

LEGEND

- EX. TREE
 - EX. FIRE HYDRANT
 - EX. LIGHT POLE
 - EX. UTILITY POLE
 - EX. SIGN
 - EX. PROPERTY LINE
 - EX. FENCE
 - EX. WATER LINE
 - EX. GAS LINE
 - EX. OVERHEAD ELECTRIC
 - EX. UNDERGROUND ELECTRIC
 - EX. SWALE
 - EX. STORM SEWER
 - EX. SANITARY SEWER
 - EX. CONCRETE
 - EX. EDGE OF PAVEMENT
 - PR. STORM SEWER w/ EPSC ROCK CHCK
 - PR. SANITARY SEWER
 - PR. PROPERTY SERVICE CONNECTION
 - PR. ELECTRIC W/ TRANSFORMER
 - PR. WATER LINE
 - PR. GAS LINE
 - PR. SWALE
 - PR. WALK (WITH ADA RAMPS AS REQ.)
 - PR. EDGE OF PAVEMENT
 - PR. FENCE
 - PR. SILT FENCE
 - PR. FIRE HYDRANT
 - PR. LIGHT POLE
 - PR. SIGN
 - PR. CARPOOL SPACE
- LIMITS OF PROPOSED BUILDING
- LIMITS OF STEEP SLOPE

EROSION CONTROL NOTES

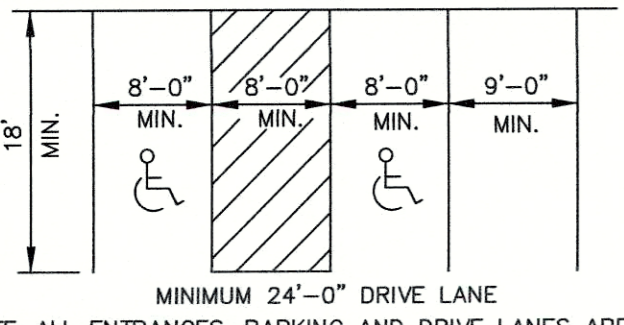
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

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. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH 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 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.



NOTE: ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.

