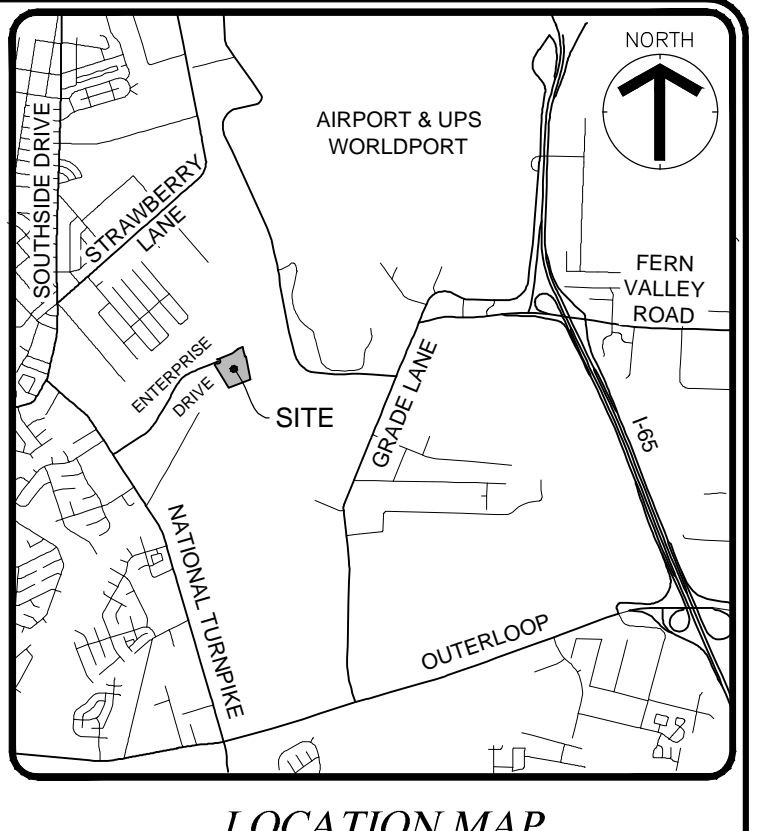
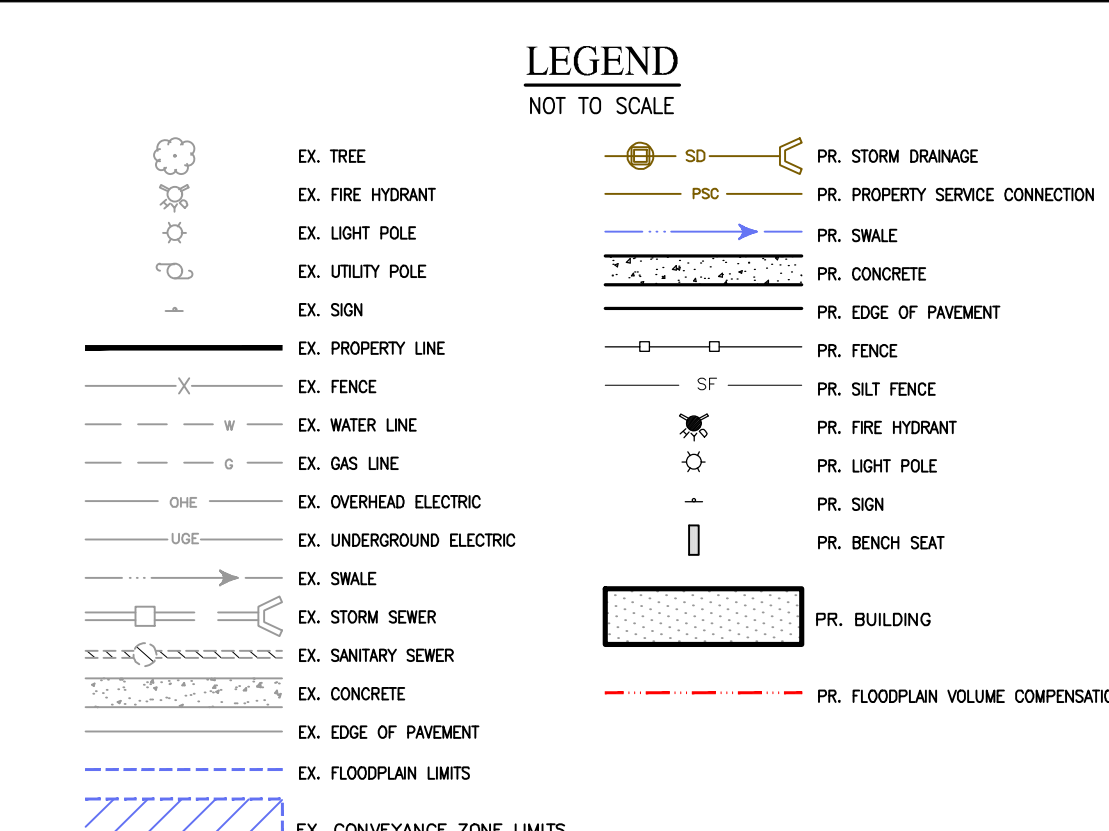
