

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:

BY: *[Signature]*  
DATE: 02/01/18  
LOUISVILLE, JEFFERSON COUNTY METRO PUBLIC WORKS

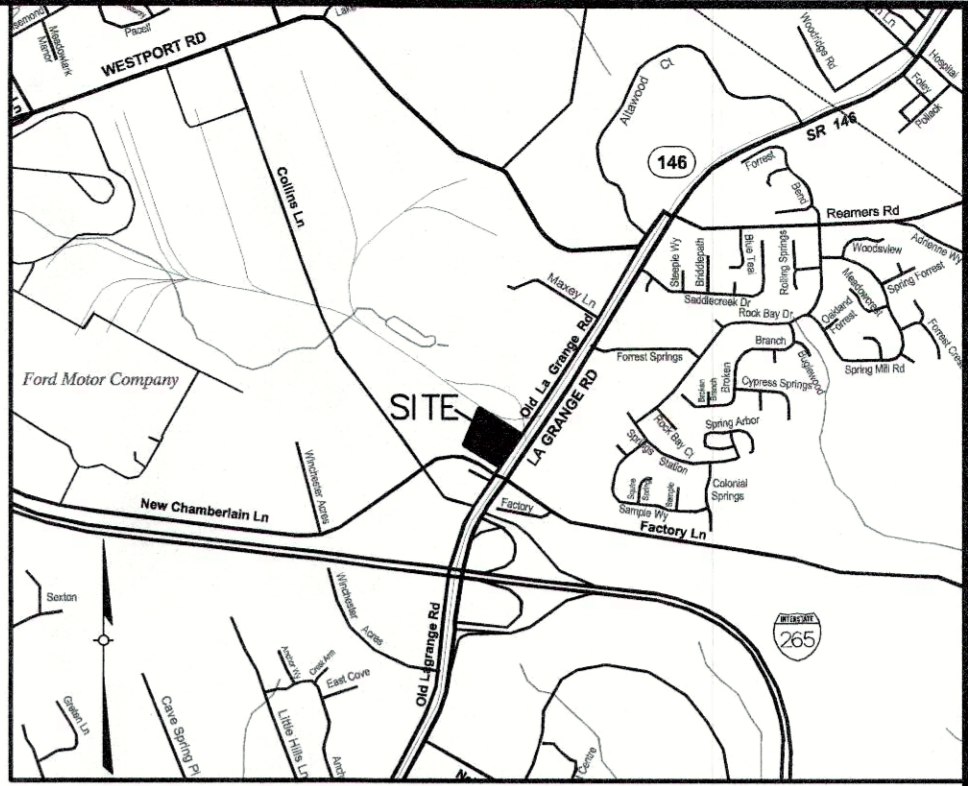
APPROVED PRELIMINARY DEVELOPMENT PLAN  
DOCKET NO. 1720NE1044  
APPROVAL DATE: 11/18/15  
EXPIRATION DATE: 11/18/20  
*[Signature]*  
PLANNING COMMISSION

SW/PEC  
NICKLES INDUSTRIAL & HANK I LLC  
6060 DUTCHMANS LN STE 110  
LOUISVILLE, KY 40205  
D.B. 9298 PG. 0330

SW/B-4  
CSX TRANSPORTATION INC  
500 WALKER ST 065  
JACKSONVILLE, FL 32202  
D.B. 4192 PG. 0281

**TRACT 1**  
PROPOSED WAREHOUSE  
68,150 SF

**TRACT 2**



LOCATION MAP NOT TO SCALE

**WAIVERS REQUESTED**

1. A WAIVER IS REQUESTED FROM SECTION 10.2.4.B OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW A PROPOSED BUILDING AND PARKING AREA TO ENCRoACH INTO THE 15' LANDSCAPE BUFFER AREA.
2. A WAIVER IS REQUESTED FROM SECTION 10.2.10 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW THE PROPOSED PARKING AREA TO ENCRoACH INTO THE REQUIRED VEHICULAR USE AREA LANDSCAPE BUFFER AREA AND WAIVE THE REQUIRED LANDSCAPING.

