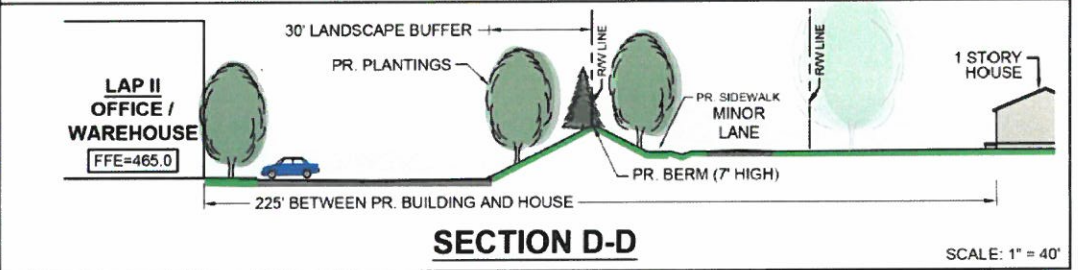
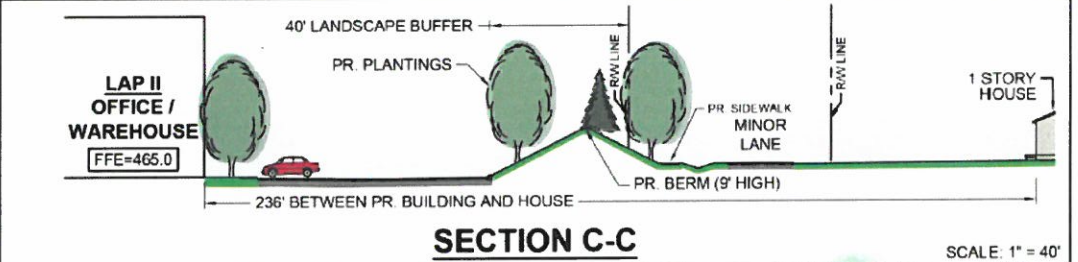
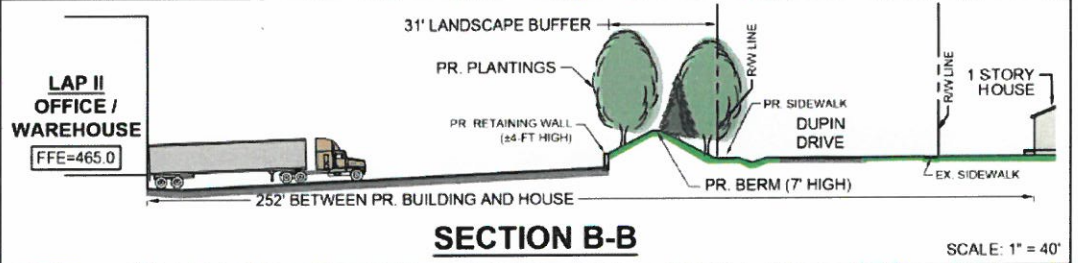
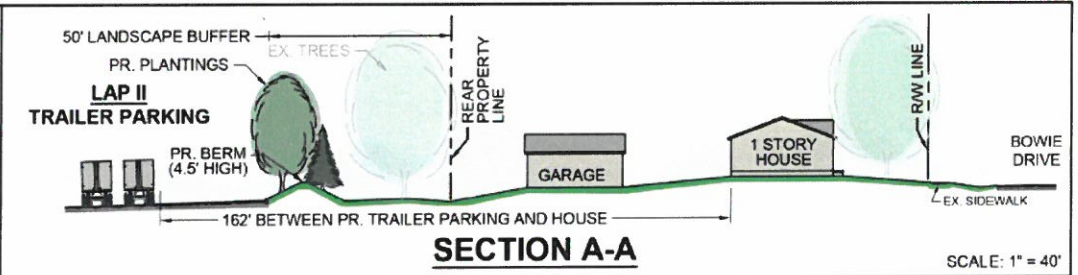
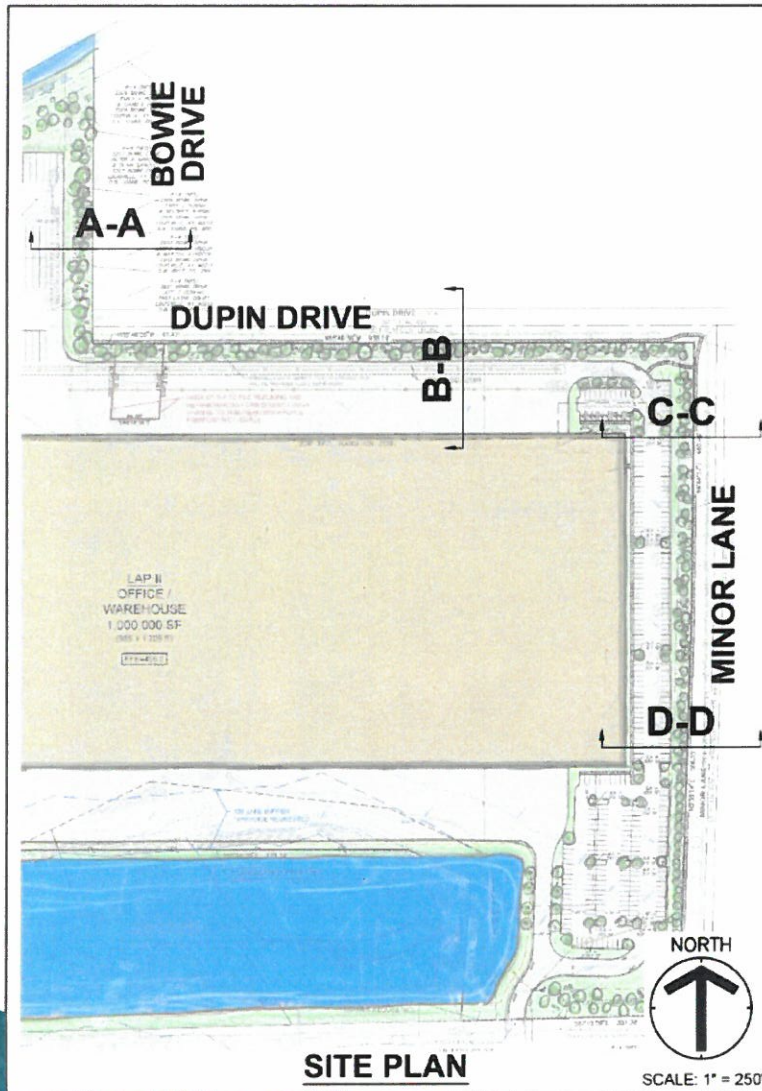
NICKLIES
 CONSULTANTS
 1000 S. MAIN ST.
 LOUISVILLE, KY 40203
 (502) 261-1111
 www.nicklies.com

GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN
AIR PARK II
NICKLIES ~ LOGISTICS AIR PARK II
 8400 MINOR LANE / 3800 BOWEN DRIVE
 LOUISVILLE, KY 40218

SHEET
C04
 SHEET 1 OF 2

CASE # 21-20HE-0162 | WJW 3378

NEIGHBORHOOD BUFFERS



LAP I – MINOR LANE BERM



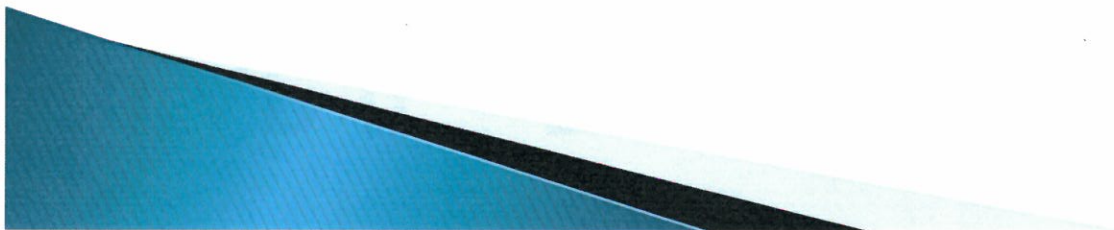
LAP II – PROPOSED BERM



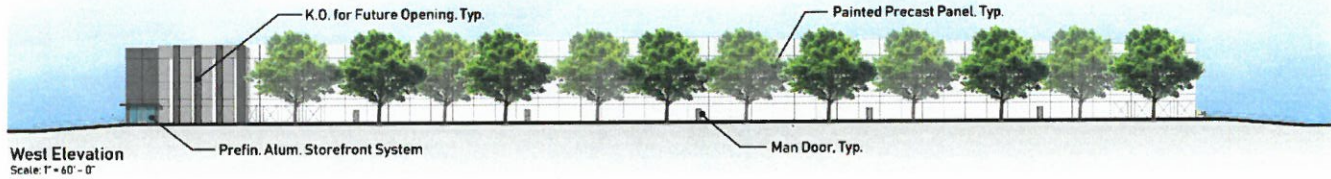
TREE CANOPY

LAND DEVELOPMENT CODE REQUIRES
25% TREE CANOPY

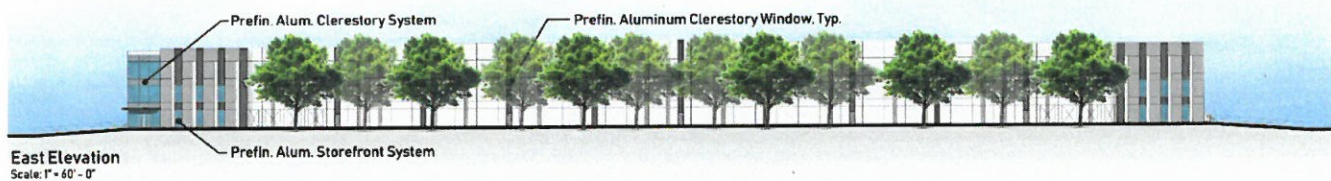
- 53.43 ACRES x 25% =
13.4 ACRES OF TREE CANOPY
- GENERIC CALCULATION PER CODE =
485 LARGE TYPE-A TREES



