

# NOTICE

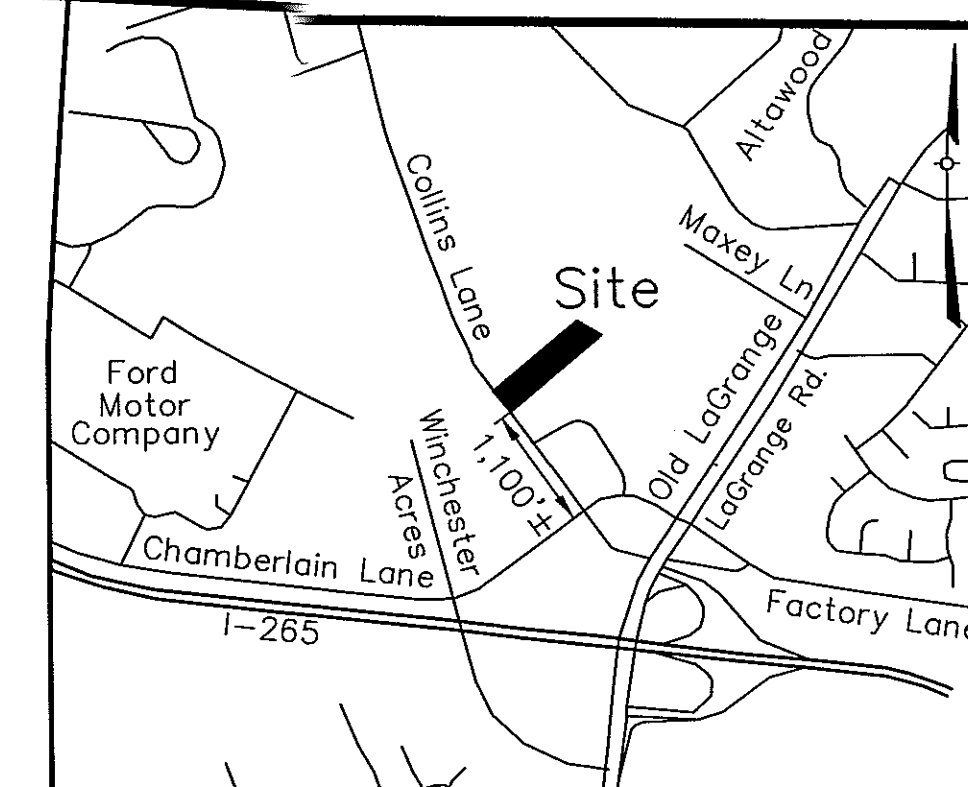
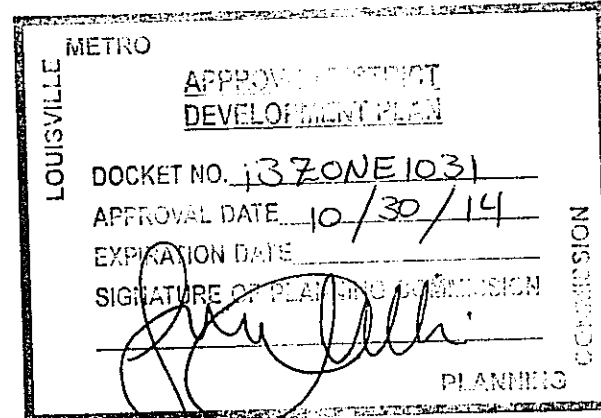
**PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.**

## WAIVERS REQUESTED:

1. A Waiver is requested for the property line adjacent to Metro Land Development Chamberlain from Section 10.2.4.A of the Louisville Metro Code to waive the 50 ft. Landscape Buffer Area to 15' encroachment of the proposed walk & pavement.
2. A Waiver is requested for the property line adjacent to the CSX railroad from Section 10.2.4.A of the Louisville Metro Land Development Code to waive the 50 ft. Landscape Buffer Area to 15 ft and to waive the trees being provided to the PEC requirement of 2 trees and to waive the more than 50% encroachment of the Landscape Buffer Area and an easement.
3. A Waiver is requested from Section 10.2.4.A of the Louisville Metro Land Development Code to waive to the encroachment of the proposed pavement and gravel into a portion of the 15' Landscape Buffer Area adjacent to the IAN, LLC property line.

