

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the Collins Lane right-of-way.
- 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.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- The existing easements are shown per the ALTA prepared by Land Design & Development, Inc. dated February 13, 2006.
- All lighting on the site shall be directed down and away from adjacent residential properties.
- A site visit on April 17, 2014 by Ann Richard RLA revealed no indication of Karst topography on the subject site.
- Whenever possible, all utilities shall be located within a common trench unless utility companies require otherwise.
- Compliance with Sections 9.1.12.C & 10.2.13.c of the Louisville Land Development Code shall be provided on the Chapter 10 Landscape Plan.

MSD NOTES:

- Sanitary sewer service will be provided by existing connection and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0020 E dated December 5, 2006.
- 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.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- The existing on-site detention basin has been sized to include the proposed development. Verification of the capacity of the basin and the existing offsite concrete ditch will be required prior to construction approval. Postdeveloped peak flows will be limited to predeveloped peak flows.
- A Downstream Facilities Capacity Request was submitted to MSD on 4-21-14.
- 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.
- 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.

WAIVERS GRANTED

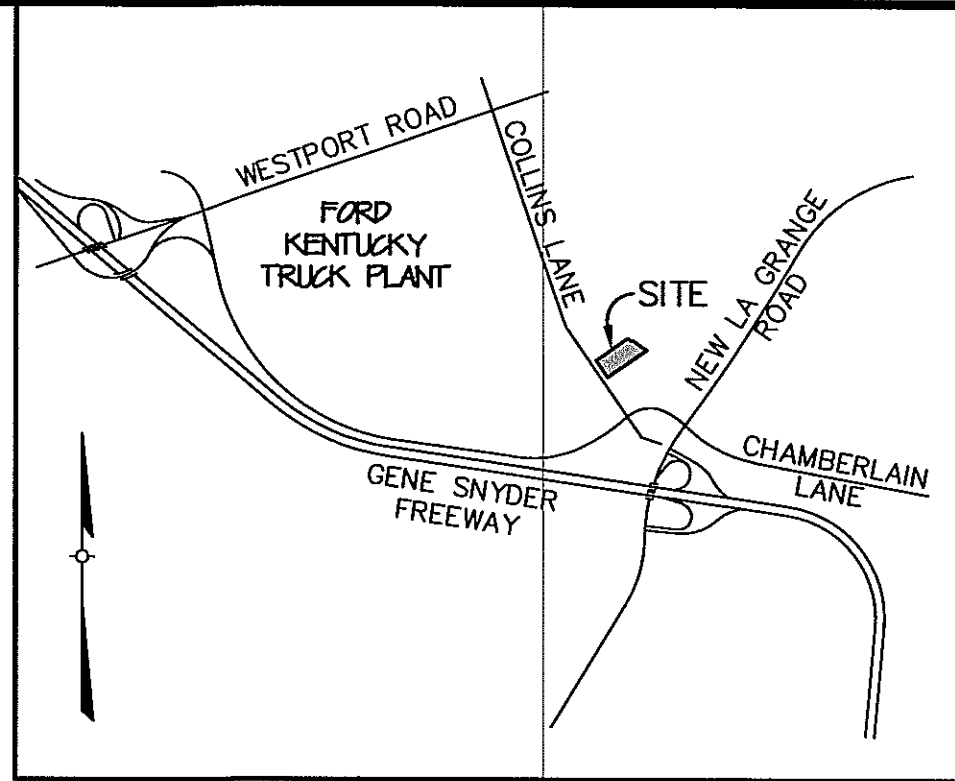
Waivers were granted from Chapter 5 Part 5.5.4.B.1 of the Land Development Code to allow the proposed structures and parking areas to encroach into the 50 ft. Landscape Buffer Area, to waive the 50 ft. Landscape Buffer Area adjacent to the east property line and to waive the continuous 8 ft. tall screen required along the adjacent R-4 zoned properties per Docket No. 9-31-05W May 26, 2005.

VARIANCE REQUESTED

1. A Variance is requested from Section 5.3.4.D.3.a of the Louisville Metro Land Development Code for the encroachment of the proposed building into the Chamberlain Crossing Drive 25 ft. Streetside setback.