**PROJECT DATA**

TOTAL SITE AREA	= 7.1± Ac. (308,519 SF)
TRACT 1 AREA	= 5.2± Ac. (227,045 SF)
TRACT 2 AREA	= 1.87± Ac. (81,474 SF)
R/W DEDICATION	= 0.48± Ac. (21,278 SF)
TRACT 1 NET AREA	= 4.72± Ac. (205,767 SF)
NET SITE AREA	= 6.59± Ac. (287,241 SF)
EXISTING ZONING	= R-4/PEC
FORM DISTRICT	= SUBURBAN WORKPLACE
PROPOSED ZONING	= PEC
EXISTING USE	= RESIDENTIAL/VACANT
PROPOSED USE	= WAREHOUSE (72,150 SF)
BUILDING HEIGHT	= 45' MAX WITHIN TRANSITION ZONE & 50' MAX
BUILDING AREA	= 72,150 SF
F.A.R.	= 0.25 (1.0 MAX. ALLOWED)
PARKING REQUIRED	
WAREHOUSE (60 EMPLOYEES)	MIN. MAX.
1 SP/1.5 EMPLOYEES MIN.	= 40 SPACES
1 SP/1 EMPLOYEES MAX.	= 60 SPACES
OFFICE (4,000 SF)	
1 SP/350 SF	= 12 SPACES
1 SP/200 SF	= 20 SPACES
TOTAL PARKING PROVIDED	= 53 SPACES
	(3 HC SP & 3 CARPOOL SP INCLUDED)
BIKE PARKING REQUIRED/PROVIDED	
TOTAL VEHICULAR USE AREA	= 78,850 S.F.
V.U.A. FOR PARKING DOCKS (NO ILA REQ.)	= 61,775 S.F.
V.U.A. FOR PARKING AREA (ILA REQ.)	= 17,075 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 1,280 S.F. (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 2,215 S.F.

**GENERAL NOTES:**

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. There shall be no commercial signs in the Right of Way.
4. There shall be no landscaping in the Right of Way without an encroachment permit.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. Construction fencing shall be erected prior to any construction or grading 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. No parking, material storage, or construction activities shall be permitted within the fenced area.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. A Karst survey was done by Derek Triplett RLA on October 6th, 2017 and no Karst Features were found to be present.
9. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
10. All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
11. Cross access agreement will be required prior to building permit issuance for truck access drive.

**MSD NOTES:**

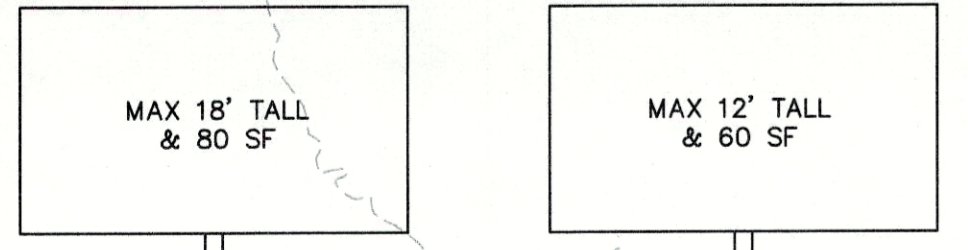
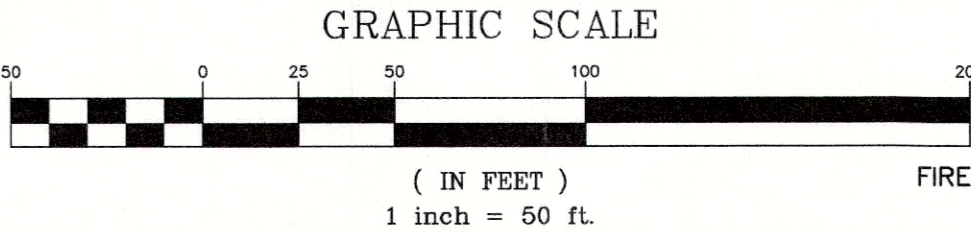
1. Sanitary sewer service will be provided by connection and subject to applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0020 E dated December 5, 2006.
3. Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
4. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
5. A Downstream Facilities Capacity Request will be submitted to MSD.
6. The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
7. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
8. Detention to be provided off-site. Postdeveloped peak flows will be limited to predeveloped peak flows for the 2, 10, 25 and 100-year storms or to the capacity of the downstream system, whichever is more restrictive. Off-site easements may be required prior to MSD construction plan approval.
9. MSD drainage bond required prior to construction plan approval.

