



**LEGEND**

—●—	Boundary	⊗	Water Valve
- - - -	Right of Way	⊗	Fire Hydrant
- - - -	Adjacent Property	⊗	Gas Valve
- - - -	Easement	⊗	Sanitary Sewer Manhole
- - - -	Zoning boundary	⊗	Storm Sewer Manhole
- - - -	SAN	⊗	Telephone Manhole
- - - -	WTR	⊗	Guy wire anchor
- - - -	GAS	⊗	Power pole
- - - -	UGE	⊗	Telephone Pedestal
- - - -	UGT	⊗	Pull Box
⊗	Light Pole	⊗	Bollard
⊗	Curb Inlet	⊗	Water Meter
✕	Existing Bradford Peas To Be Removed		

**NORTHWESTERN MUTUAL CITIZEN ENGINEERING**  
**OWNER/ DEVELOPER ENGINEER**  
 140 WHITTINGTON PARKWAY LLC 415 E MARKET STREET #102  
 3601 RIVER RIDGE CV LOUISVILLE, KY 40202  
 PROSPECT, KY 40059-8038

**SETBACK DATA**

MIN FRONT YARD	MIN SIDE STREET YARD	MAX FRONT YARD	MIN SIDE YARD (EACH)	MIN REAR YARD	MAX BUILDING HEIGHT
0'	0'	5'	5'	5'	45'

**VEHICLE USE DATA**

EXISTING PARKING LOT	35,064 SF
PROPOSED ADDITIONAL PARKING LOT	6,511 SF
% PARKING LOT EXPANSION	18.5%

**LANDSCAPE DATA**

REQUIREMENT - less than 10 parking spaces added	0%
TOTAL PROPOSED VEHICLE USE AREA (VUA)	6,511 SF
ILA REQUIRED	0SF
ILA PROVIDED	1,070 SF

**TREE CANOPY DATA**

SITE AREA	TREE CANOPY CLASS	PRESERVED	REQUIRED TREE CANOPY	TOTAL PROPOSED	TOTAL COMBINED
77,518 SF 1.78 ACRES	A	32,880 SF 42%	3,876 SF 5%	7,776 SF	40,656 SF 52%

**EXISTING TREE INVENTORY**

EXISTING	REMOVE	PRESERVE	
12-6" caliper Red Maple @ 960 SF credit each = 11,520 SF	11,520 SF	11,520 SF	
15-6" caliper Green Ash @ 960 SF credit each = 14,400 SF	2,880 SF	11,520 SF	
5-15" caliper Pecan @ 1,200 SF credit each = 6,000 SF	6,000 SF	6,000 SF	
4-6" caliper Little Leaf Linden @ 960 SF credit each = 3,840 SF	3,840 SF	3,840 SF	
11-12" caliper Columnar Red Maple @ 1,200 SF credit each = 13,200 SF	13,200 SF	13,200 SF	
2-6' tall Hinoki Cypress @ 432 SF credit each = 864 SF	864 SF	864 SF	
1-15' tall American Holly @ 1,200 SF credit each = 1,200 SF	1,200 SF	1,200 SF	
<b>TOTALS:</b>	<b>51,024 SF</b>	<b>18,144 SF</b>	<b>32,880 SF</b>

**PROPOSED PLANT SCHEDULE**

Trees	EXISTING	REMOVE	PRESERVE
4- NS- <i>Nyssa sylvatica</i> 'Tupelo Tower' - Tupelo Tower Blackgum 2" caliper B&B @ 720 SF = 2,880 SF			
2- QC- <i>Quercus coccinea</i> - Scarlet Oaks 3" caliper B&B @ 720 SF = 1,440 SF			
8- TG- Thuja 'Green Giant' - Green Giant Arborvitae - 8'-10' ht. B&B @ 432 SF = 3,456 SF			
<b>TOTAL: 7,776 SF</b>			

**RECEIVED**  
 JUN 18 2018  
 PLANNING & DESIGN SERVICES

**MSD NOTES**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL STATE AND FEDERAL ORDINANCES.
- SANITARY SEWERS AVAILABLE BY CONNECTION TO EXISTING SEWER. NO CAPACITY CHARGES APPLY.
- DRAINAGE/STORM WATER DETENTION, FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- INCREASED RUNOFF TO BE MITIGATED ON SITE PER MSD SPECIFICATIONS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- SITE IS SUBJECT TO REGIONAL FACILITY FEES. VERIFICATION OF THE DOWNSTREAM SYSTEM REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