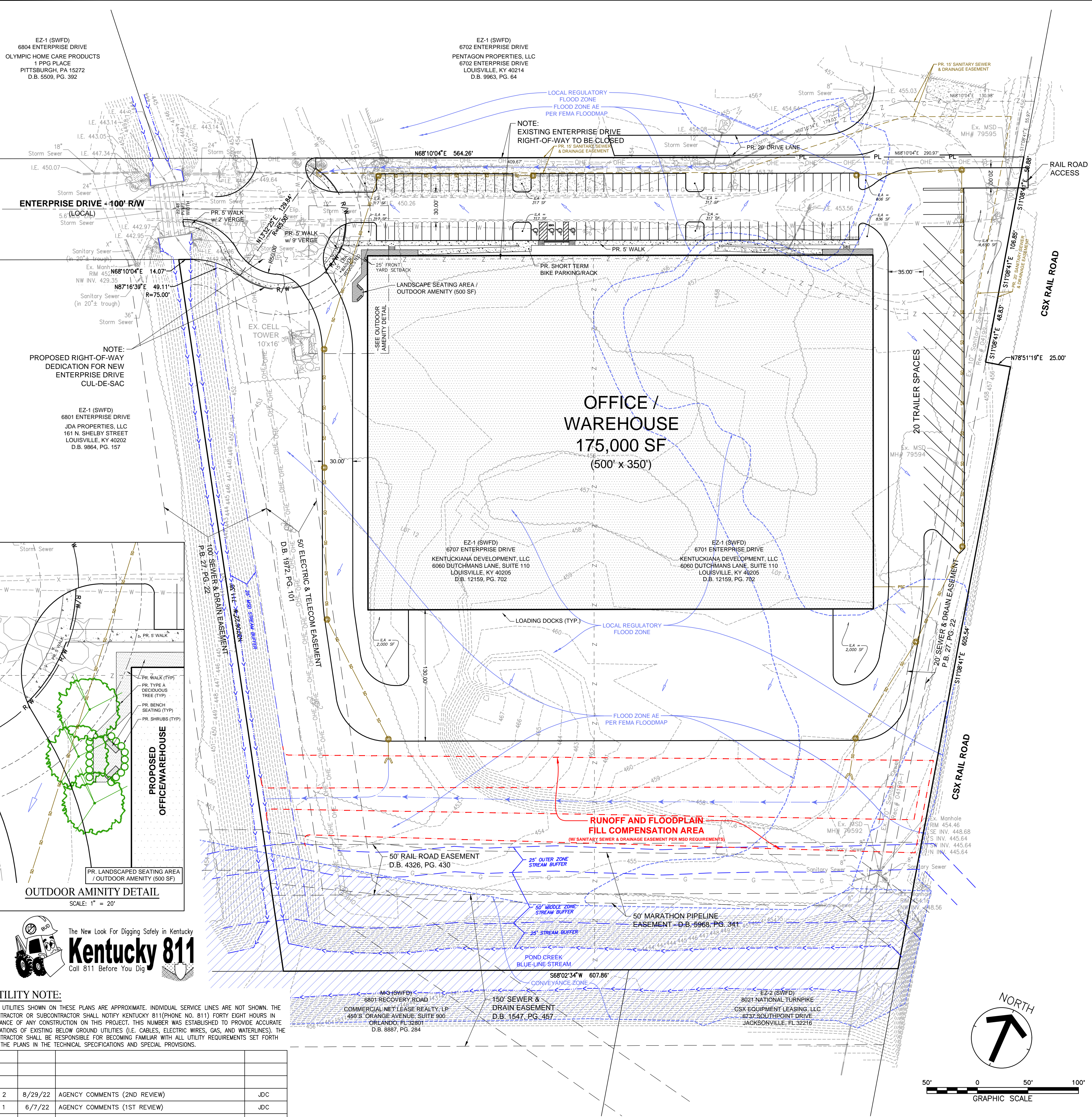
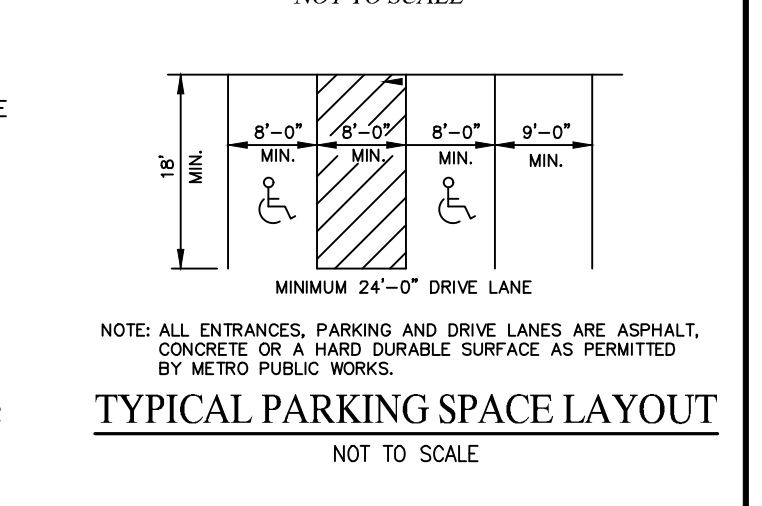


