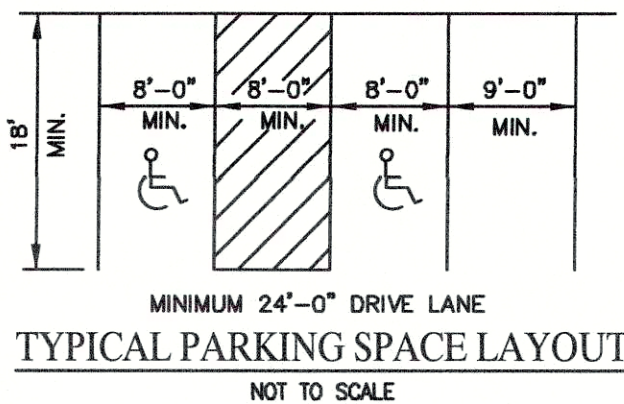
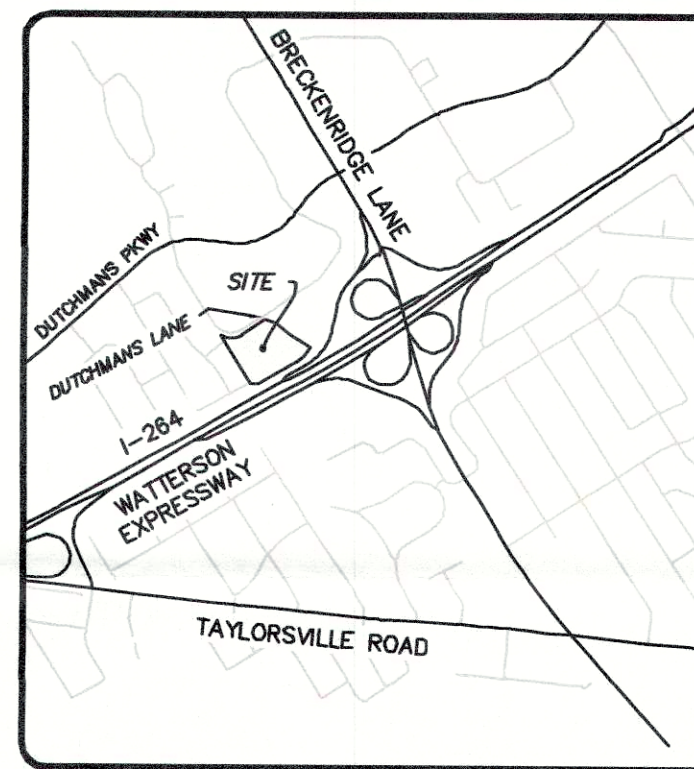




OTF (RCFD)  
6310 DUTCHMANS PARKWAY  
NTS/BRECKENRIDGE, LTD  
600 N. HURSTBOURNE PARKWAY  
SUITE 300  
LOUISVILLE, KY 40222

OTF (RCFD)  
6420 DUTCHMANS PARKWAY  
HCP SPRINGS MOB LOUISVILLE  
1920 MAIN STREET, SUITE 1200  
IRVINE, CA 92614  
D.B. 10337, PG. 118



LOCATION MAP  
NOT TO SCALE

#### EROSION CONTROL NOTES

- 1) 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.
- 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
- 4) 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.
- 5) SEDIMENT LOADED GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PLACED IN A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

#### 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'S / DEVELOPER'S EXPENSE.
- 2) THE DEVELOPMENT LIES IN THE LOUISVILLE #4 FIRE 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.

#### 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 PSC CONNECTION 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) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111100404E, REV. DECEMBER 5, 2006).
- 5) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 6) ONSITE DETENTION WILL BE REQUIRED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- 7) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL USA 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) ONSITE DETENTION WILL BE RECONFIGURED WITH UNDERGROUND STORAGE IN AREAS OF PAVEMENT EXPANSION INTO EXISTING BASIN. VOLUME LOST AS A RESULT OF FILL SHALL BE COMPENSATED WITH UNDERGROUND STORAGE VOLUME IN ADDITION TO POST-DEVELOPED PEAK FLOWS BEING LIMITED TO PRE-DEVELOPED PEAK FLOWS.
- 9) UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF THE MSD DESIGN MANUAL.