WAIVERS REQUESTED

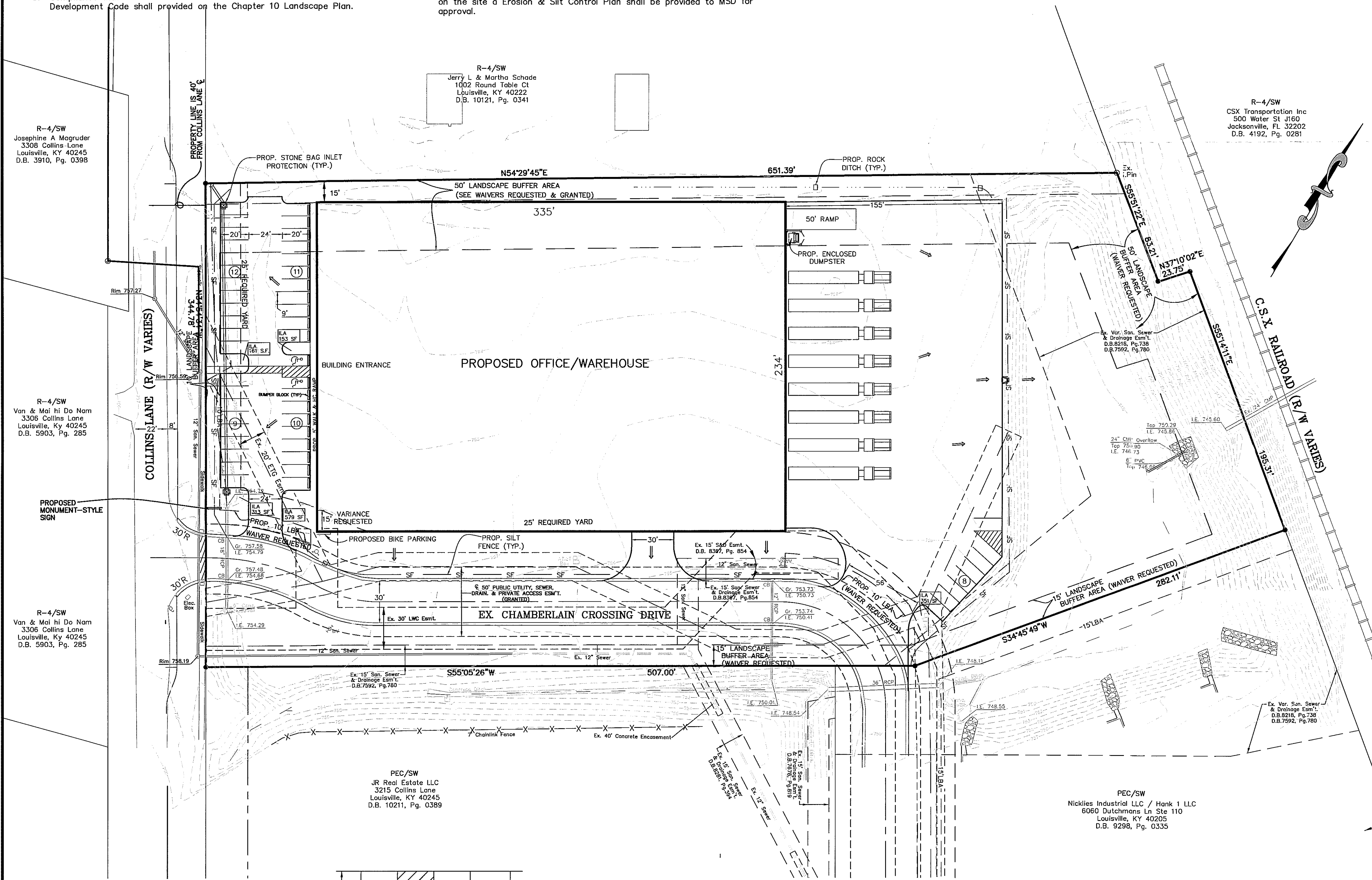
- A Waiver is requested for the north property line from Section 5.5.4.B.1 of the Land Development Code to reduce the 50 ft. Landscape Buffer Area to 15 ft, to waive the 6 ft. berm and to allow the proposed parking to encroach into the Buffer. A waiver is requested for the north property line from Section 10.2.4 to waive the 8 ft tall screen.
- A Waiver is requested from Section 10.2.4 to waive the 15 ft LBA adjacent to JR Real Estate LLC.
- A Waiver is requested from Section 10.2.4 to waive the 15 ft Landscape Buffer Area in the detention basin adjacent to the Nicklies Industrial LLC/Hank 1 LLC property line.
- A Waiver is requested from Section 10.2.4 to waive the more than 50% overlap of the existing utility easements and the Chamberlain Crossings VJA Landscape Buffer Areas and the CSX railroad property line 50 ft Landscape Buffer Area.



