

X:\A-Projects-2016\16022 - C11 - Nicklies - Hurstbourne-Dorsey Office - Development Planning - Plot Date: October 14, 2016 - 1:11pm

LEGEND

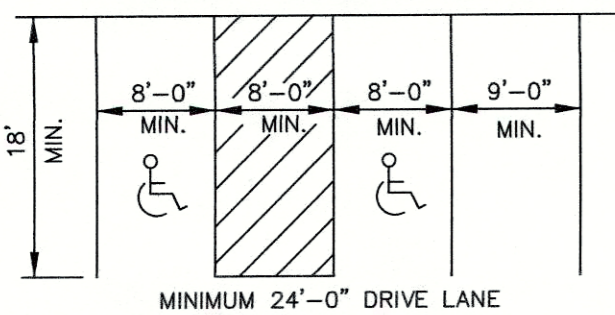
- EX. TREE
EX. FIRE HYDRANT
EX. LIGHT POLE
EX. UTILITY POLE
EX. SIGN
EX. PROPERTY LINE
EX. FENCE
EX. WATER LINE
EX. GAS LINE
EX. OVERHEAD ELECTRIC
EX. UNDERGROUND ELECTRIC
EX. SWALE
EX. STORM SEWER
EX. SANITARY SEWER
EX. CONCRETE
EX. EDGE OF PAVEMENT
PR. STORM SEWER w/ EPSC ROCK CHCK
PR. SANITARY SEWER
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

APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 16zone1039
APPROVAL DATE: Dec 15, 2016
EXPIRATION DATE: Jan 23, 2019
SIGNATURE OF PLANNING COMMISSION
PLANNING

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

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.



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

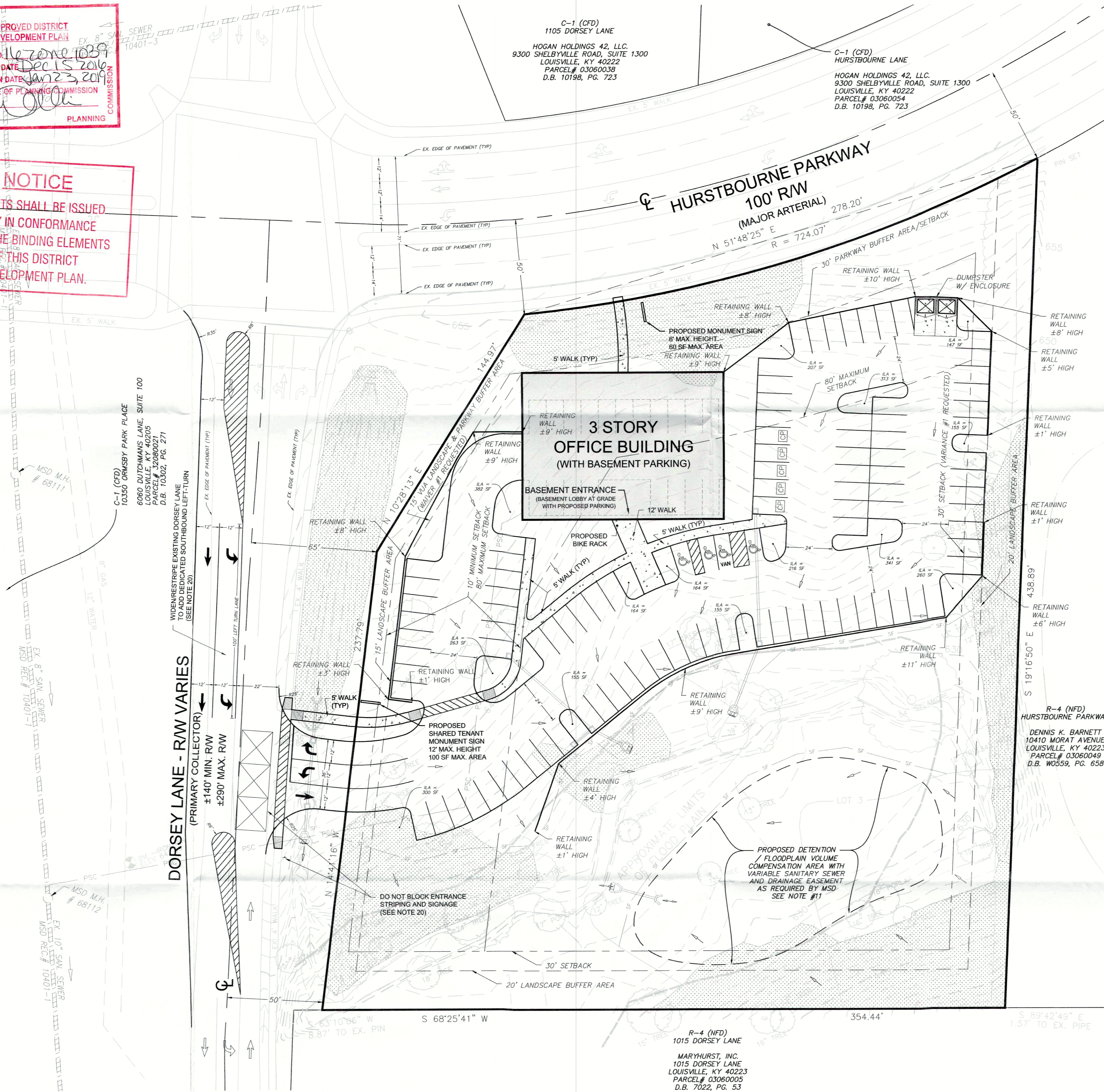
UTILITY NOTE:

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.