#### 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 RAMPS 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 SHALL BE 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, BOND, AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.

OWNER  
PARAGON CENTRE HOLDINGS, LLC  
6040 DUTCHMANS LANE  
LOUISVILLE, KY 40205

#### SITE DATA

|                       |                       |
|-----------------------|-----------------------|
| TRACT A               | TRACT B               |
| 6040 DUTCHMANS LANE   | 6060 DUTCHMANS LANE   |
| LOUISVILLE, KY 40205  | LOUISVILLE, KY 40205  |
| D.B. 8348, PG. 292    | D.B. 8348, PG. 292    |
| TAX BLOCK 918, LOT 83 | TAX BLOCK 918, LOT 84 |
| FORM DISTRICT         | REGIONAL CENTER       |
| EX. ZONING            | OR3                   |
| EX. LAND USE          | OFFICE                |
| PR. LAND USE          | OFFICE                |
| SITE AREA             |                       |
| TRACT A               | TRACT B               |
| 33.847 ACRES          | 34.028 ACRES          |
| TOTAL SITE AREA       | 67.875 ACRES          |
| EX. BUILDING AREA     | 138,080 SF            |
| PR. BUILDING AREA     | 4,723 SF              |
| TOTAL BUILDING AREA   | 142,803 SF            |
| F.A.R.                | 0.42                  |

#### LANDSCAPE DATA

|                              |              |
|------------------------------|--------------|
| EXISTING V.U.A.              | 184,595 S.F. |
| PROPOSED V.U.A.              | 53,452 S.F.  |
| TOTAL V.U.A.                 | 238,047 S.F. |
| V.U.A. AREA REQUIRING I.L.A. | 53,452 S.F.  |
| I.L.A. REQUIRED              | 4,009 SF     |
| I.L.A. PROVIDED              | 4,009 SF     |

LAND DEVELOPMENT CODE, CHAPTER 10, PART 2, SECTION 10.2.2.A.1.2&3 STATES: EXPANSION OF BUILDING, V.U.A. OR ANY COMBINATION OF BUILDING AND V.U.A. AREA BY MORE THAN TWENTY (20) PERCENT AND LESS THAN FIFTY (50) PERCENT - ONLY THE AREA OF THE NEW IMPROVEMENTS SHALL BE SUBJECT TO THE REQUIREMENTS OF CHAPTER 10, PART 2 OF THE LDC.

#### CODE REQUIREMENT CALCULATION:

|                        |              |
|------------------------|--------------|
| (TRACTS A & B)         |              |
| EXISTING V.U.A.        | 184,595 S.F. |
| PROPOSED V.U.A.        | 53,452 S.F.  |
| PERCENT OF INCREASE    | 32%          |
| EXISTING BUILDING AREA | 138,080 S.F. |
| PROPOSED BUILDING AREA | 4,723 S.F.   |
| PERCENT OF INCREASE    | 3.4%         |

#### VARIANCE REQUESTED

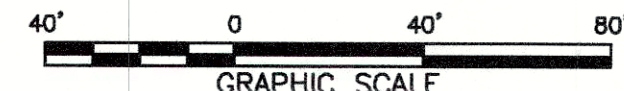
- 1) VARIANCE REQUESTED FROM SECTION 5.3.3.C.2.a OF THE LAND DEVELOPMENT CODE TO EXCEED THE 275-FT MAXIMUM FRONT YARD SETBACK 65-FT TO 135-FT (340-FT TO 410-FT).
- 2) SIDEWALK WAIVER REQUESTED FROM SECTION 5.8.1 OF THE LAND DEVELOPMENT CODE TO WAIVE THE SIDEWALK REQUIREMENTS FOR THIS PLAN.