LOCATION MAP
NOT TO SCALE

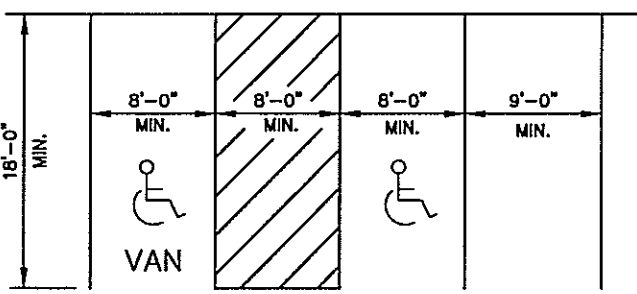
PROJECT DATA

TOTAL SITE AREA	=	5.6 Ac.
EXISTING ZONING	=	PEC
FORM DISTRICT	=	SUBURBAN WORKPLACE
EXISTING USE	=	VACANT
PROPOSED USE	=	OFFICE/WAREHOUSE
WAREHOUSE AREA	=	63,400 SF
OFFICE AREA	=	15,000 SF
TOTAL BUILDING AREA	=	78,400 SF
F.A.R.	=	0.3 (1.0 MAX. ALLOWED)
BLDG to LOT COVERAGE	=	32% (PEC 50% MAX. ALLOWED)
BUILDING HEIGHT	=	50' (50' MAX. ALLOWED)
PARKING REQUIRED	MIN.	MAX.
(OFFICE) 15,000/350 S.F. MIN.	=	43 SP
(OFFICE) 15,000/200 S.F. MAX.	=	75 SP
(WAREHOUSE) 10 EMPLOYEES/1.5 SP MIN.	=	7 SP
(WAREHOUSE) 10 EMPLOYEES/1 SP MAX.	=	10 SP
TOTAL PARKING REQUIRED	=	50 SP 85 SP
TOTAL PARKING PROVIDED	=	50 SPACES (2 HC SP INCLUDED)
BIKE PARKING REQ'D & PRV'D FOR OFFICE	=	2 SHORT & 4 LONG TERM LONG TERM PRV'D INSIDE BLDG
VEHICULAR USE AREA		
COLLINS LANE PARKING AREA	=	13,399 S.F.
PARKING AREA AT REAR OF BLDG	=	1,260 S.F.
LOADING DOCK & TRUCK MANUEVERING AREA	=	40,606 S.F.
TOTAL VEHICULAR USE AREA	=	55,265 S.F.
INTERIOR LANDSCAPE AREA REQUIRED		
REQ'D 7.5% COLLINS LN PARKING AREA	=	1,005 SF
PRV'D COLLINS LN PARKING AREA	=	1,206 SF
REQ'D 7.5% PARKING AREA AT REAR OF BLDG=	=	95 SF
PRV'D PARKING AREA AT REAR OF BLDG	=	351 SF



LEGEND

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE
- PROPOSED ROCK DITCH
- PROPOSED SILT FENCE
- PROPOSED STONE BAG INLET PROTECTION

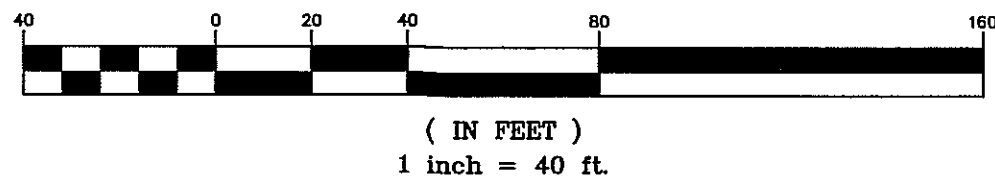


TYPICAL PARKING SPACE LAYOUT
NO SCALE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	=	242,247 S.F.
TOTAL TREE CANOPY AREA REQUIRED	=	20% (48,450 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	0% (S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	20% (48,960 S.F.)

GRAPHIC SCALE



SITE ADDRESS:
2500 CHAMBERLAIN CROSSING DRIVE
TAX BLOCK 0015, LOT 0602
D.B. 8752, PG. 26

COUNCIL DISTRICT - 17
FIRE PROTECTION DISTRICT - WORTHINGTON

RECEIVED
MAY 08 2014
PLANNING &
DESIGN SERVICES

CURRENT CASE: 14DEVPLAN1043
RELATED CASE: 9-31-05W
WM #10963

REVISIONS	BY	DATE	NO.
DESCRIPTION			

SURVEYOR'S SEAL
ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 14048-DDDP
DATE: 4/28/14
CHECKED BY: AER
DRAWN BY: JH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
905 WARDEN AVENUE, SUITE 110, LOUISVILLE, KENTUCKY 40202
PHONE: 502.451.1234 FAX: 502.451.1234
WEB SITE: WWW.LD&D-INC.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
CHAMBERLAIN CROSSING BUSINESS PARK
OWNER/DEVELOPER
CHAMBERLAIN CROSSINGS TTC
6060 DUTCHMAN'S LANE
SUITE 110
LOUISVILLE, KY 40205

JOB NO. **14048**
SHEET **1** OF **1**

14DEVPLAN1043