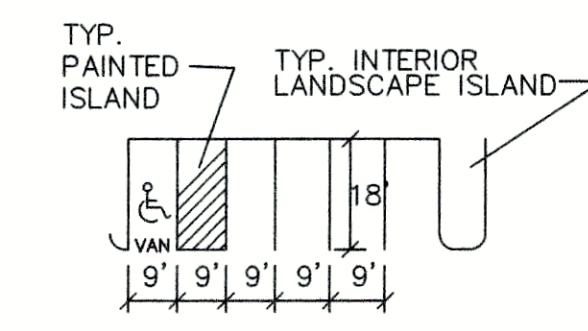


PAINTED HANDICAPPED TRAFFIC SYMBOL DETAIL



TYPICAL PARKING DETAIL

EROSION PREVENTION AND SEDIMENT CONTROL NOTE

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 (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDING AND STABILIZED.

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. STOCKPILES SHALL BE SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

LIGHTING NOTES:

ALL SITE LIGHTING SHALL BE FULLY SHIELDED AND ALL OTHER PROVISIONS SHALL BE FOLLOWED AS A MINIMUM. AT THE TIME A BUILDING PERMIT IS REQUESTED, THE APPLICANT SHALL SUBMIT A CERTIFICATION STATEMENT TO THE PERMIT ISSUING AGENCY, FROM AN ENGINEER, OR OTHER QUALIFIED PROFESSIONAL STATING THAT THE LIGHTING OF THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH CHAPTER 4 PART 1.3 OF THE LAND DEVELOPMENT CODE AND SHALL BE MAINTAINED THEREAFTER. NO BUILDING PERMITS SHALL BE ISSUED UNLESS SUCH CERTIFICATION STATEMENT IS SUBMITTED. LIGHTING SHALL BE MAINTAINED ON THE PROPERTY IN ACCORDANCE WITH CHAPTER 4 PART 1.3 OF THE LAND DEVELOPMENT CODE. LIGHTING SHALL BE MAINTAINED ON THE PROPERTY IN ACCORDANCE WITH CHAPTER 4 PART 1.3 OF THE LAND DEVELOPMENT CODE. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.

SURVEY LEGEND

- IRON PIN (FOUND)
- IRON PIN (SET)
- ⊕ SANITARY SEWER MANHOLE
- ⊕ ANCHOR
- ⊕ UTILITY POLE
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ GAS VALVE
- ⊕ CABLE PEDESTAL
- ⊕ TELEPHONE PEDESTAL
- ⊕ STORM SEWER MANHOLE
- ⊕ DROP BOX INLET
- ⊕ CURB BOX INLET
- ⊕ ROAD SIGN
- ⊕ MAILBOX
- ⊕ LAMP POLE