X:\Projects-2021\21061 - Nicklies-Enterprise Drive\Development Plan.dwg - Enterprise Drive - Development Plan.dwg - Plot Date: August 29, 2022 - 12:41 pm



- 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 SHALL BE FOR THE FARBULE FIRE PROTECTION DISTRICT.
 - 3) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJACENT 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 PROTECT LANDSCAPE AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
 - 8) DEED OF CONSOLIDATION TO BE RECORDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.



- 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.
 - 6) RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

WAIVER REQUEST

1) A WAIVER IS REQUESTED FROM CHAPTER 10, PART 2, SECTION 10-0-3.3 OF THE LAND DEVELOPMENT CODE TO ALLOW THE REQUIRED VUA-LBA TO BE SHOWN WITHIN THE MAXIMUM 50% VUA-LBA EASEMENT OVERLAP FOR THE EXISTING UTILITIES LOCATED ALONG THE EXISTING RIGHT-OF-WAY. PLANTINGS (TREES AND SHRUBS) WILL BE INSTALLED ALONG THE FRONTAGE AS REQUIRED BY CODE.

- 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 PSC AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TRATED 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. (2111C0092F - 2/26/2021).
 - 5) AN EPSC 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 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.
 - 8) ANY FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ONSITE AT A 1.5:1 RATIO.
 - 9) KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - 10) MSD FLOODPLAIN PERMIT REQUIRED.
 - 11) LOWEST FINISH FLOOR TO BE AT OR ABOVE 457.6 AND LOWEST MACHINERY TO BE AT OR ABOVE 458.6.

OWNER
KENTUCKIANA DEVELOPMENT, LLC.
6060 DUTCHMANS LANE, SUITE 110
LOUISVILLE, KY 40205-3277

IMPERVIOUS AREA
PRE 47,299 SF
POST 318,553 SF

SITE DATA

6701 ENTERPRISE DRIVE LOUISVILLE, KY 40214 D.B. 12159, PG. 702	6707 ENTERPRISE DRIVE LOUISVILLE, KY 40214 D.B. 12159, PG. 702
TAX BLOCK 2318, LOT 13	TAX BLOCK 2318, LOT 12
6701 SITE AREA +5.62 ACRES	6707 SITE AREA +5.78 ACRES
R/W CLOSURE AREA +2.04 ACRES	R/W DEDICATION AREA -0.06 ACRES
TOTAL SITE AREA 27.35 ACRES	FORM DISTRICT SUBURBAN WORKPLACE
EX. ZONING EZ-1	EX. LAND USE VACANT
PR. LAND USE OFFICE WAREHOUSE	BUILDING 175,000 SF
FLOOR AREA RATIO (0.0 MAX.) 0.3	

