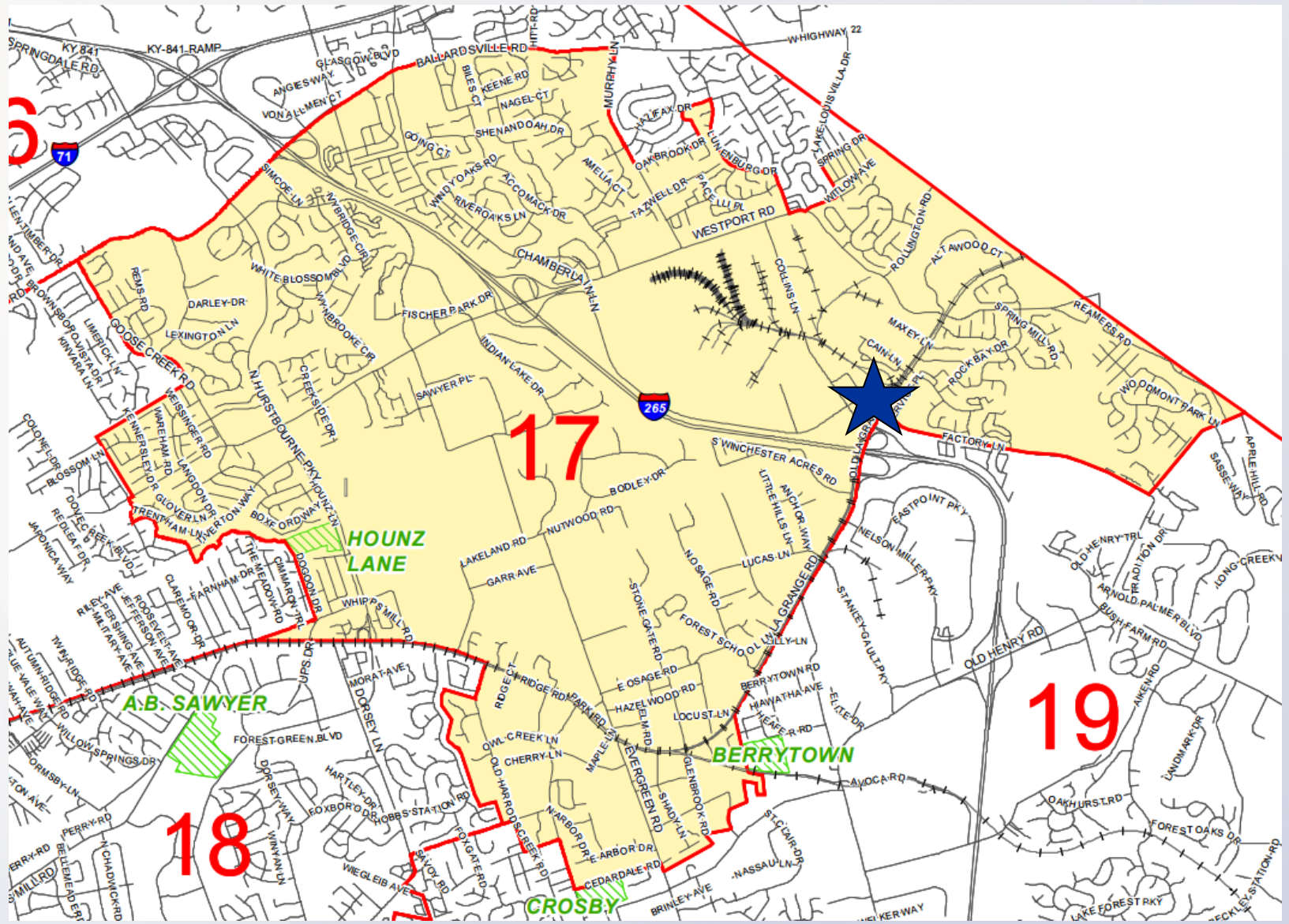


17ZONE1044

Nicklies – Old La Grange Rd



Planning/Zoning, Land Design & Development
February 13, 2018



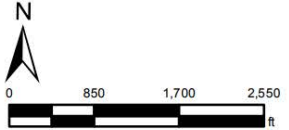


Ford Truck Plant

Eastpoint Business Park

12413 Old La Grange Road

Saturday, February 10, 2018 | 9:26:06 AM