MSD STANDARD EROSION CONTROLS	
	CONSTRUCTION ENTRANCE
	STONE BAG INLET PROTECTION
	REINFORCED SILT FENCE

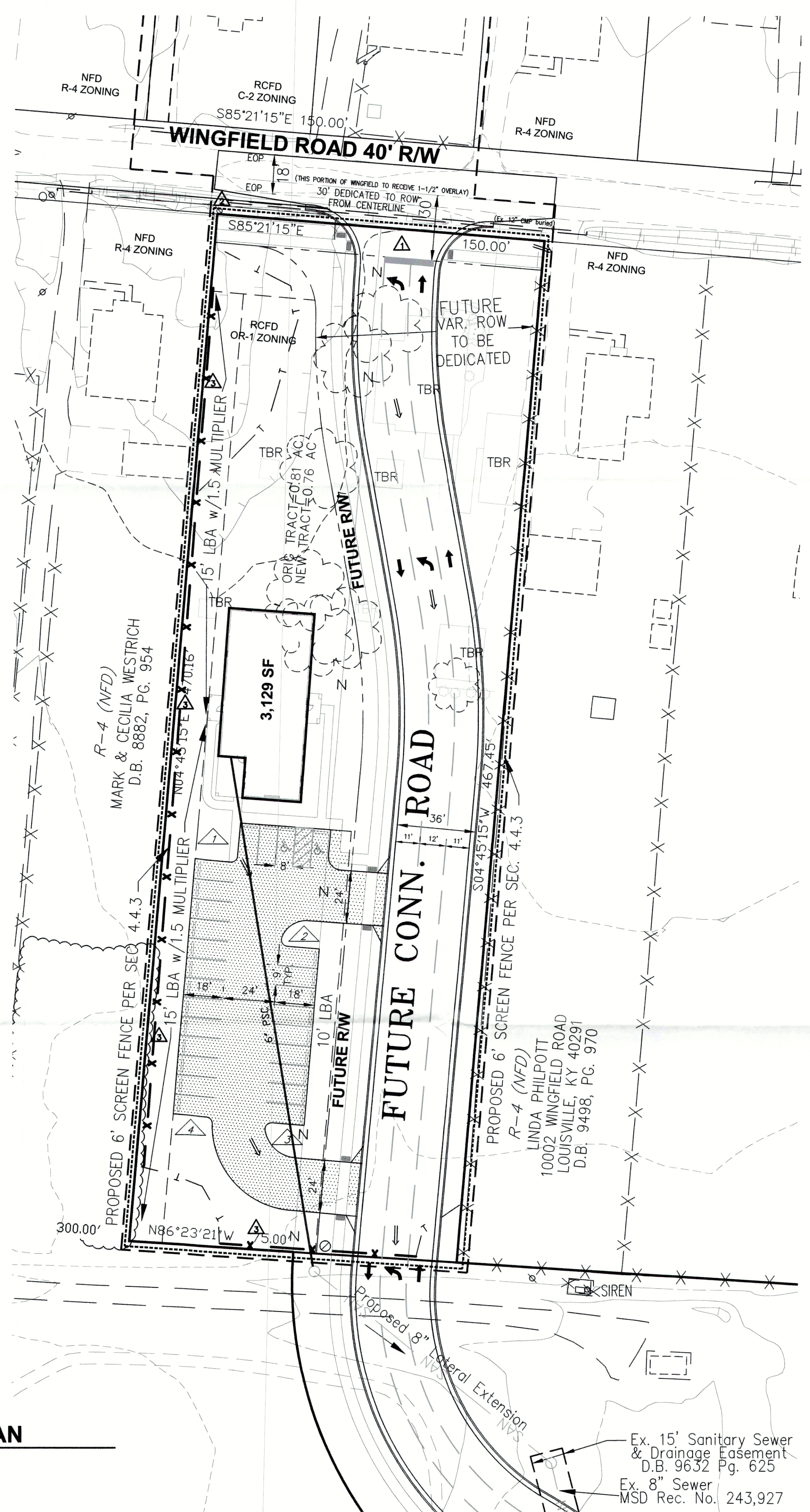
LEGEND

- EXISTING TREE TBR
- EXISTING TREE CANOPY TO REMAIN
- PROPOSED CONTOURS
- PROPOSED PSC
- CONSTRUCTION ENTRANCE
- PROPOSED SCREEN FENCE
- PROPOSED INLET PROTECTION
- PROPOSED SEDIMENT CHECK
- TREE PROTECTION FENCE
- DENOTES DRAINAGE FLOW
- PROPOSED HANDICAP PARKING
- EXISTING CONTOURS
- FORM DISTRICT BOUNDARY
- ZONING DISTRICT BOUNDARY
- SITE BOUNDARY
- PROPOSED CONCRETE
- PROPOSED ADDITIONAL LANDSCAPE ISLANDS



REVISED DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 15' 30' 60'
SCALE: 1" = 30'



KARST NOTE:

THE SITE, ALONG WITH HISTORICAL MAPS AND PRIOR APPROVED DEVELOPMENT PLANS AND PLATS WERE REVIEWED AND INSPECTED BY CHRISTOPHER T. CRUMPTON, P.E., ON FEBRUARY 17, 2017 AND FOUND THAT NO KARST EVIDENCE IS WITNESSED ON THE SITE.

PROPOSED LANDSCAPE ISLANDS

- 360 SF
- 191 SF
- 219 SF
- 239 SF
- TOTAL** 1,009 SF

SITE DATA:

LOT SIZE	±68,163 S.F. (1.56 AC)
NET LOT SIZE (AFTER ROW GRANTING)	±34,495 S.F. (0.79 AC)
FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	OR-1
EXISTING USES:	SINGLE FAMILY HOME
PROPOSED USE	UNION OFFICE
BUILDING HEIGHT	24' (1-STY)
BUILDING SIZE	±3,129 SF
FLOOR AREA RATIO	0.09 FAR
PARKING REQUIREMENTS: (NFD)	
UNION OFFICE PARKING REQ:	1/150 MIN. 1/75 MAX.
ACCESSIBLE PARKING REQUIRED	2 SPACES
ACCESSIBLE PARKING PROVIDED	2 SPACES
PARKING REQUIRED	22 MIN. 43 MAX.
PARKING PROVIDED	26 SPACES

LANDSCAPE REQUIREMENTS

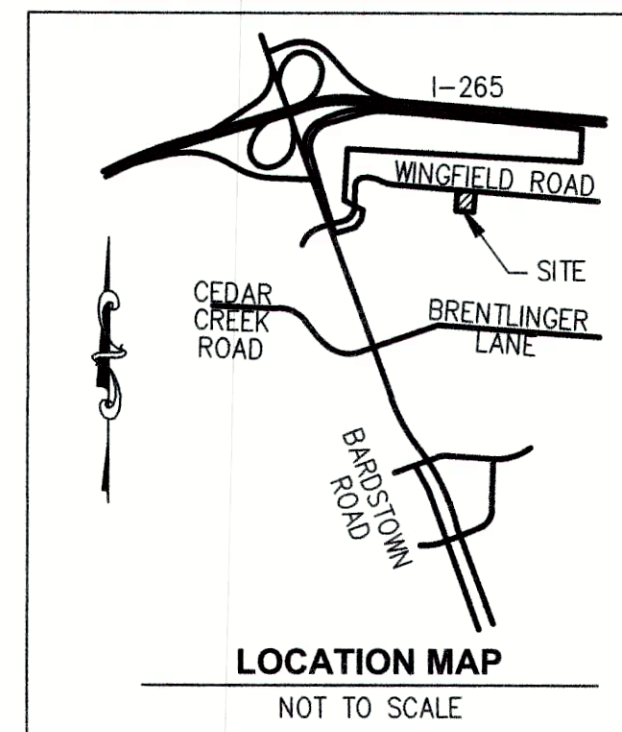
PROPOSED V.U.A.	9,222 S.F.
ILA REQUIRED	692 SF (7.5%)
ILA PROVIDED	1,009 SF (10.9%)

