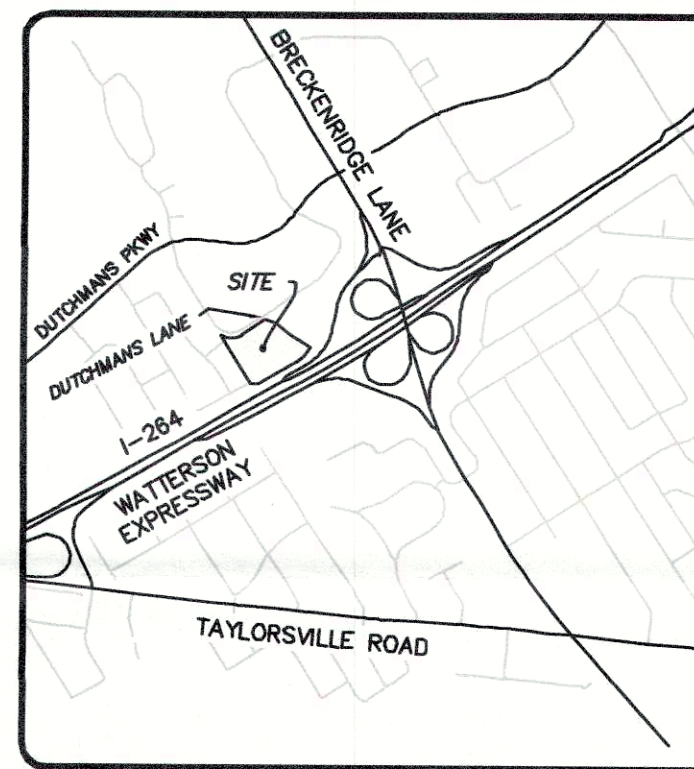


TYPICAL PARKING SPACE LAYOUT
NOT TO SCALE

OTF (RCFD)
6420 DUTCHMANS PARKWAY
HCP SPRINGS MOB LOUISVILLE
1820 MAIN STREET, SUITE 1200
IRVINE, CA 92614
D.B. 10337, PG. 118

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



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 LADEN 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 / 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

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

- 1) VARIANCE (APPROVED PER CASE# 15VARIANCE1055) FROM SECTION 5.3.3.C.2.a OF THE LAND DEVELOPMENT CODE TO REDUCE THE 60'-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.
- 2) 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.
- 3) 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

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

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 S.F.
I.L.A. PROVIDED	4,009 S.F.
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%

SETBACK DATA

MIN. FRONT YARD	65' FRONT C/L
MAX. FRONT YARD	275' FROM C/L
STREET SIDE YARD	30' FROM C/L
SIDE YARD	NONE
REAR YARD	NONE
MAX. BUILDING HEIGHT	60' (Building Height 25')

PARKING SUMMARY

EX. OFFICE	138,080 S.F.
PR. OFFICE (CORPORATE SPACE)	4,723 S.F.
TOTAL OFFICE AREA	142,803 S.F.
MINIMUM PARKING REQUIRED (1 SPACE/260 S.F.)	408 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/260 S.F.)	714 SPACES
EXISTING PARKING	472 SPACES
PROPOSED PARKING	160 SPACES*
TOTAL PARKING PROVIDED	632 SPACES

* PARKING PROPOSED AND APPROVED PER CASE# 15VARIANCE1055 MAY BE CONSTRUCTED SEPARATE FROM PROPOSED OFFICE (CORPORATE SPACE).

TREE CANOPY CALCULATIONS

GROSS SITE AREA	343,079 S.F.
CANOPY COVERAGE CLASS	CLASS C (20%-40%)
AREA OF SITE WITH EX. TREE CANOPY	36,500 S.F. (10%)
TREE CANOPY PRESERVED	28,300 S.F. (8%)
TREE CANOPY REQUIRED (SEE NOTE BELOW)	20,585 S.F. (6%)
TOTAL TREE CANOPY PROVIDED	48,885 S.F. (14%)
TOTAL TREE CANOPY REQUIRED (SEE NOTE BELOW)	30,877 S.F. (9%)

LAND DEVELOPMENT CODE, CHAPTER 10, PART 1, SECTION 10.1.2.B.3 STATES: ANY DEVELOPMENT SITE ON WHICH THERE IS AN INCREASE IN BUILDING AREA OR IMPERVIOUS SURFACE AREA BY MORE THAN TWENTY (20) PERCENT AND LESS THAN FIFTY (50) PERCENT SHALL PROVIDE ONE-HALF (1/2) THE TREE CANOPY REQUIRED BY THIS PART.

CODE REQUIREMENT CALCULATION:

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%

CASE# 15MISC1012 & 15VARIANCE1055 WM# 11253

LEGEND

NOT TO SCALE

- EX. TREE
- EX. UTILITY POLE
- EX. SIGN
- EX. PROPERTY LINE
- EX. FENCE
- EX. OVERHEAD ELECTRIC
- EX. UNDERGROUND ELECTRIC
- EX. DRAIN
- 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:

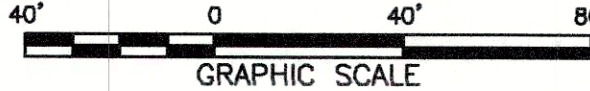
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING 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



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.



ENGINEER:
HERITAGE ENGINEERING, LLC
642 South 4th Street
Suite 100
Louisville, KY 40202
(502) 562-1412
(502) 562-1413 Fax

DEVELOPER:
NICKLIES DEVELOPMENT
6060 Dutchmans Lane Suite 110
Louisville, KY 40205

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

PROJECT:

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

18DEVPLAN1105

18 DEV PLAN 1105