**PUBLIC WORKS NOTES**

- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- THERE SHALL BE NO LANDSCAPING WITHIN RIGHT OF WAY WITHOUT ENCROACHMENT PERMIT.
- CONSTRUCTION PLANS AND BONDS ARE REQUIRED BY PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF THE METRO PUBLIC WORKS ENCROACHMENT PERMIT.
- ALL WALKS ARE MINIMUM 5 FOOT.
- ALL ACCESSORY STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- A LIGHTING PLAN WILL BE SUBMITTED TO DDRO STAFF FOR FINAL REVIEW AND APPROVAL AND SHALL CONFORM TO THE REGULATION AS DESCRIBED IN CHAPTER 4.1.3 OF THE LAND DEVELOPMENT CODE.
- SIDEWALKS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED.
- ALL SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF THE LDC.
- ALL CONSTRUCTION TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

**UTILITY NOTE**

THE UNDERGROUND UTILITIES SHOWN ON THIS DOCUMENT HAVE NOT BEEN PRECISELY LOCATED BY EXCAVATION METHODS. SUB-SURFACE UTILITIES HAVE BEEN MAPPED FROM APPARENT SURFACE FEATURES AND INFORMATION FROM EXISTING PUBLIC RECORD DRAWINGS. FEATURES NOT IDENTIFIABLE UPON THE GROUND OR WITHIN CLOSE PROXIMITY OF THE PUBLIC UTILITY OF RECORD ARE NOT TO BE CONSIDERED ACCURATE FOR CONSTRUCTION PURPOSES. EVEN THOUGH THEIR POSITIONS MAY BE SCALED CLOSELY UPON THE MAP, THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. (KENTUCKY 811-TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123)

**GENERAL NOTES**

- THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0042E, DECEMBER 5, 2006)
- BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM SURVEY BY HDR.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT OF WAY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- THE DEVELOPMENT LIES IN LOUISVILLE #4 FIRE DISTRICT. CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE LOUISVILLE #4 FIRE DISTRICT. A STATEMENT ON THE ADEQUACY OF ACCESS TO THE PROPERTIES SHALL BE OBTAINED FROM THE FIRE DISTRICT.
- ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
- ALL PARKING ISLANDS SHALL BE OUTLINED WITH CONCRETE MEDIAN CURB UNLESS NOTED OTHERWISE.
- CONCRETE WALKS AND PAVING ARE TO HAVE LIGHT BROOM FINISH.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

**EPSC 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 EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC 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. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
- 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 PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

**EPSC CONCEPT PLAN**

- INSTALL INLET PROTECTION FOR ALL SURROUNDING CURB INLETS.
- INSTALL CONSTRUCTION ENTRANCES.
- INSTALL SILT FENCE ALONG BACK OF CURB.
- INSTALL SEDIMENT TRAPS/BASIN IN NEW PARKING LOT AREA.

**DESIGN WAIVER**

5.5.1.a3 Allow development of additional paving between building face and Marksfield Rd, without providing a masonry wall screen between parking and right of way.

WM# 8407

**SITE DATA**

PROJ.	ADDRESS	PARCEL ID	DEED BOOK, PAGE	TAX BLOCK, LOT	EX ZONING	FORM DISTRICT	ACREAGE	EX. LAND USE	PR. LAND USE	EX. BUILDING	PR. BUILDING (REMOVED)	PR. BUILDING (ADDITION)	TOTAL BUILDING
NORTHWESTERN MUTUAL	140 WHITTINGTON PKWY, LOUISVILLE, KY 40222	187700090000	D.B. 10834, P. 309-313	1877000 90000	CN	TC	1.8308 AC	OFFICE	OFFICE	9,440 SF	0 SF	0 SF	9,440 SF

**BUILDING AND PARKING SUMMARY**

PROJ.	USE	EX. BUILDING AREA	BUILDING DEMO AREA	BUILDING ADDITIONS	GROSS BUILDING FOOTPRINT AREA	GROSS BUILDING FLOOR AREA	MIN. PARKING REQUIRED	MAX. PARKING ALLOWED	EXISTING PARKING PROVIDED	TOTAL PARKING PROVIDED	BIKE PARKING REQUIRED / PROVIDED
NORTHWESTERN MUTUAL	OFFICE	9,440 SF	0 SF	0 SF	9,440 SF	29,021 SF	83 SPACES (1 SP/350 SF)	145 SPACES (1 SP/200 SF)	82 SPACES	86 SPACES	2 LONG TERM AND 2 SHORT TERM REQUIRED

2018 Summit Square Plans, Sales  
 Lexington, Kentucky 40503  
 606.552.6788

NOT FOR CONSTRUCTION

DEVELOPMENT PLAN  
 NORTHWESTERN MUTUAL  
 BUILDING RENOVATION  
 140 WHITTINGTON PARKWAY  
 LOUISVILLE, KY 40222

RECEIVED  
 JUN 18 2018  
 PLANNING & DESIGN SERVICES

**LANDSCAPE**

PROJECT	DATE
	04-26-2018

**REVISIONS**

No.	Description	Date
1	AGENCY COMMENTS	6/20/18

**DEVELOPMENT PLAN**  
**DP 100**  
 COPYRIGHT 2015 - JIRA, INC.