TREE CANOPY

TOPA CATEGORY		C
CLASS "C" 20% REQUIRED	0% CANOPY PRESERVED	
NET SITE AREA AFTER METRO RIGHT-OF-WAY	±34,495 S.F. (0.79 AC)	
EXISTING TREE CANOPY AREA	6,100 S.F. (18%)	
PRESERVED TREE CANOPY AREA	0 S.F. (0%)	
NEW TREE CANOPY AREA REQUIRED	6,899 SF (20%)	

NOTES:

1. SANITARY SEWER SERVICE WILL BE PROVIDED BY 6" P.S.C. SEWER SERVICE AND WILL BE TREATED AT CEDAR CREEK WWTP. SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
2. DOMESTIC WATER SUPPLY:
3. SUBJECT SITE CAN 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.
4. DRAINAGE / STORM WATER DETENTION:
5. SUBJECT TO MSD FACILITY FEES, NO FEES REQUIRED IF DOWNSTREAM IMPROVEMENTS ARE DONE. DRAINAGE PATTERNS DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. 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. DETENTION BASINS WILL BE DESIGNED TO LIMIT POST-DEVELOPED PEAK FLOWS TO PREDEVELOPED PEAK FLOWS OR TO THE CAPACITY OF THE RECEIVING SYSTEMS, WHICHEVER IS MORE RESTRICTIVE. ALL DETENTION BASINS, THROUGH DRAINAGE AND SANITARY SEWER SYSTEMS SHALL BE REQUIRED TO BE PLACED IN MSD SANITARY SEWER AND DRAINAGE EASEMENTS.
6. THIS PROJECT IS SUBJECT TO MSD'S REGIONAL FACILITY FEES.
7. A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
8. A TREE PRESERVATION PLAN SHALL BE APPROVED PRIOR TO ANY SITE DISTURBANCE.
9. PROTECTION OF TREES TO BE PRESERVED:
10. CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES- PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRY LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA. THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
11. MISCELLANEOUS:
12. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (MAP NO. 2111 C 0097, DATED: DEC. 5, 2006).
13. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO WORKS.
14. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
15. AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROAD WAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
16. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE AT THE TIME OF THE BOND RELEASE.
17. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% MAXIMUM GRADE SHALL BE 10%.
18. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
19. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE ON THE RIGHT-OF-WAY.
20. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING THE INITIAL CONSTRUCTION AND ALL FUTURE PHASED CONSTRUCTION OPERATIONS TO PREVENT FUGITIVE PARTICLE EMISSIONS FROM READING EXISTING ROADS AND NEIGHBORING PROPERTIES.
21. ALL LUMINAIRES SHALL BE DIRECTED, ORIENTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRES TO BE AIMED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
22. THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT OF WAY.
23. THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
24. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
25. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
26. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
27. ALL DUMPSTERS & SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
28. BOUNDARY TAKEN FROM CLIENT PROVIDED BOUNDARY AND DOES NOT CONSTITUTE A SURVEY.
29. PROJECT LIES WITHIN THE FERN CREEK FIRE PROTECTION DISTRICT.
30. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
31. ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
32. DESIGN STANDARDS TO COMPLY WITH SECTIONS 5.5.2 AND 5.6.1 OF THE LDC
33. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
34. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY TRANSPORTATION PLANNING.
35. A PRELIMINARY SUBDIVISION APPROVAL AND RECORD PLAT WILL BE REQUIRED FOR THE CREATION OF RIGHT-OF-WAY FOR THE CONNECTOR ROAD.



NO.	DATE	BY	REVISIONS

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Project: 9914 WINGFIELD OFFICE BUILDING
Title: REVISED DETAILED DISTRICT DEVELOPMENT PLAN
OWNER / DEVELOPER: Southpointe Partners, LLC
320 Whittington Parkway, Suite 212
Louisville, Kentucky 40222
Phone: (502) 412-2800

Draw By: CW
Checked By: CW/CTC

Scale: 1"=30'

Drawing Date: 9-26-2017

Drawing Name: 2013-SPC-2017-KRTA

Sheet: **P1.00**

Pervious/Impervious Calcs:
Total Site Disturbance = 0.79 AC.
Ex. Impervious = 0 AC.
Proposed Impervious = 0.34 AC.
Net Increase Impervious = 0.35 AC.

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PLANNING & DESIGN SERVICES