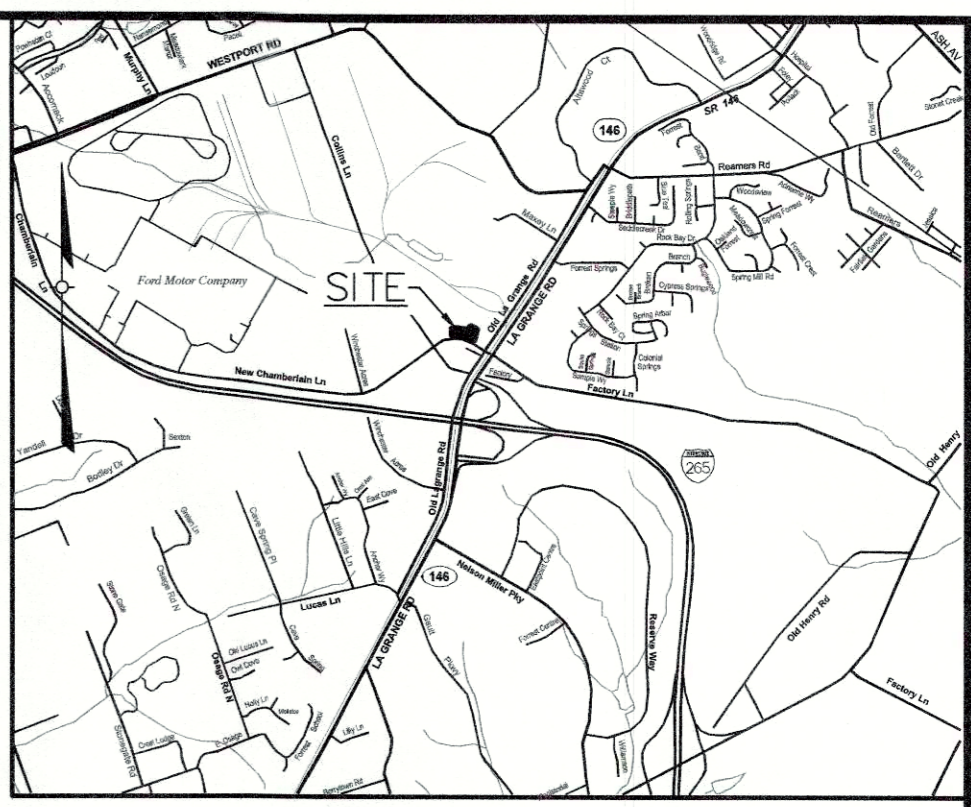
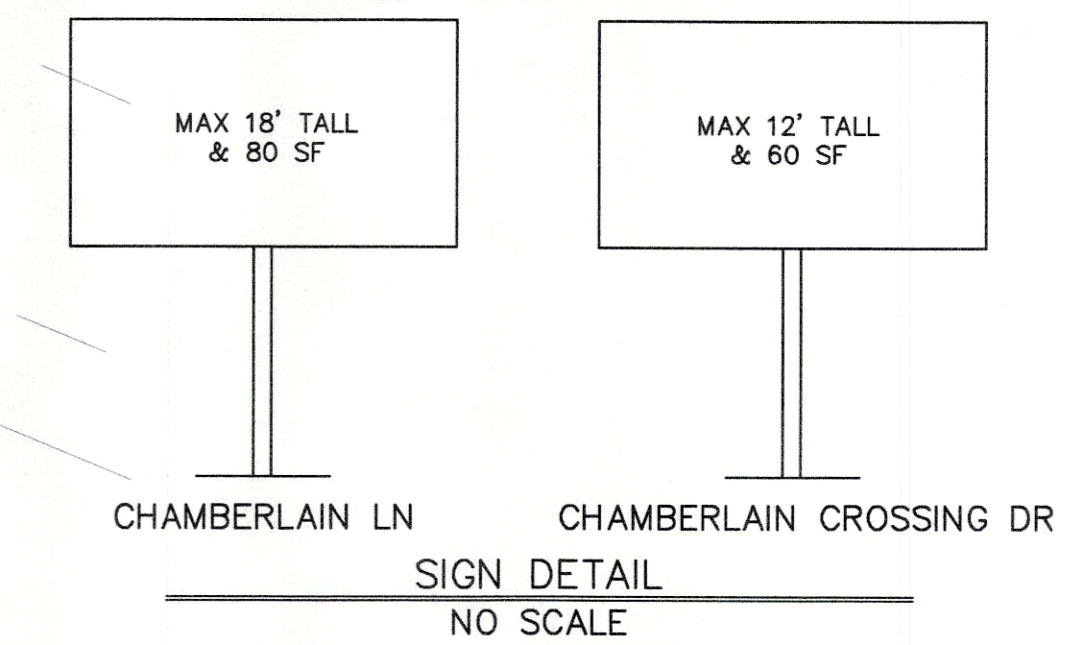


WAIVER REQUEST
 A WAIVER IS REQUESTED FROM SECTION 10.2.4.B.8 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW PAVEMENT TO ENCRACH INTO THE REQUIRED 15' PEC SIDE A REAR PROPERTY PERIMETER LANDSCAPE BUFFER AREAS



