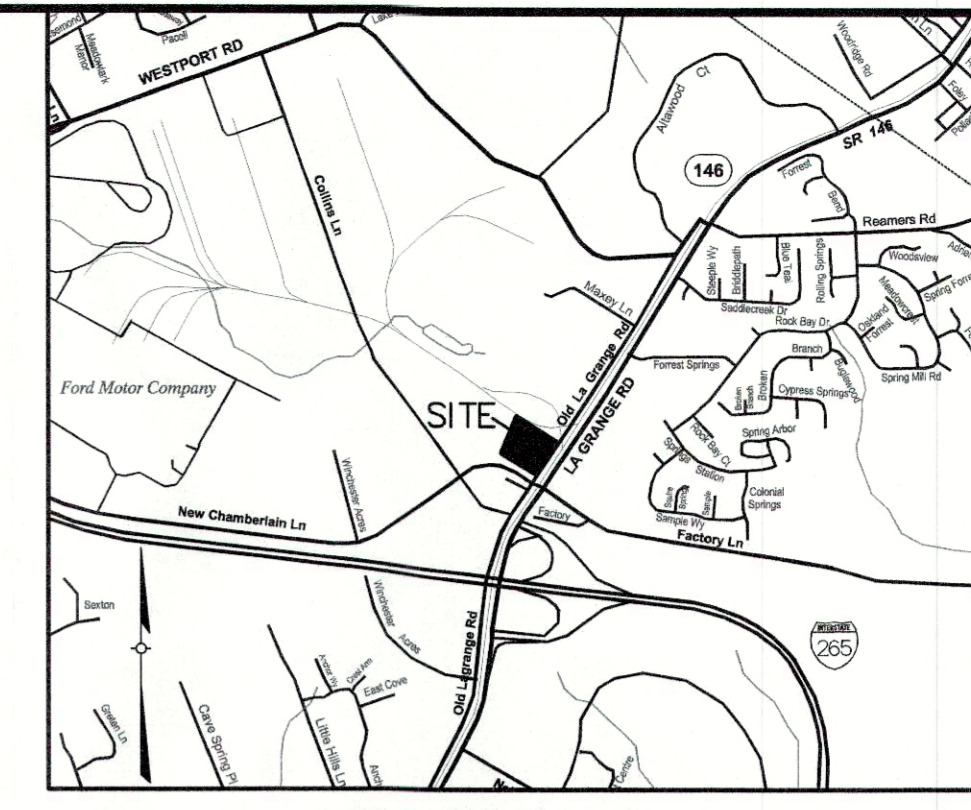


LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 17ZON1044
 APPROVAL DATE
 EXPIRATION DATE
 SIGNATURE OF PLANNING COMMISSION
 PLANNING COMMISSION

SW/ REC
 NICKLIES INDUSTRIAL & HANK I LLC
 6060 DUTCHMANS LN STE 110
 LOUISVILLE, KY 40205
 D.B. 9298 PG. 0335



LOCATION MAP
 NOT TO SCALE

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS

DATE: 10/18/18
 BY: [Signature]
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

TRACT 1
 PROPOSED WAREHOUSE
 68,150± SF

TRACT 2

WAIVERS REQUESTED

- 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 ENCR OACH INTO THE 15' LANDSCAPE BUFFER AREA.
- A WAIVER IS REQUESTED FROM SECTION 10.2.10 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW THE PROPOSED PARKING AREA TO ENCR OACH 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
BIKE PARKING REQUIRED/PROVIDED	(3 HC SP & 3 CARPOOL SP INCLUDED)
TOTAL VEHICULAR USE AREA	= 2 LONG TERM (PROVIDED INDOORS)
V.U.A. FOR LOADING DOCKS (NO ILA REQ.)	= 78,850 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:

- 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 right-of-way.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- 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.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- A Karst survey was done by Derek Triplett RLA on October 6th, 2017 and no Karst Features were found to be present.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
- Cross access agreement will be required prior to building permit issuance for truck access drive.

