

X:\A-Projects-2018\18071 - Nicklies - Hurstbourne-Dorsey Self Storage - Development Planning - PLOT DATE: March 04, 2019 - 7:32am

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
- LIMITS OF PROPOSED BUILDING
- LIMITS OF STEEP SLOPE

EROSION CONTROL NOTES

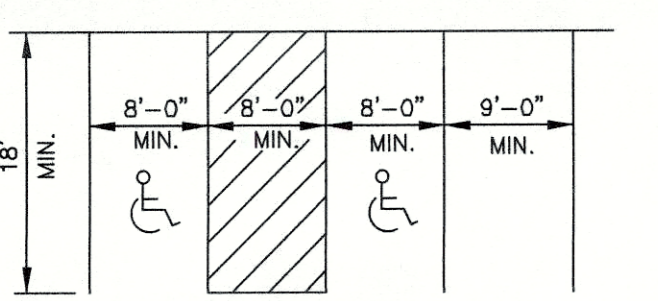
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER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



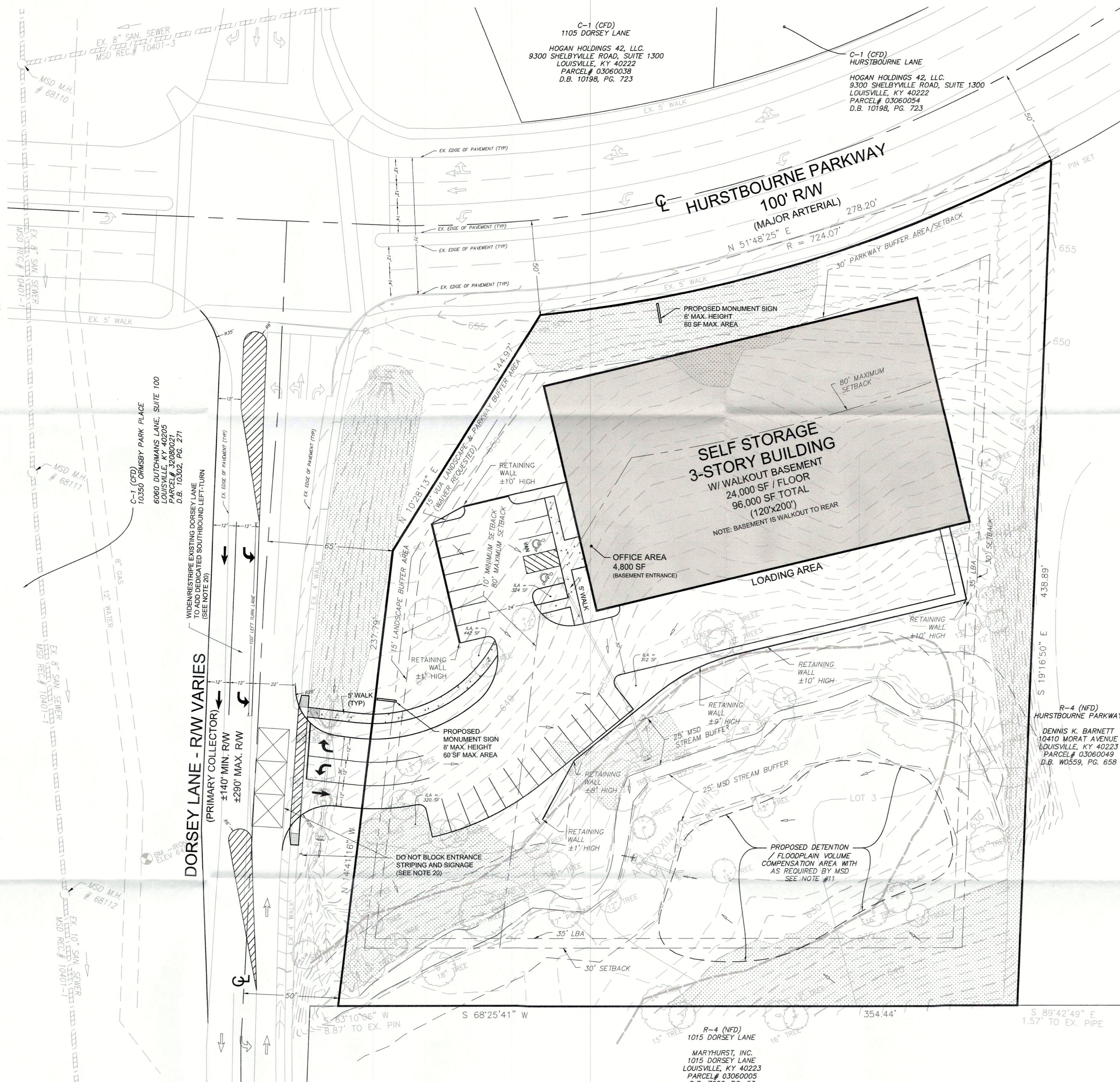
TYPICAL PARKING SPACE LAYOUT
NOT TO SCALE