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
CONDITIONS:

BY: *Bronny Walker*  
DATE: 9-27-14  
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



PROJECT DATA	NOT TO SCALE
TOTAL SITE AREA	= 2.35 Ac.
R/W DEDICATION AREA	= 0.13 Ac.
NET SITE AREA	= 2.22 Ac.
EXISTING ZONING	= R-4
PROPOSED ZONING	= PEC
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= SINGLE FAMILY RESIDENCE
PROPOSED USE	= TRUCK SERVICE, TOWING AND STORAGE
TOTAL BUILDING AREA	= 14,200 SF
F.A.R.	= 0.15 (1.0 MAXIMUM ALLOWED)
BUILDING LOT COVERAGE	= 15% (50% MAXIMUM ALLOWED)
BUILDING HEIGHT	= 18' TALL (50' MAX)
PARKING REQUIRED	MIN. MAX.
3,360 S.F./350 MIN.	= 10 SPACES
3,360 S.F./200 MAX.	= 17 SPACES
3 EMPLOYEES/1.5 MIN.	= 2 SPACES
3 EMPLOYEES/1 MAX.	= 2 SPACES
TOTAL PARKING REQUIRED	= 12 SP 19 SP
TOTAL PARKING PROVIDED	= 12 SP (Includes 2 employee space inside bldg (1 HC SP INCLUDED) (2 CP SP INCLUDED))
BIKE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM/2 LONG TERM (LONG TERM TO BE PROVIDED INDOORS)
TOTAL VEHICULAR USE AREA	= 56,030 SF
COLLINS LANE PARKING AREA	= 3,423 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 256 SF (COLLINS LANE PARKING AREA)
INTERIOR LANDSCAPE AREA PROVIDED	= 297 SF

### GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface of gravel and pavement.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. Metro Public Works encroachment permit will be required for the entrance.
4. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
5. Right-of-way dedication by deed or minor plat must be recorded prior to construction approval by Transportation Planning.
6. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
7. A site visit by Ann Richard RLA on January 9, 2014 found no Karst features evident on the subject site.

### MSD NOTES:

1. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Sewer Capacity request was approved by MSD by letter dated April 10, 2014.
2. Proposed office/service building will require a separate sanitary sewer connection. Fees will apply.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0020E D dated December 5, 2006.
4. 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.
5. Modifications will be made to the existing detention basin in Chamberlain Crossings business park to provide detention for this development. A detailed analysis will be required. Postdeveloped peak flows will be limited to predeveloped peak flows.
6. The grading of the proposed development will reduce the area draining to the Collins Lane right-of-way by diverting the drainage from the front of the site to the rear. Verification of the adequacy of the Collins Lane drainage system will be required prior to construction plan approval by MSD.
7. Stormwater management water quality units will be installed in accordance with MSD design standards to provide post construction controls per the MSD WDR requirements.
8. 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.
9. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site an Erosion & Silt Control Plan shall be provided to MSD for approval.
10. Silt Checks installed in proposed drainage swales as required by MSD.