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12413 Old La Grange Road

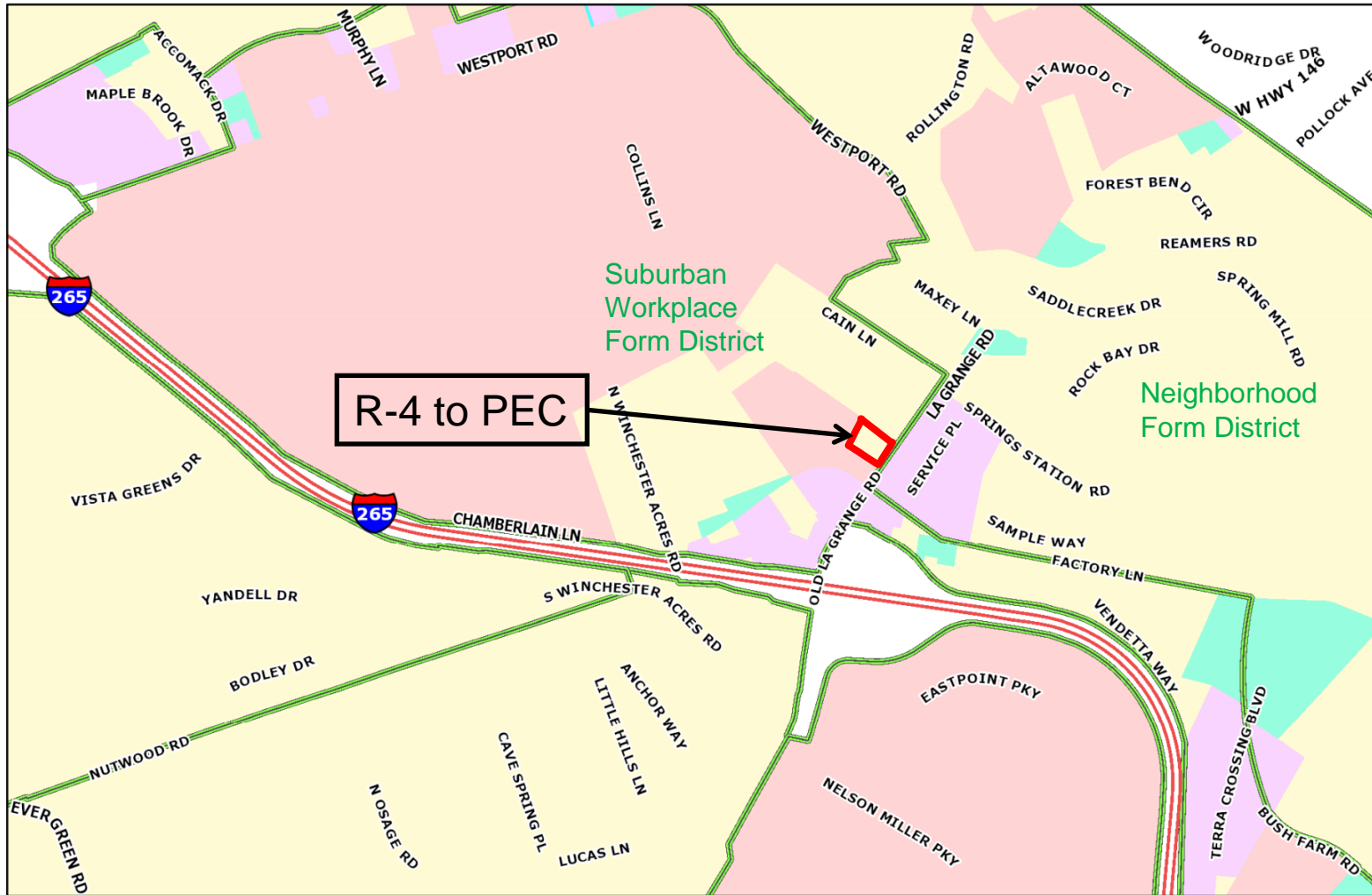
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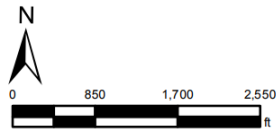
This map is not a legal document and should only be used for general reference and identification.