Table with 5 columns: Revision, Date, Description, Detailed by, Approved by. Row 1: 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 = ΔCORA/12
ΔC = 0.95-0.30=0.65
A = 126,190 SF. (2.897 Ac.)
R = 2.8 INCHES
X = (0.65)(126,190)(2.8)/12 = 19,138 CUBIC-FEET REQUIRED X = 19,138 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 SERVICE 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 WATER 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.U.A 37,895 SF
I.L.A. REQUIRED (75%) 2,827 SF
I.L.A. PROVIDED 3,222 SF

TREE CANOPY CALCULATIONS

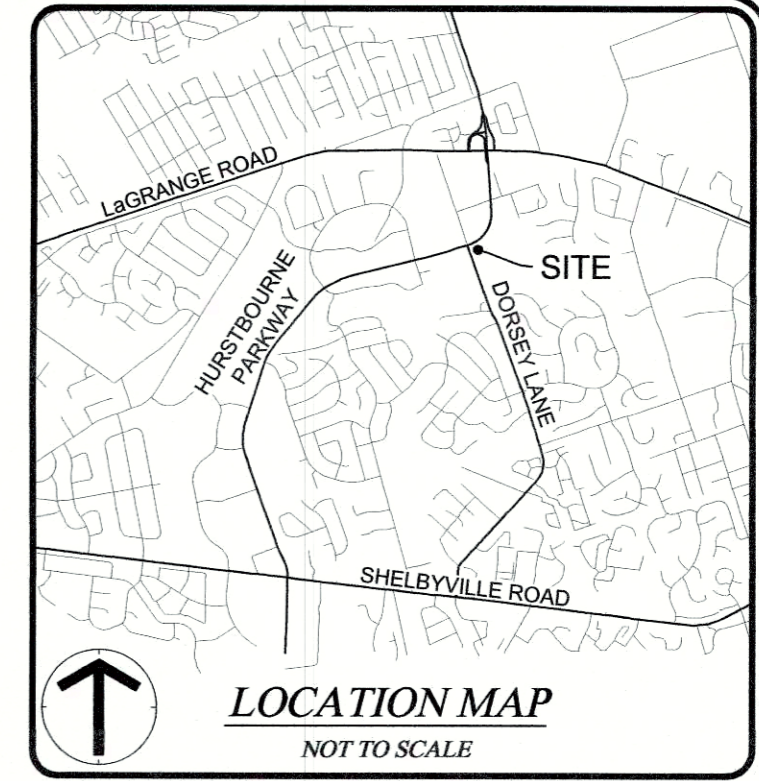
GROSS SITE AREA 126,190 SF
CANOPY COVERAGE CLASS CLASS C (100%)
AREA OF SITE WITH EX. TREE CANOPY 220,549 SF (30%)
TREE CANOPY REQUIRED 220,549 SF (30%)
TREE CANOPY PRESERVED 1,800 SF
TOTAL TREE CANOPY PLANTED 37,857 SF (30%)
TOTAL TREE CANOPY PROVIDED 37,857 SF (30%)
* TREE CANOPY PRESERVED/PLANTED WILL BE DETERMINED 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 LF - 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
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 R-4
PR. ZONING OR-3
EX. LAND USE VACANT
PR. LAND USE OFFICE
F.A.R. 0.19
PR. BUILDING 24,000 SF (8,000 SF / FLOOR)

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 MINIMUM PARKING REQUIRED (1 SPACE/200 SF) 24,000 SF
MAXIMUM PARKING PERMITTED (0 SPACE/200 SF) 120 SPACES
TOTAL PARKING PROVIDED 118 SPACES*
(INCLUDING 4 ADA SPACES & 5 CARPOOL SPACES)
*INCLUDES 19 BASEMENT PARKING SPACES.

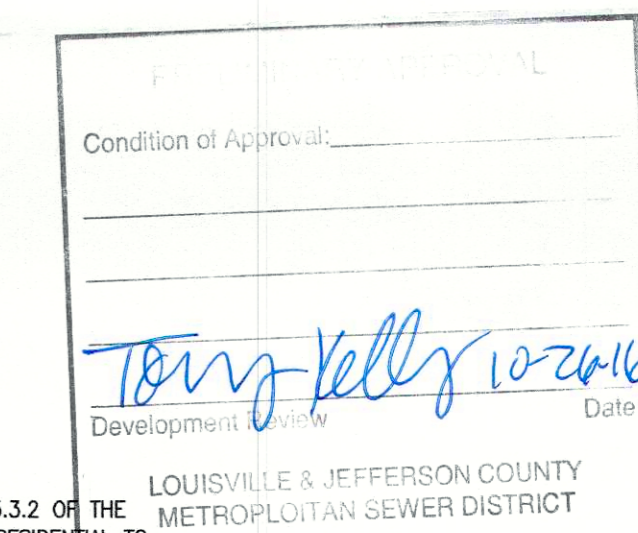
BICYCLE SUMMARY

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.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

By: [Signature]
DATE: 10/20/16
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

Development Date: 10/20/16

RECEIVED
OCT 17 2016
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

SHEET

C11

GRAPHIC SCALE 30' 0 30' 60'

CASE# 16ZONE1039 WM# 11435

HERITAGE ENGINEERING, LLC
603 North Shore Drive
Louisville, KY 40202
(502) 562-1412
(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
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

SHEET

C11

GRAPHIC SCALE 30' 0 30' 60'

CASE# 16ZONE1039 WM# 11435

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 and to the City of Lyndon for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed 24,000 square feet of gross floor area.
3. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
4. 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.
5. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested:
 - (a) The development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District.
 - (b) Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - (c) 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.
 - (d) A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
6. 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.
7. 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.
8. The property owner shall provide a cross over access easement if the property to the east is ever developed for a nonresidential use. A copy of the signed easement agreement shall be provided to Planning Commission staff upon request.
9. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the December 15, 2016 Planning Commission meeting.