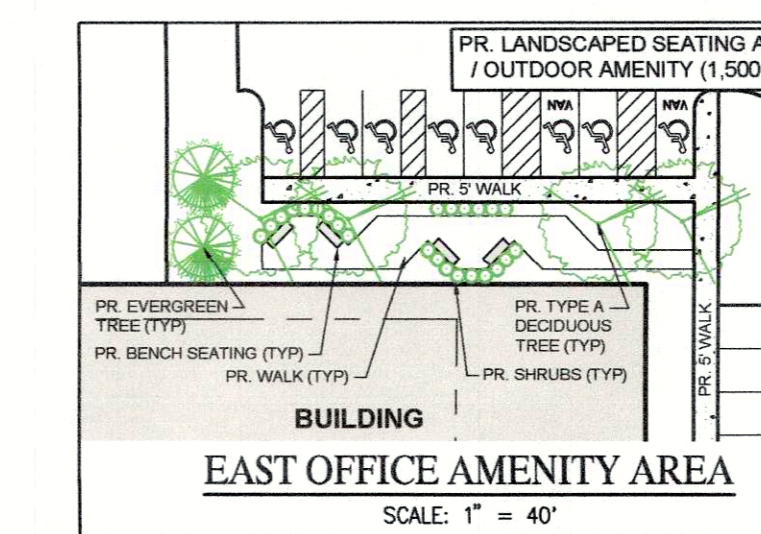
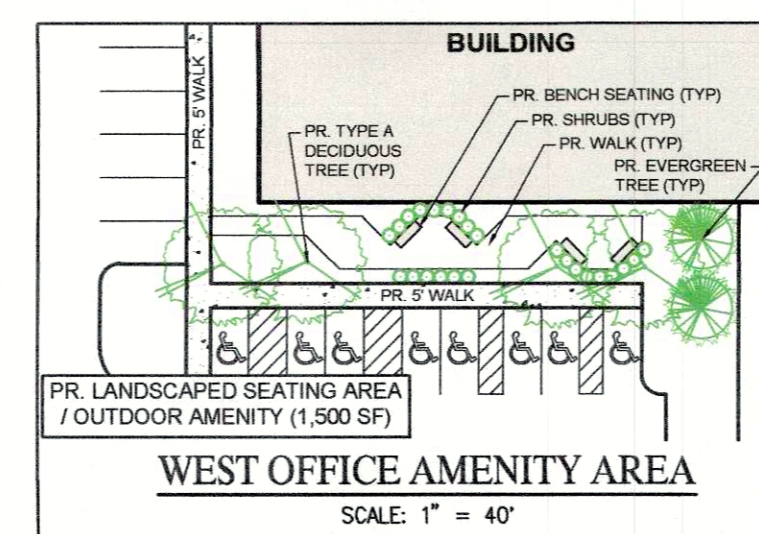