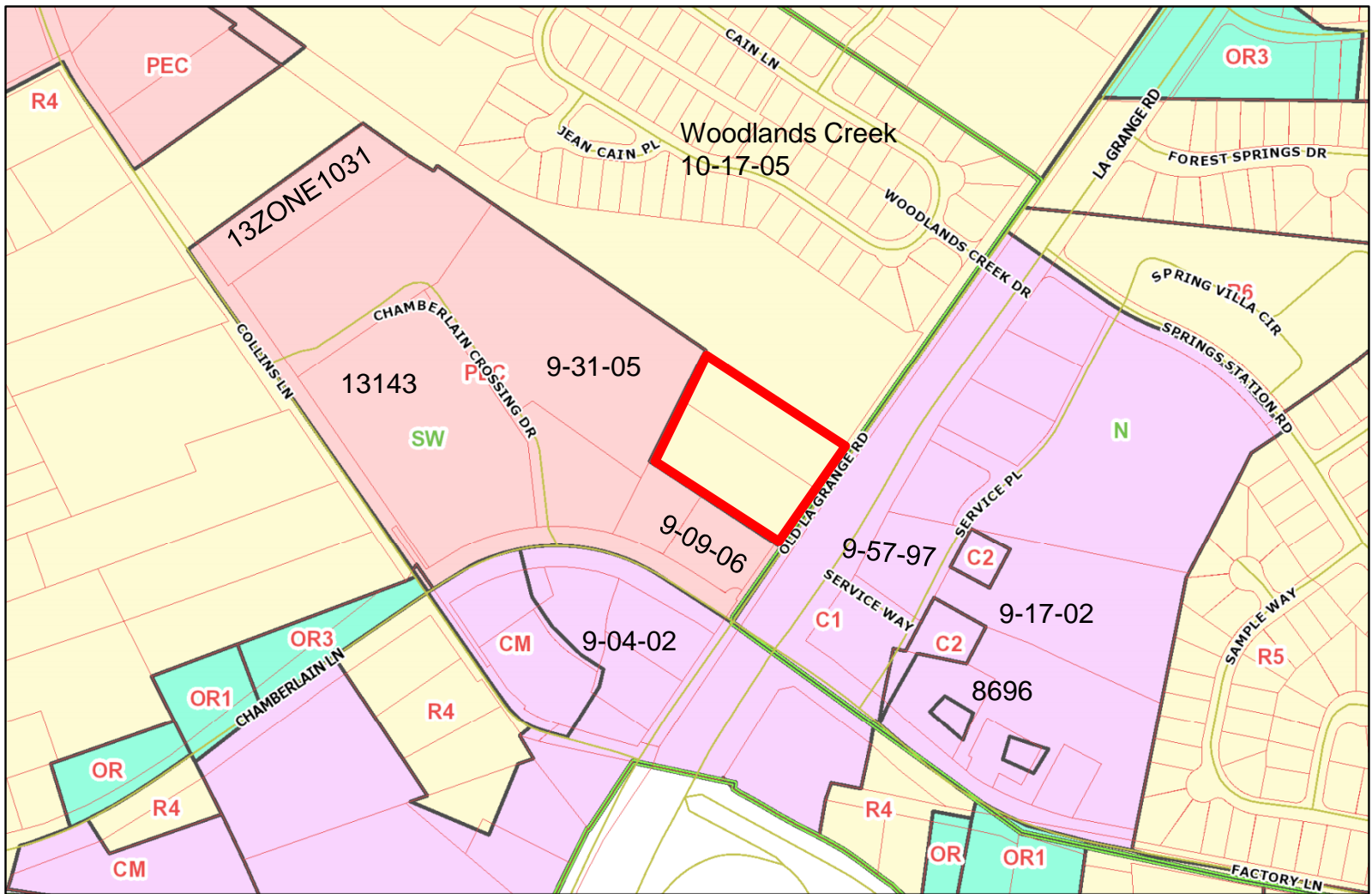
12413 Old La Grange Road

Saturday, February 10, 2018 | 9:08:44 AM



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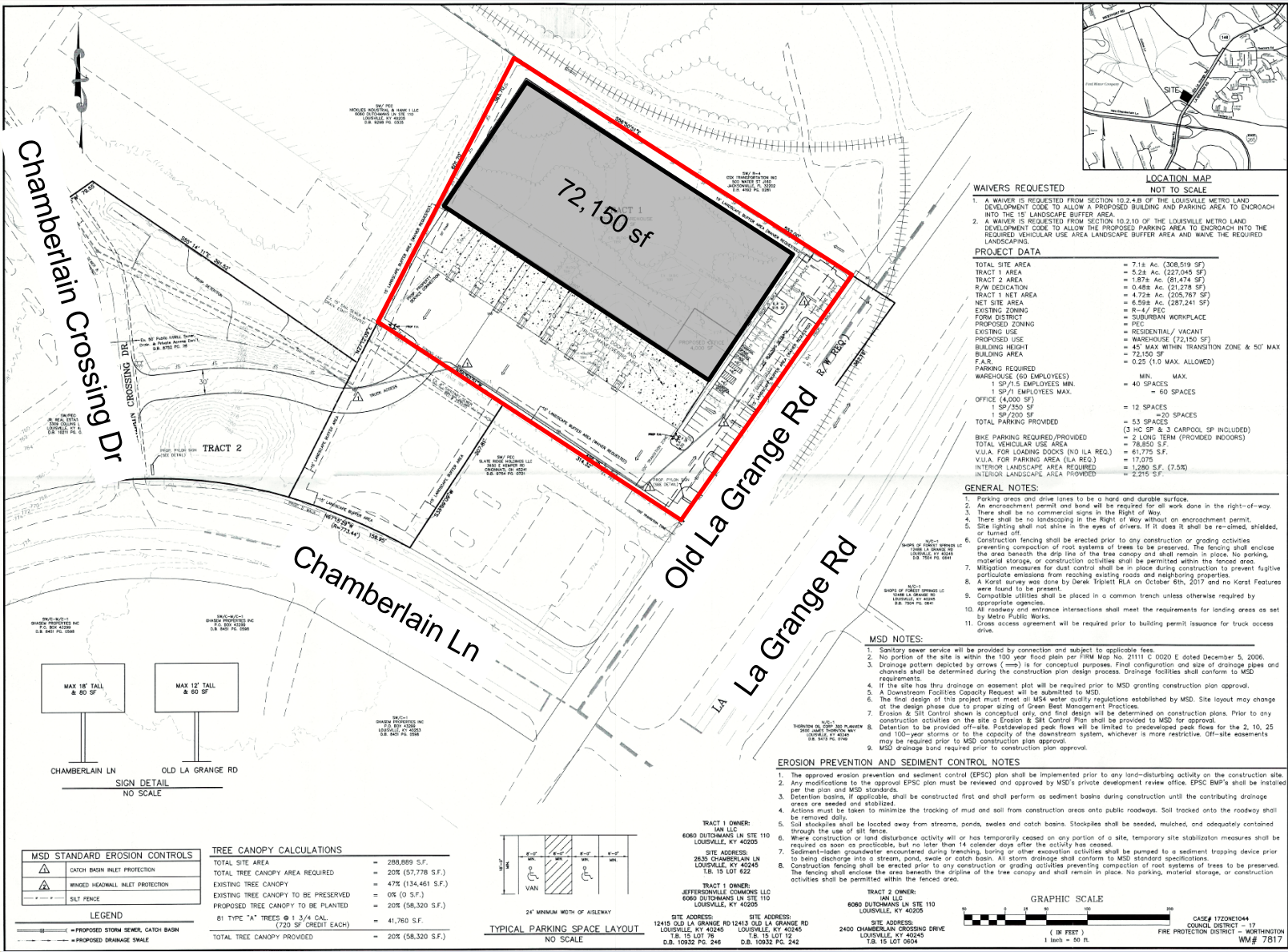
12413 Old La Grange Road

Saturday, February 10, 2018 | 9:14:00 AM



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- 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 ENCRoACH INTO THE 15' LANDSCAPE BUFFER AREA.
 - A WAIVER IS REQUESTED FROM SECTION 10.2.10.B 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.

