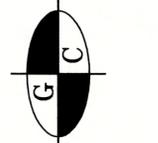


DAVID F. GARBER  
11,441  
LICENSED PROFESSIONAL ENGINEER  
6-6-2019

**DETAILED DISTRICT DEVELOPMENT PLAN**  
TONY'S WRECKER SERVICE  
FOR  
OWNER: 3311 COLLINS LANE, LLC  
PROPERTY ADDRESS: 3311 COLLINS LANE  
COUNTY PARCEL 001400780000

**GARBER - CHILTON ENGINEERS & LAND SURVEYORS, INC.**  
Civil - Drainage - Structural - Investigative - Land Surveying - GPS  
2249 Commerce Parkway - La Grange, Kentucky 40031 - 502.222.9216  
Email: dfgarber@bellisouth.net

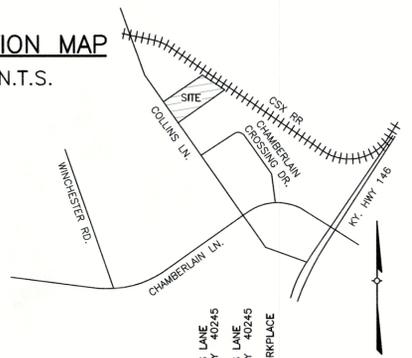


SCALE	1"=30'
DRAWN	WLD
CHECKED	DFO
DATE	11-2-2018
FILE	ZONING_12-28-18
REVISION	
12-28-18	ADD COMMENTS FROM COUNTY
1-23-19	PND COMMENTS
4-26-2019	REVISIONS
6-6-2019	P.D.S. COMMENTS

PROJECT I.D.  
18-10816  
W.M.# 10912  
ZP-1

### LOCATION MAP

N.T.S.



OWNER: NICKLIES IND., LLC & HANK I, LLC  
D.B. 10461 P. 475  
MAILING ADDRESS: 6060 DUTCHMANS LANE, STE 110  
LOUISVILLE, KY 40205  
PARCEL ADDRESS: 2500 CHAMBERLAIN CROSSING DRIVE  
LOUISVILLE, KY 40245  
ZONING: PEC  
FORM DISTRICT: SUBURBAN WORKPLACE

### NOTES

1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
2. THERE IS A NEW PROPOSED ENTRANCE FROM COLLINS LANE.
3. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
4. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. BARBED WIRE SHALL COMPLY WITH SECTION 4.4.3.A.4. OF THE LDC.
6. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
7. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
8. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
9. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
10. SIDEWALK EASEMENT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
11. LOT CONSOLIDATION REQUIRED TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
12. THERE ARE NO INDEMNITY EASEMENTS PRESENT ON-SITE.
13. ALL WORK WITHIN RIGHT-OF-WAY WILL REQUIRE REVIEW AND AN ENCROACHMENT PERMIT FROM THE JEFFERSON COUNTY ROAD DEPARTMENT.
14. THERE WILL BE NO NEW RESTROOM FACILITIES IN THE NEW BUILDING ADDITIONS.

### PARKING STATISTICS

OFFICE = 4,000 SQ. FT.  
MINIMUM REQUIRED PARKING SPACES: 1 SPACE PER 350 SQ. FT. = 4,000 / 350 = 11 SPACES  
MAXIMUM REQUIRED PARKING SPACES: 1 SPACE PER 200 SQ. FT. = 4,000 / 200 = 20 SPACES  
AUTO SERVICE ESTABLISHMENTS (110 EMPLOYEES)  
MINIMUM REQUIRED PARKING SPACES: 1 SPACE FOR EACH EMPLOYEE + 2 SPACES FOR EACH BAY = 10 + 8 = 18 SPACES  
MAXIMUM REQUIRED PARKING SPACES: 1 SPACE FOR EACH EMPLOYEE + 5 SPACES FOR EACH BAY = 10 + 20 = 30 SPACES  
REQUIRED SPACES  
TOTAL MINIMUM REQUIRED SPACES: OFFICE MIN. + AUTO SERVICE MIN. = 11 + 18 = 29 SPACES  
TOTAL MAXIMUM REQUIRED SPACES: OFFICE MAX. + AUTO SERVICE MAX. = 20 + 30 = 50 SPACES  
TOTAL NUMBER OF PARKING SPACES PROVIDED: 32 SPACES\*  
\* INCLUDES 2 HANDICAP SPACES AND 2 CARPOOL SPACES.