NO.	DATE	DESCRIPTION

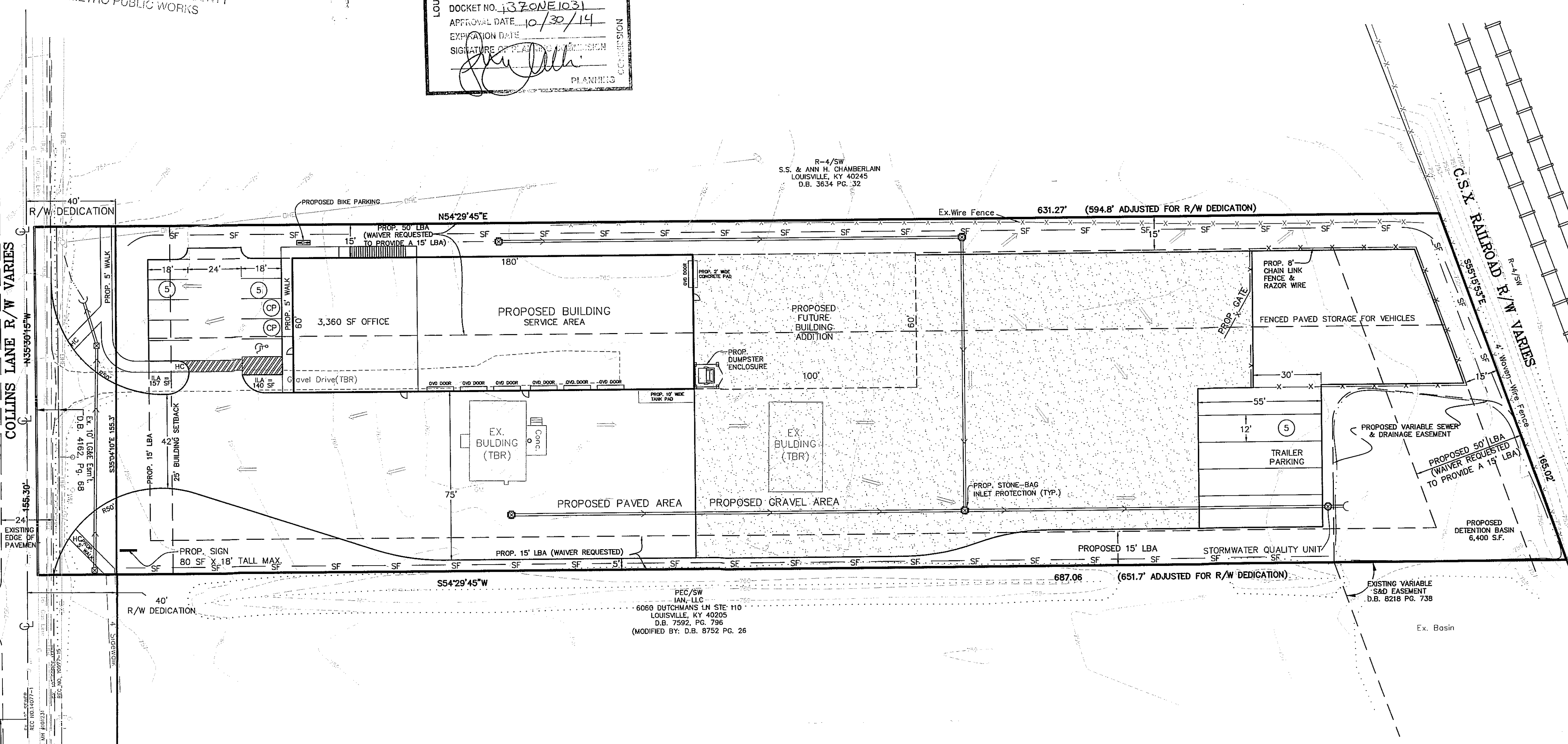
PROJECT DATA  
FILE NAME: 13107-03DP  
DATE: 9-8-14  
CHECKED BY: AER  
SCALE AS SHOWN  
DRAWN BY: DT/AH

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FILE NAME: 13107-03DP  
DATE: 9-8-14  
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SCALE AS SHOWN  
DRAWN BY: DT/AH

**L&D**  
LAND DESIGN & DEVELOPMENT, INC.  
507 WASHINGTON AVENUE, SUITE 101  
LOUISVILLE, KENTUCKY 40202  
PHONE: 502.434.9314  
FAX: 502.434.9314  
WEB SITE: WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN  
**3311 COLLINS LANE, LOUISVILLE, KENTUCKY**  
OWNER  
JERRY L & MARTHA SCHADE  
1002 ROUND TABLE COURT  
LOUISVILLE, KY 40222