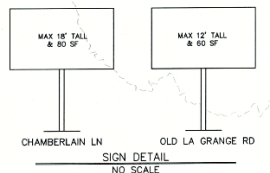
PROJECT DATA

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 RES.
FORM DISTRICT	= SUBURBAN WORKPLACE
PROPOSED ZONING	= RESIDENTIAL/VACANT
EXISTING USE	= WAREHOUSE (72,150 SF)
PROPOSED USE	= 45' MAX WITHIN TRANSITION ZONE & 50' MAX BUILDING AREA
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)	= 12 SPACES
1 SP/350 SF	= 20 SPACES
1 SP/200 SF	= 53 SPACES
TOTAL PARKING PROVIDED	= 85 SPACES
BIKE PARKING REQUIRED/PROVIDED	(3 NC SP & 3 CARPOOL SP INCLUDED)
TOTAL VEHICULAR USE AREA	= 2 LONG TERM (PROVIDED INDOORS)
VALUABLE LOADING DOCKS (NO ILLA REG.)	= 78,850 SF
V.U.A. FOR PARKING AREA (ILA REG.)	= 81,775 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 17,075 SF
IN EXISTING LANDSCAPE AREA PROVIDED	= 1,280 SF (7.5%)
	= 2,215 SF

- 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-oriented, 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 Triplet 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 loading 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 G, 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 on easement plot will be required prior to MSD granting construction plan approval.
 - 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 signing 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 (EPPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
 - Any modifications to the approved EPPSC plan must be reviewed and approved by MSD's private development review office. EPPSC 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 needed 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 standards 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 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.



MSD STANDARD EROSION CONTROLS

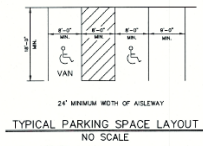
	CATCH BASIN INLET PROTECTION
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE

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.)



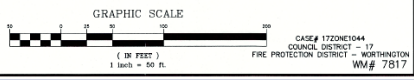
TRACT 1 OWNER:
IAN LLC
6060 DUTOMANS LN SITE 110
LOUISVILLE, KY 40205

SITE ADDRESS:
2630 CHAMBERLAIN LN
LOUISVILLE, KY 40245
T.B. 15 LOT 622

TRACT 2 OWNER:
JEFFERSONVILLE COMMONS LLC
6060 DUTOMANS LN SITE 110
LOUISVILLE, KY 40205

SITE ADDRESS:
12415 OLD LA GRANGE RD 12415 OLD LA GRANGE RD
LOUISVILLE, KY 40245
T.B. 15 LOT 75
D.B. 10932 PG. 246

SITE ADDRESS:
2400 CHAMBERLAIN CROSSING DRIVE
LOUISVILLE, KY 40205
T.B. 15 LOT 0604
D.B. 10932 PG. 242



REVISIONS

NO.	DATE	DESCRIPTION
1	10-11-17	R/W DEDICATION
2	11-17-17	REV ASPECT COMMENTS

PROJECT DATA

FILE NAME	17096.DWG
DATE	10-11-17
CREATED BY	GD
CHECKED BY	ST

ENGINEER'S SEAL

SURVEYOR'S SEAL

LD&D
LAND DESIGN & DEVELOPMENT, INC.
1000 W. MARKET ST., SUITE 100
LOUISVILLE, KY 40203
TEL: 502.251.1111 FAX: 502.251.1112

NICKLES - OLD LA GRANGE RD
OWNER/DEVELOPER
JEFFERSONVILLE COMMONS, LLC
6060 DUTOMANS LN, SITE 110
LOUISVILLE, KY 40205

SUB NO. 17096

SHEET 1 OF 1

Applicant rendering for Old La Grange Rd



Public Meetings

- Neighborhood Meeting on 10/10/17
 - Held by applicant
- LD&T meeting on 12/14/17
- Planning Commission public hearing on 01/18/2018

Planning Commission

- Planning Commission public hearing on 01/18/2018
 - No one spoke in opposition.
 - The Commission recommended approval of the change in zoning with a vote of 7-0. 3 members were not present.