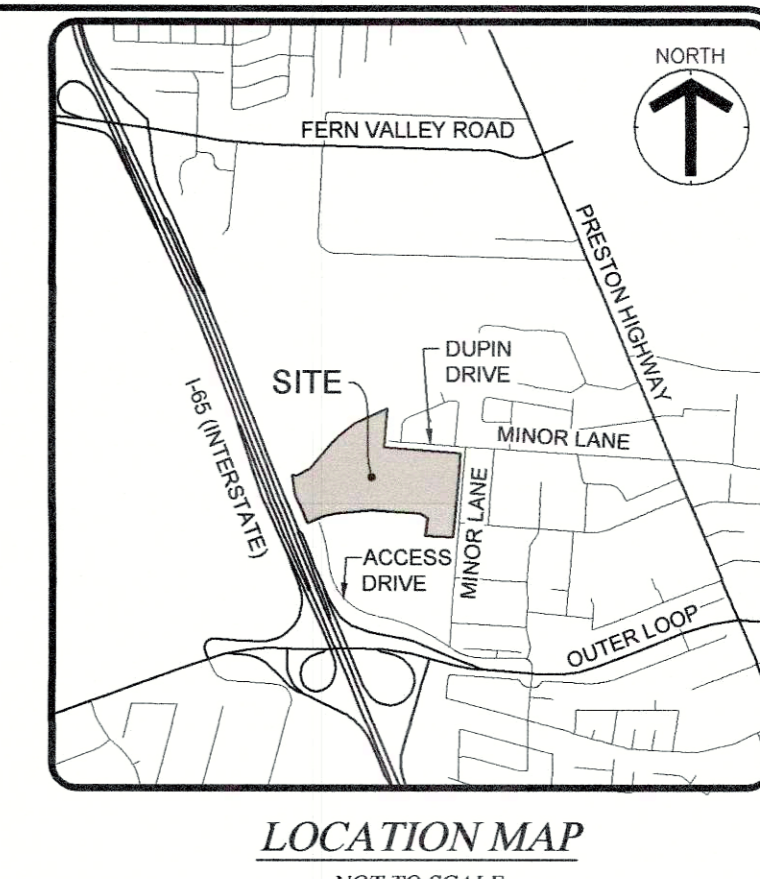
**LEGEND**  
NOT TO SCALE

EX. TREE	PR. STORM DRAINAGE
EX. FIRE HYDRANT	PR. SANITARY SEWER
EX. LIGHT POLE	PR. SWALE
EX. UTILITY POLE	PR. CONCRETE
EX. SIGN	PR. EDGE OF PHASMENT
EX. PROPERTY LINE	PR. FENCE
EX. FENCE	PR. SILT FENCE
EX. WATER LINE	PR. LIMITS OF DISTURBANCE
EX. GAS LINE	PR. NEW LIMITS OF LANE / VOLUME COMPENSATION AREA
EX. OVERHEAD ELECTRIC	PR. LIGHT POLE
EX. UNDERGROUND ELECTRIC	PR. SIGN
EX. STORM SEWER	PR. BENCH SEAT
EX. SANITARY SEWER	PR. DRAINAGE FLOW ARROW
EX. CONCRETE	PR. CARPOOL SPACE
EX. EDGE OF PAVEMENT	PR. BUILDING



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

**APPROVED DISTRICT DEVELOPMENT PLAN**  
DOCKET NO. 21-2044-0162  
APPROVAL DATE: 6/23/2022  
EXPIRATION DATE: 6/23/2024  
SIGNATURE OF PLANNING COMMISSION



**EROSION CONTROL NOTES**

- 1) THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- 2) 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.
- 3) SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
- 4) WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY 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.
- 5) SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

**PRELIMINARY APPROVAL**  
Condition of Approval:  
  
Middle to TK 3-7-22  
Development Review Date  
  
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS: Need to be about right two have  
Date: 3/14/22

**LAP II OFFICE / WAREHOUSE**  
1,000,000 SF  
(585' x 1,709.5')  
FFE=465.0

**GENERAL NOTES**

- 1) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- 2) THE DEVELOPMENT LIES IN THE OKOLOMA FIRE PROTECTION DISTRICT.
- 3) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
- 4) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- 5) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 6) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
- 7) CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY. TO PREVENT LANDSCAPE AREAS AND TO PROTECT ADJUTING PROPERTIES, SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJUTING WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
- 8) THE OUTDOOR AMENITY AREA SHALL INCLUDE SEATING AT A RATE OF NOT LESS THAN 1 SEAT/200 SQUARE FEET. TO ENHANCE USABILITY, AT LEAST 25% OF THE OPEN SPACE SHALL BE SHADED OR USED FOR LANDSCAPING. THE FINAL DESIGN AND PLANTINGS SHALL BE SHOWN ON THE APPROVED LANDSCAPE PLAN.
- 9) ALL EXISTING STRUCTURES ON SITE TO BE REMOVED.
- 10) DUMPSTERS WILL BE LOCATED INSIDE PERMITTED.
- 11) STREET TREES WILL BE PROVIDED AS PERMITTED BY MPW.

**TRANSPORTATION NOTES**

- 1) ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMP WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
- 2) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- 3) ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
- 4) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- 5) CONSTRUCTION PLANS AND BOND ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.