#### APPROVED VARIANCE & WAIVERS

- A1) VARIANCE (APPROVED PER CASE# 15VARIANCE1055) FROM SECTION 5.3.3.C.2.a OF THE LAND DEVELOPMENT CODE TO REDUCE THE 50-FT NON RESIDENTIAL TO RESIDENTIAL SETBACK TO 10-FT TO ALLOW THE PROPOSED PARKING TO BE PLACED WITHIN 10-FT OF THE EXISTING PROPERTY LINE.
- A2) WAIVER (APPROVED PER CASE# 15VARIANCE1055) FROM SECTION 10.2.4.A AND 10.2.10 OF THE LAND DEVELOPMENT CODE TO REDUCE THE 35-FT PROPERTY PERMETER LANDSCAPE BUFFER AND 15-FT VEHICLE USE AREA LANDSCAPE BUFFER TO 10-FT TO ALLOW THE PROPOSED PARKING TO BE CONSTRUCTED.
- A3) WAIVER (APPROVED PER CASE# 15VARIANCE1055) FROM SECTION 10.2.7 OF THE LAND DEVELOPMENT CODE TO REDUCE THE 35-FT EXPRESSWAY LANDSCAPE BUFFER TO 10-FT TO ALLOW THE PROPOSED PARKING TO BE CONSTRUCTED.

#### APPROVED SIDEWALK WAIVER

- A4) SIDEWALK WAIVER (APPROVED PER CASE# 15VARIANCE1055) FROM SECTION 5.8.1 OF THE LAND DEVELOPMENT CODE TO WAIVE THE SIDEWALK REQUIREMENTS.



#### LEGEND

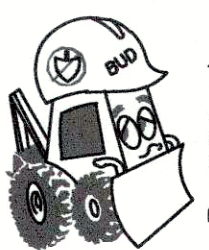
NOT TO SCALE

- EX. TREE
- EX. UTILITY POLE
- EX. SIGN
- EX. PROPERTY LINE
- EX. FENCE
- EX. OVERHEAD ELECTRIC
- EX. UNDERGROUND ELECTRIC
- EX. SWALE
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. CONCRETE
- PR. LIMITS OF DETENTION/LANE
- PR. CONCRETE
- PR. EDGE OF PAVEMENT
- PR. SILT FENCE
- LIMITS OF EXISTING BUILDING
- LIMITS OF PROPOSED BUILDING
- LIMITS OF EXISTING PAVEMENT/PARKING
- LIMITS OF PROPOSED PAVEMENT/PARKING

#### 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     | SWH |
|----------|--------|-----------------|-----|
| 1        | 7/2/18 | Agency Comments | SWH |



The New Look For Digging Safely in Kentucky  
**Kentucky 811**  
Call 811 Before You Dig

#### 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.

**HERITAGE ENGINEERING, LLC**  
602 South 4th Street  
Suite 100  
Jeffersonville, KY 40302  
(502) 562-1412  
(502) 562-1413 Fax

**NICKLIES DEVELOPMENT**  
6080 Dutchmans Lane Suite 110  
Louisville, KY 40205

CATEGORY 2B DEVELOPMENT PLAN  
FOR  
PARAGON CENTRE  
6040 & 6060 DUTCHMANS LANE  
LOUISVILLE, KY 40205

JOB NO: 15013  
HORIZ. SCALE: 1"=40'  
VERT. SCALE: N/A  
DESIGNED BY: JDC  
DETAILED BY: JDC  
CHECKED BY: SWH  
DATE: JUNE 11, 2018

SHEET  
**C05**

CASE# 15MISC1012 & 15VARIANCE1055 WM# 11253

18DEVPLAN1105

18 DEVPLAN 1105