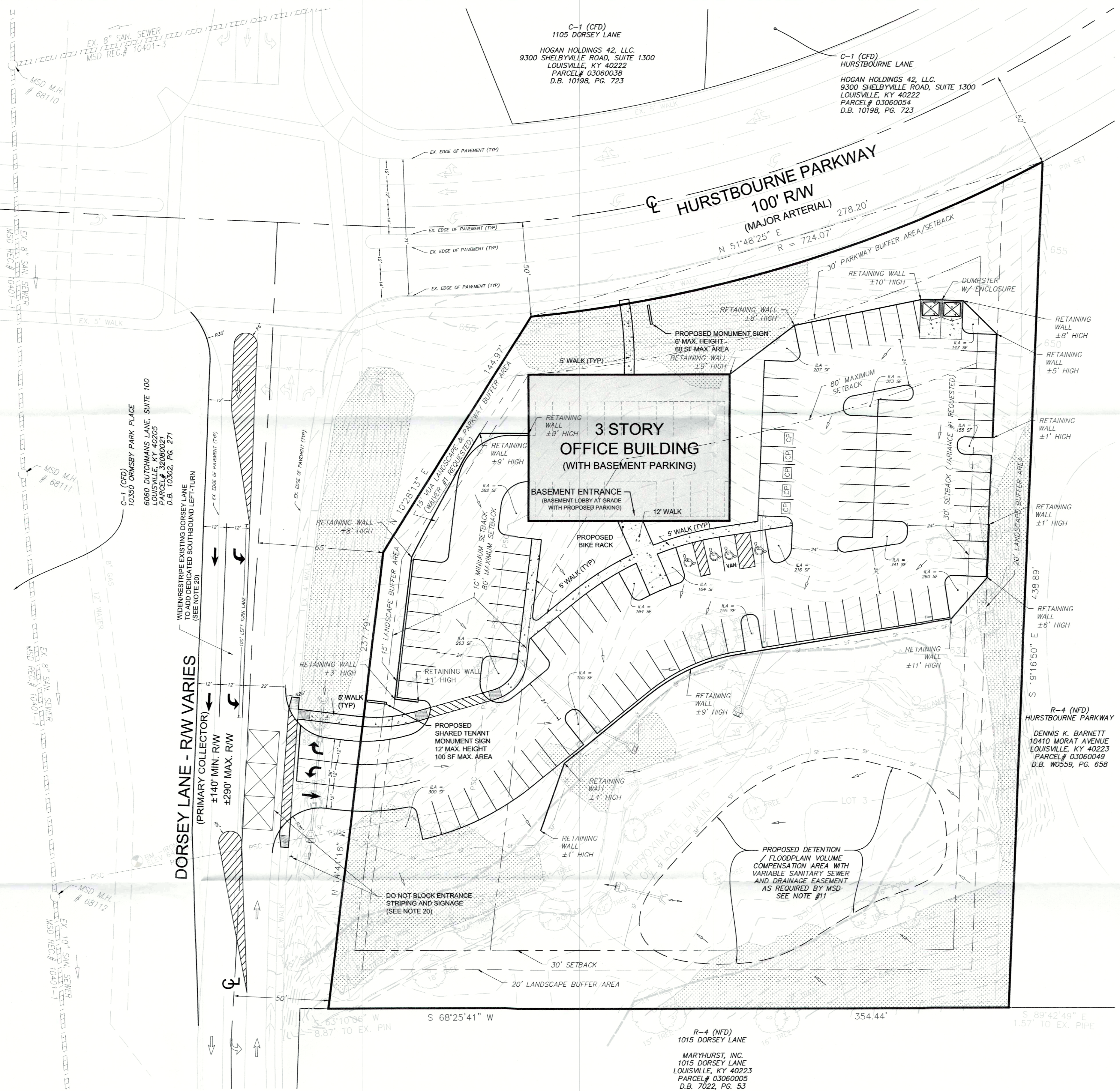
TYPICAL PARKING SPACE LAYOUT
NOT TO SCALE



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 WATERLINES). 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	Detaild by	Chk'd by	Approved By
2	10/14/16	AGENCY COMMENTS	JDC		
1	9/29/16	DORSEY LANE RE-STRIPE	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.



RUNOFF CALCULATIONS

$X = \frac{\Delta C}{\Delta C + 12}$
 $\Delta C = 0.95 - 0.30 = 0.65$
 $A = 126,190 \text{ S.F. (2.87 Ac.)}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.65)(126,190)(2.8)/12 = 19,138 \text{ CUBIC-FEET}$
 REQUIRED $X = 19,138 \text{ CU.FT.}$
 BASIN AREA = 10,000 S.F.
 TOTAL = 10,000 S.F. @ APPROX. 2 FT. DEPTH = 20,000 CU.FT. > 19,138 CU.FT.

NOTES

- 1) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW PSC CONNECTION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- 2) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- 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) THE DEVELOPMENT LIES IN THE MIDDLETOWN FIRE DISTRICT.
- 5) A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0031E REV. DECEMBER 5, 2006).
- 6) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
- 7) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- 8) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 9) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- 10) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 11) SITE MAY BE SUBJECT TO REGIONAL FACILITY FEE. DOWN STREAM CAPACITY TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. DETENTION OR RUNOFF VOLUME COMPENSATION MAY BE REQUIRED UPON VERIFICATION OF DOWNSTREAM SYSTEM.
- 12) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- 13) FLOODPLAIN COMPENSATION SHALL BE DONE ON SITE AT A RATIO OF 1 TO 1.
- 14) ANY DEVIATIONS FROM THE GENERAL KY10 PERMIT, INCLUDING STREAM BUFFER REQUIREMENTS, WILL REQUIRE KDOV APPROVAL.
- 15) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- 16) CONSTRUCTION PLANS, BOND, AND KY10 PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- 17) EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- 18) UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- 19) CITY OF LYNDON APPROVAL REQUIRED.
- 20) DORSEY LANE RE-STRIPE/IMPROVEMENTS FINAL DESIGN WILL BE COMPLETED BY ADAM KIRK DESIGN PER REQUIREMENTS OF CITY OF LYNDON'S ENGINEER (JIM BIRCH).
- 21) COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 22) ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
- 23) KDOV APPROVAL REQUIRED FOR ANY WORK IN THE FLOODPLAIN PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