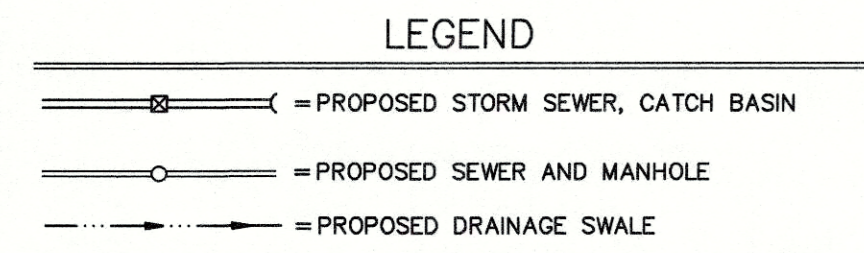
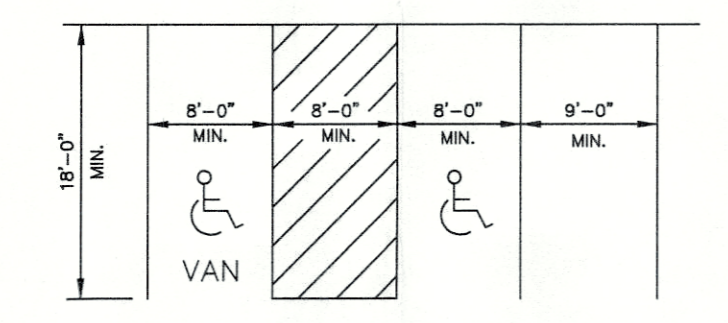
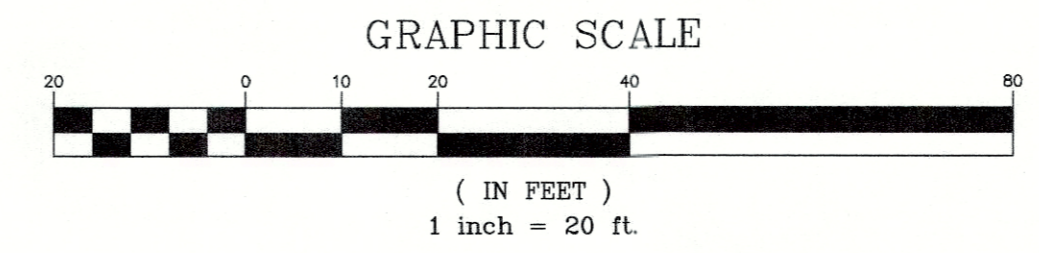
PROJECT DATA

TOTAL SITE AREA	= 1.25 ± Ac. (54,812 sf)
EXISTING ZONING	= PEC
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= VACANT
PROPOSED USE	= RETAIL
BUILDING HEIGHT	= 50' MAX. ALLOWED
BUILDING AREA	= 9,240 SF
F.A.R.	= 0.16 (1.0 MAX)
PARKING REQUIRED	
1 SP/250 S.F. MIN.	= 37 SP
1 SP/150 S.F. MAX.	= 62 SP
TOTAL PARKING REQUIRED	= 37 SP
TOTAL PARKING PROVIDED	= 37 SP
(2 HC SP INCLUDED)	
BIKE PARKING REQ'D & PROV'D	
= 2 SHORT-TERM & 2 LONG-TERM (LONG-TERM SPACES PROV'D IN BLOC)	
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. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.	
5. 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.	
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.	
7. A cross-over agreement shall be recorded between the subject property and the adjacent property to the North for the proposed trailer parking prior to construction plan approval.	
MSD NOTES:	
1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.	
2. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.	
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 2111 C 0020 E dated December 5, 2006.	
4. Drainage pattern depicted by arrows (→) is for conceptual purposes.	
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.	
6. Existing detention basin at 2400 Chamberlain Crossing Dr shall be utilized for drainage runoff from the subject site.	
7. All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.	
8. All retail shops must have individual connections per MSD's fats, oil and grease policy.	



TREE CANOPY CALCULATIONS (CLASS C: 0-40% EX CANOPY)

TOTAL SITE AREA	= 54,812 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (10,962 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 21% (11,520 S.F.)



REVISIONS

NO.	DATE	DESCRIPTION	BY	DT
1	3-18-19	per agency comments		

PROJECT DATA
 FILE NAME: 19004-RDDP
 DATE: 2-18-19
 SCALE: AS SHOWN
 DRAWN BY: DT
 CHECKED BY: DT

PROJECT DATA
 FILE NAME: 19004-RDDP
 DATE: 2-18-19
 SCALE: AS SHOWN
 DRAWN BY: DT
 CHECKED BY: DT

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 602 WILKINSON AVENUE, SUITE 101 • LOUISVILLE, KY 40202
 PHONE: 502.446.9776 FAX: 502.446.9774
 WEB SITE: WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
NICKLES-CHAMBERLAIN CROSSING
 OWNER/DEVELOPER
 IAN LLC
 6060 DUTCHMANS LN STE 110
 LOUISVILLE, KY 40205

JOB NO. 19004
 SHEET 1 OF 1

RECEIVED
 MAR 18 2019
 PLANNING & DESIGN SERVICES
 SITE ADDRESS:
 2635 CHAMBERLAIN LN
 LOUISVILLE, KY 40245
 T.B. 15, LOT 622
 D.B. 9764, PG. 721
 COUNCIL DISTRICT - 17
 FIRE PROTECTION DISTRICT - WORTHINGTON
 MUNICIPALITY - LOUISVILLE
 CASE#: 19DEVPLAN1040
 RELATED CASE: 17ZONE1044 WM# 7817

19DEVPLAN1040