**EROSION PREVENTION AND SEDIMENT 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.
2. Any modifications to the approval 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.
3. Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
4. 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.
5. Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.
6. 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.
7. Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
8. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

RECEIVED

JAN 22 2018  
PLANNING & DESIGN SERVICES  
COUNCIL DISTRICT - 17  
FIRE PROTECTION DISTRICT - WORTHINGTON  
WM# 7817



CHAMBERLAIN LN OLD LA GRANGE RD  
SIGN DETAIL  
NO SCALE

**MSD STANDARD EROSION CONTROLS**

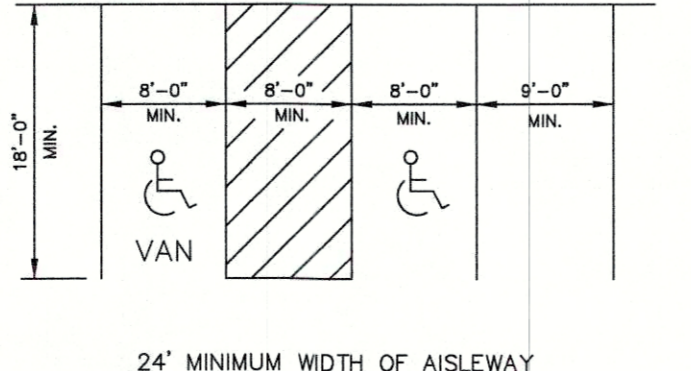
	CATCH BASIN INLET PROTECTION
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE

**LEGEND**

- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED DRAINAGE SWALE

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 288,889 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (57,778 S.F.)
EXISTING TREE CANOPY	= 47% (134,461 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (58,320 S.F.)
81 TYPE "A" TREES @ 1 3/4 CAL. (720 SF CREDIT EACH)	= 41,760 S.F.
TOTAL TREE CANOPY PROVIDED	= 20% (58,320 S.F.)



TYPICAL PARKING SPACE LAYOUT  
NO SCALE

TRACT 1 OWNER:  
IAN LLC  
6060 DUTCHMANS LN STE 110  
LOUISVILLE, KY 40205

SITE ADDRESS:  
2635 CHAMBERLAIN LN  
LOUISVILLE, KY 40245  
T.B. 15 LOT 622

TRACT 1 OWNER:  
JEFFERSONVILLE COMMONS LLC  
6060 DUTCHMANS LN STE 110  
LOUISVILLE, KY 40205

SITE ADDRESS:  
12415 OLD LA GRANGE RD  
LOUISVILLE, KY 40245  
T.B. 15 LOT 76  
D.B. 10932 PG. 246

SITE ADDRESS:  
12413 OLD LA GRANGE RD  
LOUISVILLE, KY 40245  
T.B. 15 LOT 12  
D.B. 10932 PG. 242

TRACT 2 OWNER:  
IAN LLC  
6060 DUTCHMANS LN STE 110  
LOUISVILLE, KY 40205

SITE ADDRESS:  
2400 CHAMBERLAIN CROSSING DRIVE  
LOUISVILLE, KY 40245  
T.B. 15 LOT 0604

**REVISIONS**

NO.	DATE	DESCRIPTION	BY	DT
1	10-19-17	R/W DEDICATION		
2	11-10-17	PER AGENCY COMMENTS		

PROJECT DATA  
FILE NAME: 17096-DDP  
DATE: 10-16-17  
SCALE: AS SHOWN  
DRAWN BY: DT  
CHECKED BY: DT

ENGINEER'S SEAL  
SURVEYOR'S SEAL

LD&D  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE  
507 WASHINGTON AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40202  
TEL: 502.636.9594 FAX: 502.636.9594 WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT/ REZONING PLAN  
**NICKLES- OLD LA GRANGE RD**  
OWNER/DEVELOPER  
JEFFERSONVILLE COMMONS LLC  
6060 DUTCHMANS LN STE 110  
LOUISVILLE, KY 40205

JOB NO. 17096  
SHEET 1 OF 1

1720NE1044

## Binding Elements – 17ZONE1044

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) 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.
  - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Land Development Code, Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
  - d. An Individual Historic Resource Survey Form shall be completed for any historic resources on the subject site. The documentation must occur prior to the issuance of a demolition permit or ground disturbance at the site. The documentation shall be submitted to Urban Design/Historic Preservation Staff upon completion.
  - e. A geotechnical report shall be submitted to staff for incorporation into the record.
  - f. A reciprocal access and crossover easement agreement for "truck access" 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
  - g. A legal instrument shall be recorded consolidating the property as shown on the approved development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services.
5. 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.
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.
7. No idling of trucks shall take place within 200 feet of single-family residences. No overnight idling of trucks shall be permitted on-site.
8. No heavy-truck shall enter or exit the facility via Old La Grange Road. All heavy-truck access shall be limited to Chamberlain Crossing Drive.
9. The design of the façade and landscaping along Old La Grange Road, including a four-board fence shall be substantially the same as depicted in the renderings as presented at the 01/04/18 Planning Commission meeting and stamped "received 01/18/2018".