LANDSCAPE DATA

PROPOSED V.I.A. 37,895 SF
 I.L.A. REQUIRED (7.5%) 2,827 SF
 I.L.A. PROVIDED 3,222 SF

TREE CANOPY CALCULATIONS

GROSS SITE AREA 126,190 SF
 CANOPY COVERAGE CLASS CLASS C
 AREA OF SITE WITH EX. TREE CANOPY 126,190 SF (100%)
 TREE CANOPY REQUIRED 220,549 SF (30%)
 TREE CANOPY PRESERVED T.B.D.*
 TREE CANOPY PLANTED 37,857 SF
 TOTAL TREE CANOPY PROVIDED 37,857 SF (30%)

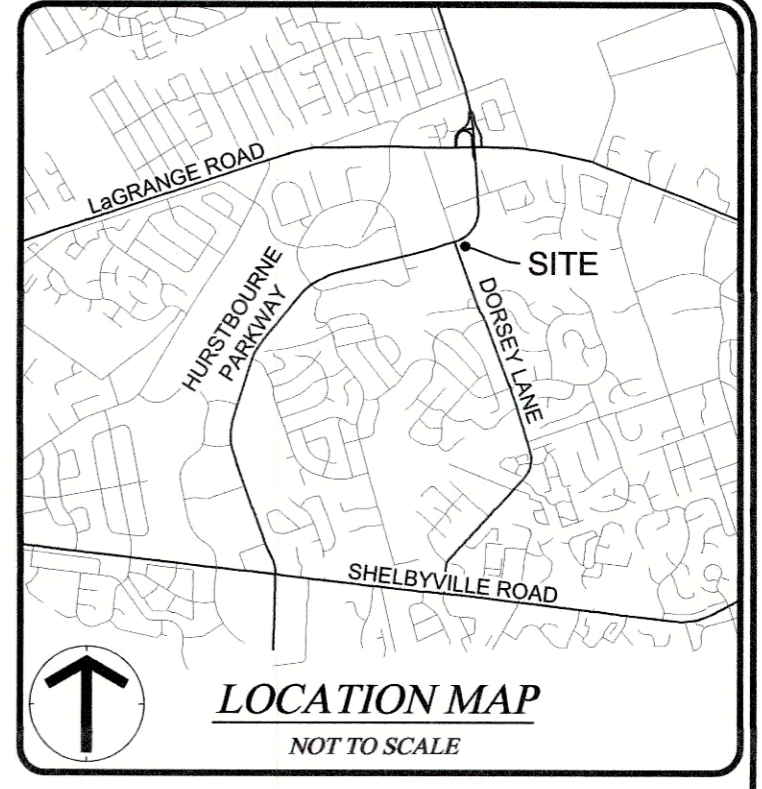
* TREE CANOPY PRESERVED/PLANTED WILL BE DETERMINE AT CONSTRUCTION STAGE BASED ON FINAL SITE DISTURBANCE AND TREE PRESERVATION.