**MSD NOTES**

- 1) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- 2) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW LATERAL EXTENSION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- 3) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (---) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- 4) A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0093F - 2/26/2021).
- 5) AN EPC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 6) INCREASED RUN OFF VOLUME SHALL BE PROVIDED IN LIEU OF DETENTION BELOW THE FLOODPLAIN ELEVATION AT A RATIO OF 1 TO 1.5. VOLUME SHALL BE CALCULATED USING THE REGIONAL FACILITY FEE CALCULATION.
- 7) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL WSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- 8) ANY FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A 1.5:1 RATIO.
- 9) KDOV APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 10) MSD FLOODPLAIN PERMIT REQUIRED.
- 11) LOWEST FINISH FLOOR TO BE AT OR ABOVE 459.2 AND LOWEST MACHINERY TO BE AT OR ABOVE 460.2.

**IMPERVIOUS AREA**

PRE 793,228 SF  
POST 1,898,345 SF

**FLOODPLAIN COMPENSATION CALCS**

COMPOSITE C (EXISTING)	EXISTING ACRES	PROPOSED ACRES
IMPERVIOUS	0.95	18.21
OPEN SPACE	0.26	50.01
TOTAL	0.44	68.28
AREA OF DISTURBANCE		2,974,285 SF
INCREASED STORM RUNOFF		188,304 CF
+1.5		282,456 CF
FLOODPLAIN COMPENSATION USED BY PHASE 1		1,513,708 CF
FILL IN FLOODPLAIN (PH2)		1,295,314 CF
+1.5		1,942,971 CF
FLOODPLAIN COMPENSATION REQUIRED (PH2)		2,225,421 CF
TOTAL FLOODPLAIN COMPENSATION REQUIRED		3,739,134 CF
FLOODPLAIN COMPENSATION PROVIDED		3,778,592 CF
DIFFERENCE		39,458 CF



**UTILITY NOTE:**  
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detailled by
2	2/11/2022	AGENCY COMMENTS - 2ND REVIEW	JDC
1	1/31/2022	AGENCY COMMENTS - 1ST REVIEW	JDC

**BENCHMARK**

TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM GIS DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SURVEY WILL BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.

**OWNER**

LOGISTICS AIR PARK II, LLC  
6060 DUTCHMANS LANE SUITE 110  
LOUISVILLE, KY 40205

**SITE DATA**

5400 MINOR LANE & 3201 DUPIN DRIVE  
LOUISVILLE, KY 40219  
D.B. 11735, PG. 101  
PARCEL# 06410437000 & 06410441000

**SETBACK DATA**

MIN. FRONT YARD: 25'  
STREET SIDE YARD: N/A  
SIDE YARD: NONE  
REAR YARD: NONE  
MAX. BUILDING HEIGHT: 50' / 45' IN TRANSITION ZONE  
PR. BUILDING HEIGHT: 45'

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA: 2,327,270 SF (53.43 Ac.)  
TOTAL TREE CANOPY REQUIRED (SEE NOTE BELOW): 581,818 SF (25%)  
EXISTING TREE CANOPY TO BE PRESERVED: NONE  
TOTAL TREE CANOPY TO BE PLANTED: 581,817 SF (25%)  
NOTE: 5% REDUCTION FOR COOL ROOF HEAT ISLAND REDUCING TECHNOLOGY USED ON NEW BUILDING.

**LANDSCAPE DATA**

PROPOSED V.I.A.: 889,351 SF  
I.L.A. REQUIRED (7.5%): 66,701 SF  
I.L.A. PROVIDED: 67,108 SF

**PARKING SUMMARY**

OFFICE AREA = 30,000 SF  
MIN. PARKING REQUIRED (1 SPACE/400 SF): 75 SPACES  
MAX. PARKING PERMITTED (1 SPACE/700 SF): 150 SPACES

**BICYCLE SUMMARY**

SHORT TERM REQUIRED (2 SPACES OR 1/200 GROSS FLOOR AREA): 2 SPACES  
LONG TERM REQUIRED (2 SPACES OR 1/500 GROSS FLOOR AREA): 2 SPACES

**VARIANCE REQUEST**

1) A VARIANCE IS REQUESTED FROM CHAPTER 4, PART 8, SECTION 4.8.3.C.1 - TABLE 4.8.1 OF THE LAND DEVELOPMENT CODE TO REDUCE THE 100'-FT LAKE BUFFER AS SHOWN ON THIS PLAN.