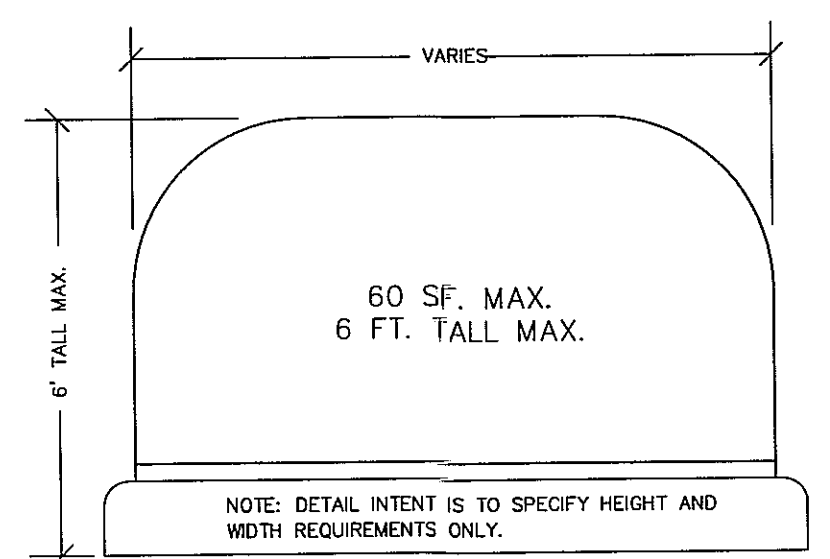
JOB NO. 13107  
SHEET 1 OF 1



### DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$   
 $\Delta C = 0.85 - 0.23 = 0.62$   
 $A = 2.35$   
 $R = 2.8$   
 $X = (0.62)(2.35)(2.8)/12 = 0.34 \text{ AC.-FT.}$   
 REQUIRED X = 14,800 CU.FT.

PROVIDED BASIN = 6,400 SQ.FT.  
 TOTAL = 6,400 SQ.FT. @ APPROX. 2.5 FT. DEPTH  
 = 16,000 CU.FT. > 14,800 CU.FT.



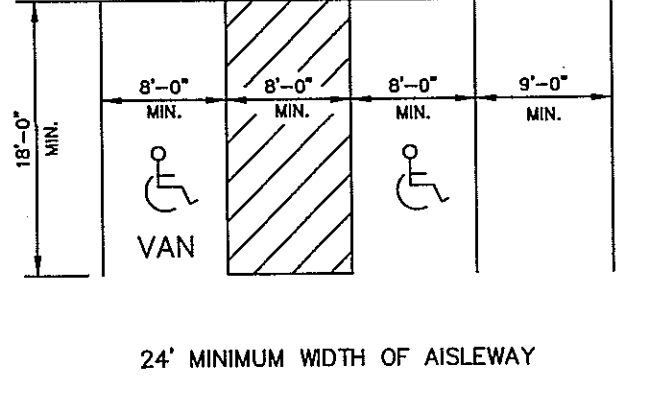
COLLINS LANE MONUMENT SIGN DETAIL  
NOT TO SCALE

### TREE CANOPY CALCULATIONS

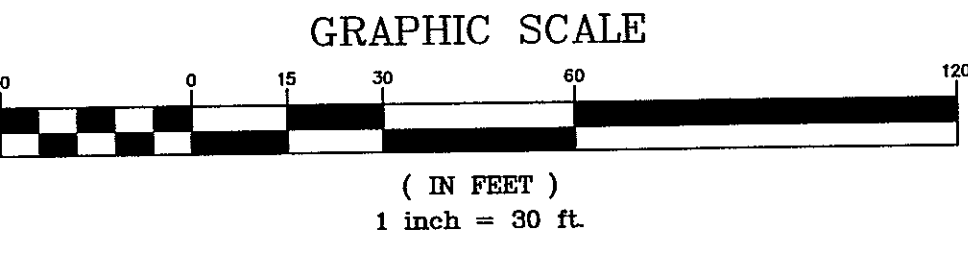
TOTAL SITE AREA	= 96,796 S.F.
EXISTING TREE CANOPY CLASS C	= 4% (3,600 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0%
TREE CANOPY REQ'D & TO BE PLANTED	= 20% (19,359 S.F.)

### LEGEND

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



TYPICAL PARKING SPACE LAYOUT  
NO SCALE



SITE ADDRESS:  
3311 COLLINS LANE  
LOUISVILLE, KY 40245  
T.B. 14 LOT 10  
D.B. 10121 PG. 0341

COUNCIL DISTRICT - 17  
FIRE PROTECTION DISTRICT - WORTHINGTON  
CASE #13ZONE1031  
MSD MW#: 10912

**PRELIMINARY APPROVAL**  
Condition of Approval:  
*[Signature]* 9-10-14  
Development Review Date  
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

1/3 ZONE 1031

### Case No. 13ZONE1031 Binding Elements

**RESOLVED**, that the Louisville Metro Planning Commission does hereby **APPROVE** the Detailed District Development Plan **SUBJECT** to the following Binding Elements:

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. The development shall not exceed 14,200 square feet of gross floor area.
3. No pennants, balloons, or banners shall be permitted on the site.
4. 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.
5. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) 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. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
  - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
6. 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.
7. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system permitted on the site.
8. 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.
9. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the October 30, 2014 Planning Commission meeting.
10. No idling of trucks outside the building shall take place within 200 feet of single-family residences. No overnight idling of trucks outside the building shall be permitted on-site.