VARIANCE REQUEST

- 1) VARIANCE REQUESTED FROM CHAPTER 5, PART 3, SECTION 5.3.1.C.5 - TABLE 5.3.2 OF THE LAND DEVELOPMENT CODE TO REDUCE BY TEN (10) FEET THE REQUIRED NON-RESIDENTIAL TO RESIDENTIAL (NO LOADING) SETBACK ALONG A PORTION OF THE EASTERN PROPERTY LINE TO ALLOW ENCROACHMENT OF PARKING AND RETAINING WALL.
- 2) VARIANCE REQUESTED FROM CHAPTER 5, PART 3, SECTION 5.3.1.C.5 - TABLE 5.3.2 OF THE LAND DEVELOPMENT CODE TO INCREASE THE MAXIMUM BUILDING HEIGHT AN ADDITIONAL SEVENTEEN (17) FEET FOR A TOTAL HEIGHT OF 47 FEET.

WAIVER REQUEST

- 1) WAIVER REQUESTED FROM CHAPTER 10, PART 3, SECTION 10.3.5.A.1 - TABLE 10.3.1 OF THE LAND DEVELOPMENT CODE TO REDUCE BY FIVE (5) FEET THE REQUIRED 100 L.F. - 15' PARKWAY BUFFER ALONG A PORTION OF DORSEY LANE TO PERMIT ENCROACHMENT OF THE PROPOSED DRIVE LANE AND RETAINING WALL.



OWNER

CHARLES INSURANCE COMPANY
 6060 DUTCHMANS LANE, SUITE 110
 LOUISVILLE, KY 40205

SITE DATA

1025 DORSEY LANE
 D.B. 10574, PG. 311
 TAX BLOCK 306, LOT 39

SETBACK DATA

MIN. FRONT YARD 30'
 MAX. FRONT YARD 80'
 MIN. STREET SIDE YARD 10'
 MAX. STREET SIDE YARD 80'
 SIDE YARD 30'
 REAR YARD 30'
 MAX. BUILDING HEIGHT 30'
 PR. BUILDING HEIGHT 47' (VARIANCE #2 REQUESTED)
 *EXCLUDES BASEMENT GARAGE

IMPERVIOUS AREA

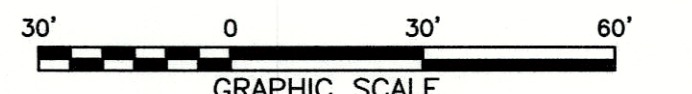
PRE NONE
 POST 48,516 S.F.

PARKING SUMMARY

OFFICE 24,000 SF
 MINIMUM PARKING REQUIRED (1 SPACE/250 SF) 96 SPACES
 MAXIMUM PARKING PERMITTED (1 SPACE/1000 SF) 120 SPACES
 TOTAL PARKING PROVIDED 118 SPACES*
 (INCLUDING 4 ADA SPACES & 5 CARPOOL SPACES)
 *INCLUDES 19 BASEMENT PARKING SPACES.

BICYCLE SUMMARY

SHORT TERM REQUIRED 2 SPACES
 LONG TERM REQUIRED 2 SPACES
 TOTAL SHORT/LONG TERM PARKING PROVIDED 4 SPACES
 NOTE: LONG TERM BIKE PARKING WILL BE PROVIDED INSIDE.



CASE# 16ZONE1039 WM# 11435

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 Louisville, KY 40202
 (502) 562-8412
 (502) 562-1413 Fax

NICKLIES DEVELOPMENT
 6060 Dutchmans Lane Suite 110
 Louisville, KY 40205

REZONING / DETAILED DEVELOPMENT PLAN FOR NICKLIES HURSTBOURNE/DORSEY OFFICE
 1025 DORSEY LANE
 LOUISVILLE, KY 40223

RECEIVED
 OCT 17 2016
 PLANNING & DESIGN SERVICES

JOB NO: 16022
 HORIZ. SCALE: 1"=30'
 VERT. SCALE: N/A
 DESIGNED BY: JDC
 DETAILED BY: JDC
 CHECKED BY: SWH
 DATE: SEPTEMBER 23, 2016

C11