MSD NOTES:

- Sanitary sewer service will be provided by 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.
- A Downstream Facilities Capacity Request will be submitted to MSD.
- 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.
- 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.
- MSD drainage bond required prior to construction plan approval.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- 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 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

PRELIMINARY APPROVAL
 Condition of Approval:
 [Signature]
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

SW/C-M/C-1
 GHASDA PROPERTIES INC
 P.O. BOX 43299
 LOUISVILLE, KY 40245
 D.B. 8451 PG. 0598

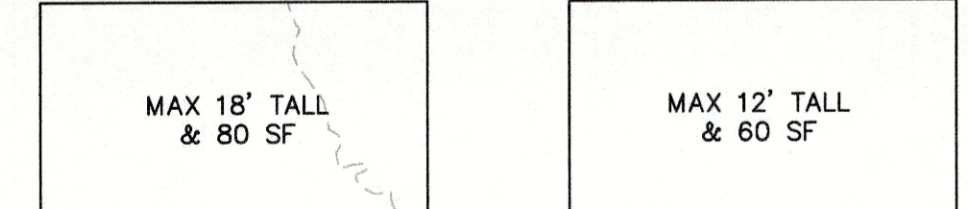
SW/C-M/C-1
 GHASDA PROPERTIES INC
 P.O. BOX 43299
 LOUISVILLE, KY 40245
 D.B. 8451 PG. 0598

SW/C-1
 GHASDA PROPERTIES INC
 P.O. BOX 43299
 LOUISVILLE, KY 40245
 D.B. 8451 PG. 0598

N/C-1
 THORNTON OIL CORP 300 PLANVIEW
 2500 JAMES THORNTON WAY
 LOUISVILLE, KY 40245
 D.B. 5473 PG. 0749

N/C-1
 SHOPS OF FOREST SPRINGS LC
 12488 LA GRANGE RD
 LOUISVILLE, KY 40245
 D.B. 7504 PG. 0941

N/C-1
 SHOPS OF FOREST SPRINGS LC
 12488 LA GRANGE RD
 LOUISVILLE, KY 40245
 D.B. 7504 PG. 0941



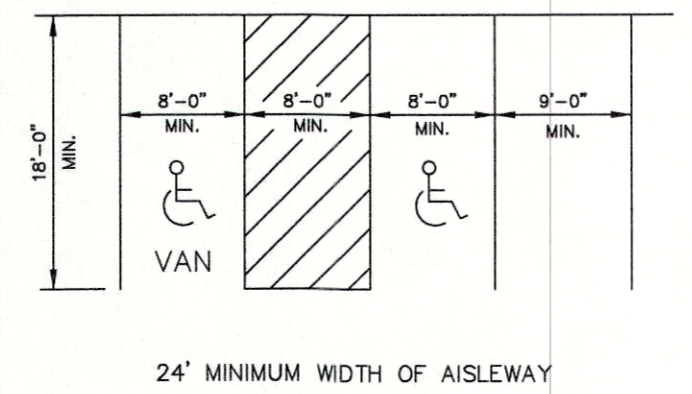
CHAMBERLAIN LN
 OLD LA GRANGE RD
SIGN DETAIL
 NO SCALE

MSD STANDARD EROSION CONTROLS

	CATCH BASIN INLET PROTECTION
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE

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

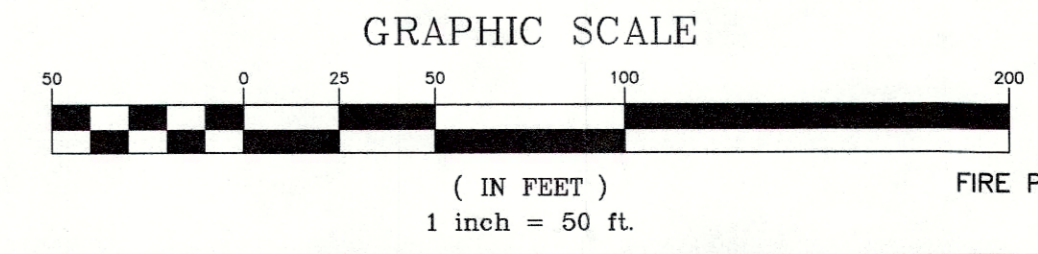
TRACT 1 OWNER:
 JEFFERSONVILLE COMMONS LLC
 6060 DUTCHMANS LN STE 110
 LOUISVILLE, KY 40205

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



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

REVISIONS

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

PROJECT DATA
 FILE NAME: 17098-DDDP
 DATE: 10-16-17
 SCALE: AS SHOWN
 DRAWN BY: DT
 CHECKED BY: DT

ENGINEER'S SEAL
 SURVEYOR'S SEAL

LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING, LAND ARCHITECTING, LANDSCAPE ARCHITECTURE
 505 WILKINSON AVENUE SUITE 101
 LOUISVILLE, KY 40202
 TEL: 502-261-1234
 WEB SITE: WWW.LDD-INC.COM

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING, LAND ARCHITECTING, LANDSCAPE ARCHITECTURE
 505 WILKINSON AVENUE SUITE 101
 LOUISVILLE, KY 40202
 TEL: 502-261-1234
 WEB SITE: WWW.LDD-INC.COM

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

JOB NO. 17096
 SHEET 1 OF 1

17zone1044