FLOODPLAIN COMPENSATION CALCS

COMPOSITE C (EXISTING)	ACRES
IMPERVIOUS	0.95
OPEN SPACE	0.26
TOTAL	0.29

COMPOSITE C (PROPOSED)	ACRES
IMPERVIOUS	0.95
OPEN SPACE	0.26
TOTAL	0.63

PARKING SUMMARY

OFFICE AREA = 5,000 SF	MIN. PARKING REQUIRED (1 SPACE/400 SF)	13 SPACES
MAX. PARKING PERMITTED (1 SPACE/210 SF)		33 SPACES
INDUSTRIAL WAREHOUSE = 170,000 SF (PRIMARY GOODS STORAGE OR HANDLING)	MIN. PARKING REQUIRED (1 SPACE/10,000 SF)	17 SPACES
MAX. PARKING PERMITTED (1 SPACE/500 SF)		340 SPACES
TOTAL MINIMUM PARKING REQUIRED		30 SPACES
TOTAL MAXIMUM PARKING REQUIRED		373 SPACES
TOTAL PARKING PROVIDED		97 SPACES
	(INCLUDING 4 ADA SPACES)	

AREA OF DISTURBANCE 458,534 SF

INCREASED STORM RUNOFF	36,529 CF
*1.5	54,794 CF
FILL IN FLOODPLAIN	288,414 CF
*1.5	432,621 CF
TOTAL FLOODPLAIN COMPENSATION REQUIRED	487,415 CF
FLOODPLAIN COMPENSATION PROVIDED	550,044 CF
DIFFERENCE	62,629 CF

BICYCLE SUMMARY

INDUSTRIAL WAREHOUSE	PARKING REQ. (3 SPACES OR 10% OF REG. PARKING)	3 SPACES
PARKING PROVIDED		3 SPACES

NOTE: LONG TERM PARKING MAY BE PROVIDED INDOORS.

SETBACK DATA

MIN. FRONT YARD	25'
SIDE YARD	NONE
REAR YARD	NONE
MAX. BUILDING HEIGHT	50'
PR. BUILDING HEIGHT	1 STORY

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	588,060 SF (13.5 AC.)
TOTAL TREE CANOPY REQUIRED (SEE NOTE BELOW)	147,015 SF (25%)
EXISTING TREE CANOPY TO BE PRESERVED	NONE
TOTAL TREE CANOPY TO BE PLANTED	147,015 SF (25%)

NOTE: 5% REDUCTION FOR COOL ROOF HEAT ISLAND REDUCING TECHNOLOGY USED ON NEW BUILDING.

LANDSCAPE DATA

PROPOSED V.I.A.	140,456 SF
I.L.A. REQUIRED (7.5%)	10,534 SF
I.L.A. PROVIDED (9.3%)	10,552 SF

OUTDOOR AMENITIES

AREA REQUIRED (10% OF OFFICE SF)	500 SF
AREA PROVIDED (LANDSCAPING, PATIO PLAZA & SEATING AREAS)	500 SF

CASE# 22-CAT3-0003 WM# 10223
RELATED CASE# 22-STRCLOSURE-0015
AND 22-WAIVER-0155



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	Detalled by
2	8/29/22	AGENCY COMMENTS (2ND REVIEW)	JDC
1	6/7/22	AGENCY COMMENTS (1ST REVIEW)	JDC

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

ENGINEER:

NICKLIES DEVELOPMENT
6060 Dutchmans Lane Suite 110
Louisville, KY 40205

DEVELOPER:

CATEGORY 3 DEVELOPMENT PLAN FOR NICKLIES - ENTERPRISE DRIVE 6701 & 6707 ENTERPRISE DRIVE LOUISVILLE, KY 40214

PROJECT:

JOB NO: 21061
HORIZ. SCALE: 1"=50'
VERT SCALE: N/A
DESIGNED BY: JDC
DETAILED BY: JDC
CHECKED BY: SWH
DATE: FEBRUARY 4, 2022

SHEET
DP1
(03)