**WAIVER REQUEST**

1) A WAIVER IS REQUESTED FROM CHAPTER 10, PART 2, SECTION 10.2.A.8.B OF THE LAND DEVELOPMENT CODE TO WAIVE THE REQUIRED 15' PEC LANDSCAPE BUFFER AREA AND PLANTING REQUIREMENTS ALONG THE ENTIRE SOUTHERN PROPERTY LINE.

**OUTDOOR AMENITIES**

AREA REQUIRED (10% OF OFFICE SF): 3,000 SF  
AREA PROVIDED (LANDSCAPING, WALKWAYS & SEATING AREAS): 3,000 SF

**HERITAGE ENGINEERING, LLC**  
642 South 4th Street  
Suite 100  
Louisville, KY 40202  
(502) 562-1412  
(502) 562-1413 Fax

**NICKLIES DEVELOPMENT**  
603 North Shore Drive  
Unit 204  
Louisville, KY 40210  
(502) 260-8201  
(502) 260-8281 Fax

**GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN FOR NICKLIES LOGISTICS AIR PARK II**  
5400 MINOR LANE / 3200 DUPIN DRIVE  
LOUISVILLE, KY 40219

JOB NO.: 21044  
HORIZ. SCALE: 1"=100'  
VERT. SCALE: N/A  
DESIGNED BY: JDC  
CHECKED BY: JDC  
DATE: DECEMBER 16, 2021  
RECEIVED  
FEB 24 2022  
SHEET DESIGN  
C04  
CASE# 21-ZONE-0162 WM# 3378

21-ZONE-0162

## Binding Elements – 21-ZONE-0162

**RESOLVED**, that the Louisville Metro Planning Commission does hereby **RECOMMEND** the Louisville Metro Council **APPROVE** the Revised 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. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested:
  - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. 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.
4. A permanent 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 permanent certificate of occupancy, unless specifically waived by the Planning Commission.
5. 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.
6. The property owner shall provide a cross over access easement if the property to the north is ever developed for a nonresidential use. A copy of the signed easement agreement shall be provided to Planning Commission staff upon request.

7. No idling of trucks shall take place within 200 feet of residences. No overnight idling of trucks shall be permitted on-site between the hours of 10:00 pm and 7:00 am.

8. No deliveries shall be permitted by any commercial use between 10:00 pm and 7:00 am.

9. Landscaped berms shall be provided as shown in the applicant's exhibit as presented at the Planning Commission meeting on May 12, 2022 and shall be provided along the boundaries with the R-4 zoned properties with Dupin Dr. and Minor Ln. as shown on the development plan and applicant's exhibit. The berms shall be provided for all R-4 zoned properties abutting the site including the ones that front Bowie Dr.

10. The only permitted access for any commercial/industrial use of the property shall be from the property to the south, 5540 Minor Lane. No access is permitted directly from Dupin Drive or Minor Lane.

11. Applicant shall ensure that the "No Truck Traffic" signage for Dupin Drive and Minor Lane from Preston and the Outer Loop back to the site, as installed per the prior Binding Element #11 on docket 19-ZONE-0065, is kept in good order. It shall be the responsibility of the property owner in perpetuity to maintain the signage and repair or replace it as necessary.

12. This development requires the addition of a right turn overlap for the southbound right turn movement from Minor Lane to Outer Loop to allow southbound right turning traffic to move concurrently with the eastbound left turn phase. This improvement must be implemented prior to certificate of occupancy for LAP II.

13. If it is determined that a gated access to Dupin Drive is needed for the purpose of providing an alternate route for emergency vehicles, then any necessary break in the berm required by Binding Element #9 to make such connection shall not be considered a violation of Binding Element #9. In addition, a revised development plan showing ONLY the changes contemplated by this Binding Element shall be staff approvable and shall not trigger the review requirements of Binding Element #14.

14. Any change to the development plan requiring a meeting before the Planning Commission shall also require approval by Metro Council.