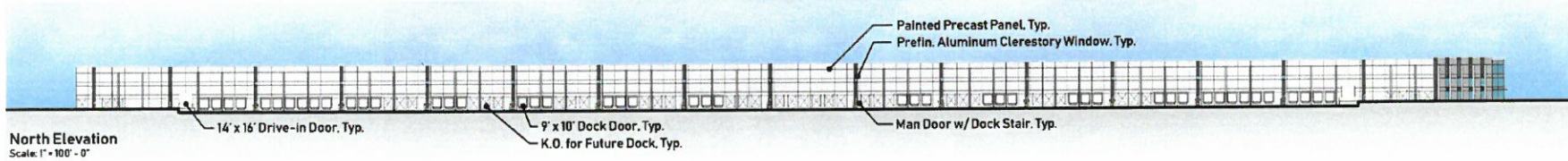
ELEVATIONS



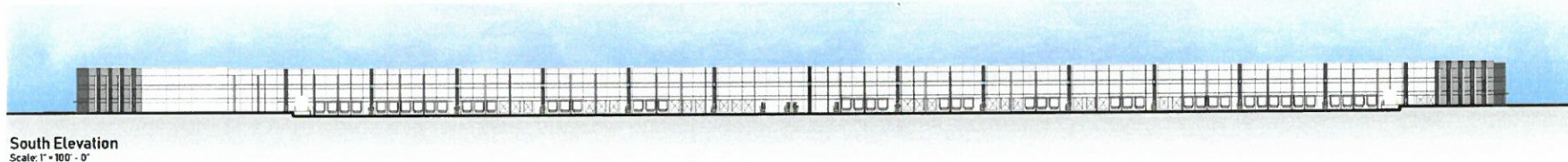
West Elevation
Scale: 1" = 60' - 0"



East Elevation
Scale: 1" = 60' - 0"



North Elevation
Scale: 1" = 100' - 0"



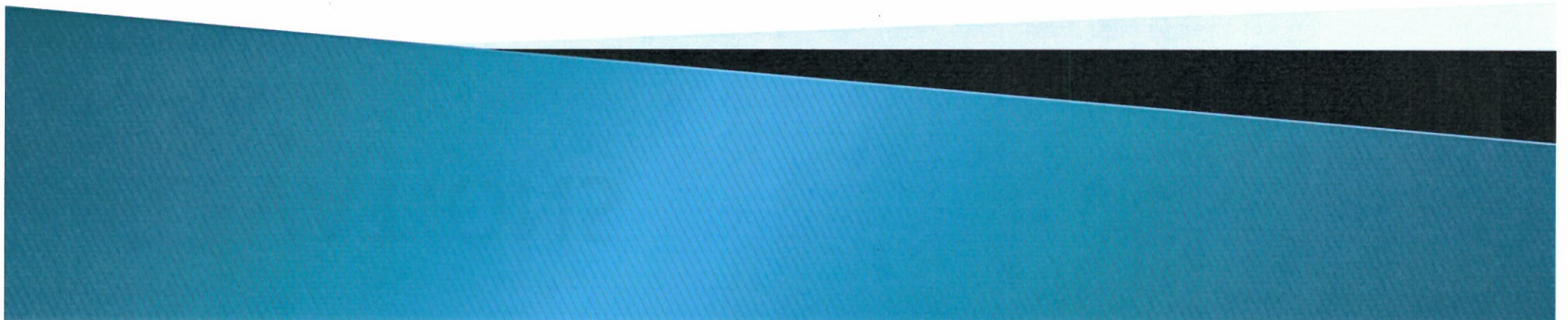
South Elevation
Scale: 1" = 100' - 0"

Building facade trees shall be planted per Chapter 5 part 6 - section 5.6.1.B.1.A.iv of the Land Development Code

THANK YOU

NICKLIES
DEVELOPMENT

HERITAGE ENGINEERING, LLC



LOGISTICS AIR PARK I



LogisticsAir Park

3101-3103
Brooke Elizabeth Way 

8500
Logistics Airpark Dr 