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 | Detailled by |
|----------|--------|----------------------------------|--------------|
| 2 | 3/4/19 | AGENCY COMMENTS (1ST REVIEW) | JDC |
| 1 | 2/8/19 | AGENCY COMMENTS (PRE-APP 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.



RUNOFF CALCULATIONS

$Y = \Delta GRA/12$
 $\Delta C = 0.35 - 0.30 = 0.05$
 $A = 126,190 \text{ S.F. } (2,897 \text{ AC.})$
 $R = 2.8 \text{ INCHES}$
 $X = (0.85)(126,190)(2.8)/12 = 19,138 \text{ CUBIC-FEET}$
 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 DENER 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 SERVICED 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, (211100031E 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 MSA 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 ONSITE AT A RATIO OF 1.5 TO 1.
- 14) ANY DEVIATIONS FROM THE GENERAL KYRTO PERMIT, INCLUDING STREAM BUFFER REQUIREMENTS, WILL REQUIRE KIDOW APPROVAL.
- 15) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDINGS AREAS AS SET BY METRO PUBLIC WORKS.
- 16) CONSTRUCTION PLANS, BOND, AND KYTO 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) KIDOW APPROVAL REQUIRED FOR ANY WORK IN THE FLOODPLAIN PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

LANDSCAPE DATA

| | |
|--|-----------|
| PROPOSED AUTO V.U.A. | 11,709 SF |
| PROPOSED LOADING AREA V.U.A. | 8,258 SF |
| TOTAL V.U.A. | 17,968 SF |
| V.U.A. AREA REQUIRING L.L.A. (AUTO V.U.A.) | 11,709 SF |
| L.L.A. REQUIRED (0.5%) | 878 SF |
| L.L.A. PROVIDED | 878 SF |

TREE CANOPY CALCULATIONS

| | |
|-----------------------------------|-------------------|
| GROSS SITE AREA | 126,190 SF |
| CANOPY COVERAGE CLASS | CLASS C |
| AREA OF SITE WITH EX. TREE CANOPY | 220,549 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%) |

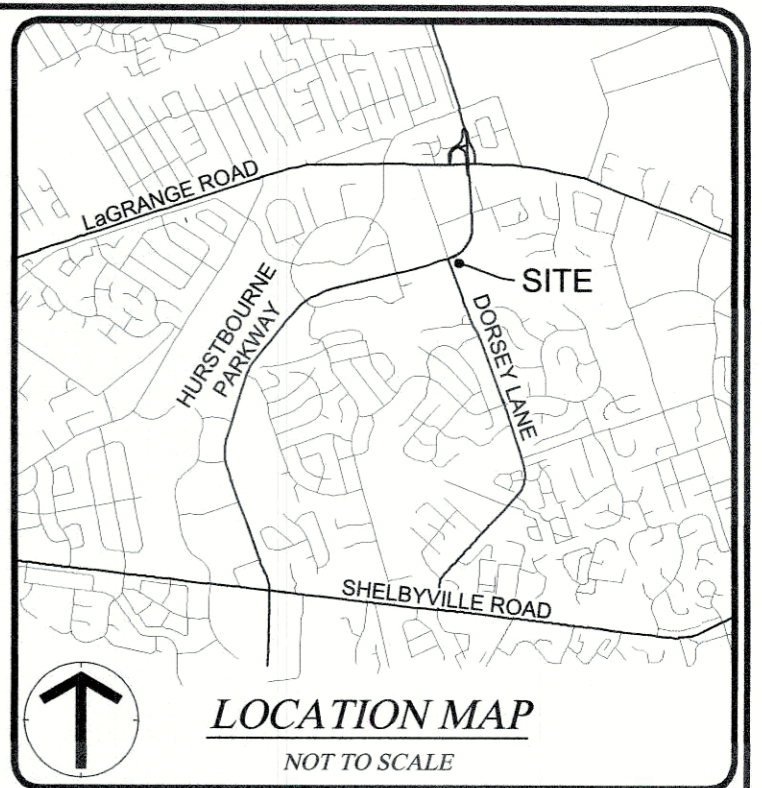
* TREE CANOPY PRESERVED/PLANTED WILL BE DETERMINE AT CONSTRUCTION STAGE BASED ON FINAL SITE DISTURBANCE AND TREE PRESERVATION.