### LEGEND

- EMH = ELECTRIC MANHOLE
- SMH = SANITARY MANHOLE
- EP = EDGE OF PAVEMENT
- HP = HANDPUMP
- MB = MAIL BOX
- CRST = CRUSHED STONE
- LP = LIGHT POLE
- GM = GAS METER
- A/C = AIR CONDITIONER UNIT
- WM = WATER METER
- UD = UTILITY POLE
- CONC. = CONCRETE
- TL = TREE LINE
- X = WIRE FENCE
- CLM = CHAIN LINK FENCE W/ BARBED WIRE 8' OFF GROUND
- SF = BOARD FENCE
- EXC = EXISTING CONTOURS (1' INTERVAL)
- DB = DETENTION BASIN CONTOURS
- T.B.R. = TO BE REMOVED
- UP = UTILITY POLE
- EB = ELECTRIC BOX
- TR = TYPICAL
- NT = NEW TREE
- NB = NEW BUSH
- PSF = PROPOSED SURFACE FLOW

### MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
2. NO INCREASED SHEET FLOW VOLUME ONTO ADJACENT PROPERTIES. DRAINAGE SHALL BE DIRECTED TO ON-SITE STORM SYSTEMS AND CONSTRUCTION CAPACITY SHALL BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
3. INCREASE OF 113,449 SQ. FT. OF IMPERVIOUS AREA.
4. NO CHANGE IN DRAINAGE PATTERN WILL OCCUR.
5. TOTAL DISTURBANCE AREA IS 148,847 SQ. FT.
6. MSD & METRO APPROVALS ARE REQUIRED BEFORE CONSTRUCTION APPROVAL IS GRANTED.
7. NO INCREASE IN RUN-OFF VOLUME OR PEAK FLOW TO COLLINS LANE RIGHT-OF-WAY.
8. SANITARY SERVICE WILL BE PROVIDED BY AN EXISTING PROPERTY SERVICE CONNECTION, SUBJECT TO ANY FEES AND ANY APPLICABLE CHARGES.

### DETENTION CALCULATIONS

PROPOSED IMPROVED AREA = 113,449 SQ. FT. (2.604 AC.)  
PRE-DEVELOPMENT C<sub>100</sub> = 0.336  
POST-DEVELOPMENT C<sub>100</sub> = 0.749  
DETENTION = ΔCIA/12  
ΔC = 0.770 - 0.336 = 0.434  
I<sub>1</sub> = 3.2 INCHES  
I<sub>10</sub> = 4.5 INCHES  
I<sub>25</sub> = 5.2 INCHES  
I<sub>100</sub> = 6.2 INCHES  
D<sub>2</sub> = (0.434)(3.2)(3.601)/12 = 0.417 AC. FT.  
D<sub>10</sub> = (0.434)(4.5)(3.601)/12 = 0.505 AC. FT.  
D<sub>25</sub> = (0.434)(5.2)(3.601)/12 = 0.567 AC. FT.  
D<sub>100</sub> = (0.434)(6.2)(3.601)/12 = 0.807 AC. FT.

**DETENTION NOTE:**  
INSTALL DETENTION BASIN ON SITE AND REDUCE SIZE OF CRUSHED TO AREA TO ACCOMMODATE DETENTION REQUIREMENTS.  
ON-SITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE DEVELOPMENT PEAK FLOWS FOR THE 2, 10, 25 AND 100 YEAR STORM OR TO THE CAPACITY OF THE DOWNSYSTEM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.

### MSD EPSC STANDARD 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 approved EPSC plan during construction shall 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 fences.  
All stream crossings must utilize low-water crossing structures per MSD Standard Drawing ER-02.  
Sediment-laden groundwater encountered during trenching, boring, or other excavation activities shall be pumped to a sediment trapping device prior to being discharged into a stream, pond, swale, or catch basin.  
Where construction or land disturbing 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.

### PRELIMINARY APPROVAL DEVELOPMENT PLAN

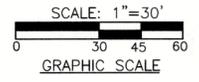
CONDITIONS:  
DATE: 06/26/19  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS

PRELIMINARY APPROVAL  
Condition of Approval:  
Date: 6-26-19  
LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

APPROVED DISTRICT DEVELOPMENT PLAN  
DOCKET NO.  
APPROVAL DATE  
EXPIRATION DATE  
SIGNATURE OF PLANNING COMMISSION

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

OWNER: LOUISVILLE GAS & ELECTRIC  
D.B. 4169 P. 46  
MAILING ADDRESS: 220 WEST MAIN STREET  
LOUISVILLE, KY 40202  
PARCEL ADDRESS: 3317 COLLINS LANE  
LOUISVILLE, KY 40245  
ZONING: PEC  
FORM DISTRICT: SUBURBAN WORKPLACE



**Binding Element**  
**Case No. 18ZONE1077**

**RESOLVED**, that the Louisville Metro Planning Commission does hereby **APPROVE** the Detailed District Development Plan, **DELETING** all Binding Elements associated with Docket # 13ZONE1031, located at 3311 Collins Ln, and **ADOPTING** the following Binding Elements for both properties:

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. 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.
4. 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 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.
  - c. The lots shall be consolidated with a minor plat or deed of consolidation, or other legal instrument.
5. 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.
6. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.

**Binding Element**  
**Case No. 18ZONE1077**

7. No idling of trucks shall take place within 200 feet of residential structures. No overnight idling of trucks shall be permitted on-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 August 1, 2019 Planning Commission public hearing.
10. Trucks that are required by the United States Department of Transportation to display a hazardous material placard may not be stored on the site for more than 24 hours unless otherwise required by law enforcement officers. Trucks stored more than 24 hours as required by law enforcement shall be examined every 24 hours to detect signs of hazardous material leakage. Any such inspection or examination shall be documented in a log book stating the date and time of inspection. The log book shall be maintained on the premises and be made available for inspection by code enforcement personnel.