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 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 LF - 15' PARKWAY BUFFER AND 15' V.U.A.-LBA ALONG A PORTION OF DORSEY LANE TO PERMIT ENCROACHMENT OF THE PROPOSED DRIVE LANE AND RETAINING WALL.
- 2) WAIVER REQUESTED FROM CHAPTER 5, PART 9, SECTION 5.9.2.A.1.b.i OF THE LAND DEVELOPMENT CODE TO MAKE THE REQUIRED WALK CONNECTION FROM THE BUILDING ENTRANCE TO THE EXISTING PUBLIC SIDEWALK ALONG HURSTBOURNE PARKWAY.



OWNER

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

SITE DATA

1025 DORSEY LANE
LOUISVILLE, KY 40223
D.B. 10574, PG. 311
TAX BLOCK 306, LOT 39

| | |
|-----------------|-------------------------------|
| TOTAL SITE AREA | 2,897 ACRES (126,190.275 SF) |
| FORM DISTRICT | NEIGHBORHOOD OR-3 |
| EX. ZONING | OR-3 |
| PR. ZONING | C-2 W/ CONDITIONAL USE PERMIT |
| EX. LAND USE | VACANT |
| PR. LAND USE | SELF STORAGE |
| F.A.R. | 0.76 |
| PR. BUILDING | 96,000 SF (24,000 SF / FLOOR) |

SETBACK DATA

| | |
|----------------------------|-----------------------------|
| MIN. FRONT YARD | 30' |
| MAX. FRONT YARD | 80' |
| MIN. STREET SIDE YARD | 10' |
| MAX. STREET SIDE YARD | 80' |
| REAR YARD | 30' |
| SEAR YARD | 30' |
| MAX. BUILDING HEIGHT | 47' (VARIANCE #1 REQUESTED) |
| PR. BUILDING HEIGHT | 47' (VARIANCE #1 REQUESTED) |
| *EXCLUDES WALKOUT BASEMENT | |

IMPERVIOUS AREA

| | |
|------|-----------|
| PRE | NONE |
| POST | 43,079 SF |

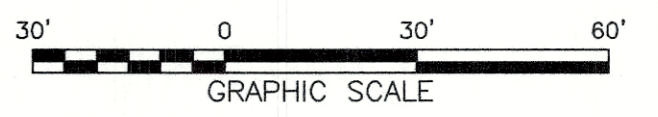
PARKING SUMMARY

| | |
|--|-----------|
| OFFICE | 4,800 SF |
| MINIMUM PARKING REQUIRED (1 SPACE/200 SF) | 14 SPACES |
| MAXIMUM PARKING PERMITTED (1 SPACE/200 SF) | 24 SPACES |
| TOTAL PARKING PROVIDED | 24 SPACES |
| (INCLUDING 2 ADA SPACES) | |

BICYCLE SUMMARY

| | |
|---------------------|-----|
| SHORT TERM REQUIRED | N/A |
| LONG TERM REQUIRED | N/A |

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PLANNING & DESIGN SERVICES



CASE# 18ZONE1082 RELATED CASE# 16ZONE1039 WM# 11435

HERITAGE ENGINEERING, LLC
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Louisville, KY 40202
(502) 562-1412
(502) 562-1413 Fax
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NICKLIES DEVELOPMENT
6060 Dutchmans Lane Suite 110
Louisville, KY 40205

**REZONING PLAN
GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN
CONDITIONAL USE PERMIT
FOR
HURSTBOURNE/DORSEY SELF STORAGE
1025 DORSEY LANE
LOUISVILLE, KY 40223**

JOB NO: 18071 (16022)
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DESIGNED BY: JDC
DETAILED BY: JDC
CHECKED BY: SWH
DATE: OCTOBER 23, 2018

**SHEET
C01**

18zone1082