GENERAL NOTES

1. All dimensions shown in paved areas are from edge of pavement to edge of pavement unless shown otherwise.

2. All paved areas, including parking islands, shall be outlined with concrete median curb unless noted otherwise.

3. All handicap site features shall be constructed in accordance with acceptable "A.D.A." requirements for handicap accessibility.

4. All parking spaces shall be 9' wide unless noted as a handicap space or shown otherwise. See typical detail, this sheet, for handicap dimensions.

5. Expansion joints shall be placed in all concrete curbs at all radius points, between all walls and curbs and every 25' along straight sections.

6. Contractor shall be responsible for required handicap parking signs, painted handicap symbols, parking stripes (4" wide) and cross hatch striping in parking areas.

7. All sidewalks shown shall be the responsibility of the site contractor unless otherwise noted.

8. Concrete walks and paving are to have broom finish.

9. Silt controls shall be installed prior to construction and removed upon completion of the job once grass is established.

10. Construction staking shall be done by contractor.

11. This property is not located in a 100 year flood hazard area per fema map 21111C0034E.

12. Sanitary Sewer – service available by lateral extension contract. Subject to MSD capacity charges. Sewage will be treated at the Floyds Fork Wastewater Treatment Plant. Each building must connect to its own sanitary sewer PSC with a minimum six inch connection.

13. Storm drainage detention shall conform to the approved construction plans for Old Henry Crossing Section 3.

14. Compatible utilities shall be place in a common trench unless applicable agencies require otherwise.

15. The final design of this project must meet all MS4 water quality requirements established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.

16. An MSD drainage bond will be required.

17. Stormwater detention for this development has been provided for in the existing quarry.

18. Mosquito control shall be in accordance with Chapter 96 of Louisville Jefferson County Metro Ordinances.

19. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

20. Access to adjacent properties is provided via an approved and recorded Crossover Agreement for Old Henry Crossing. The agreement is part of the Declaration of Covenants, Conditions, Restrictions and Easements per Deed Book 8477, Page 736, Article 3.1 pg. 5.

21. All carpool parking spaces must be either signed or marked reserving for carpool only.

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.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED. 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 SEEDED, 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 SOON 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 DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

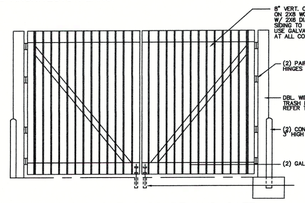
EPSC PHASING

- INSTALL CONSTRUCTION ENTRANCE.
- INSTALL SILT FENCE AND TREE PROTECTION FENCE.
- INSTALL DITCH CHECKS AND INLET GUARDS.
- CLEAR AS NECESSARY.
- BEGIN GRADING.

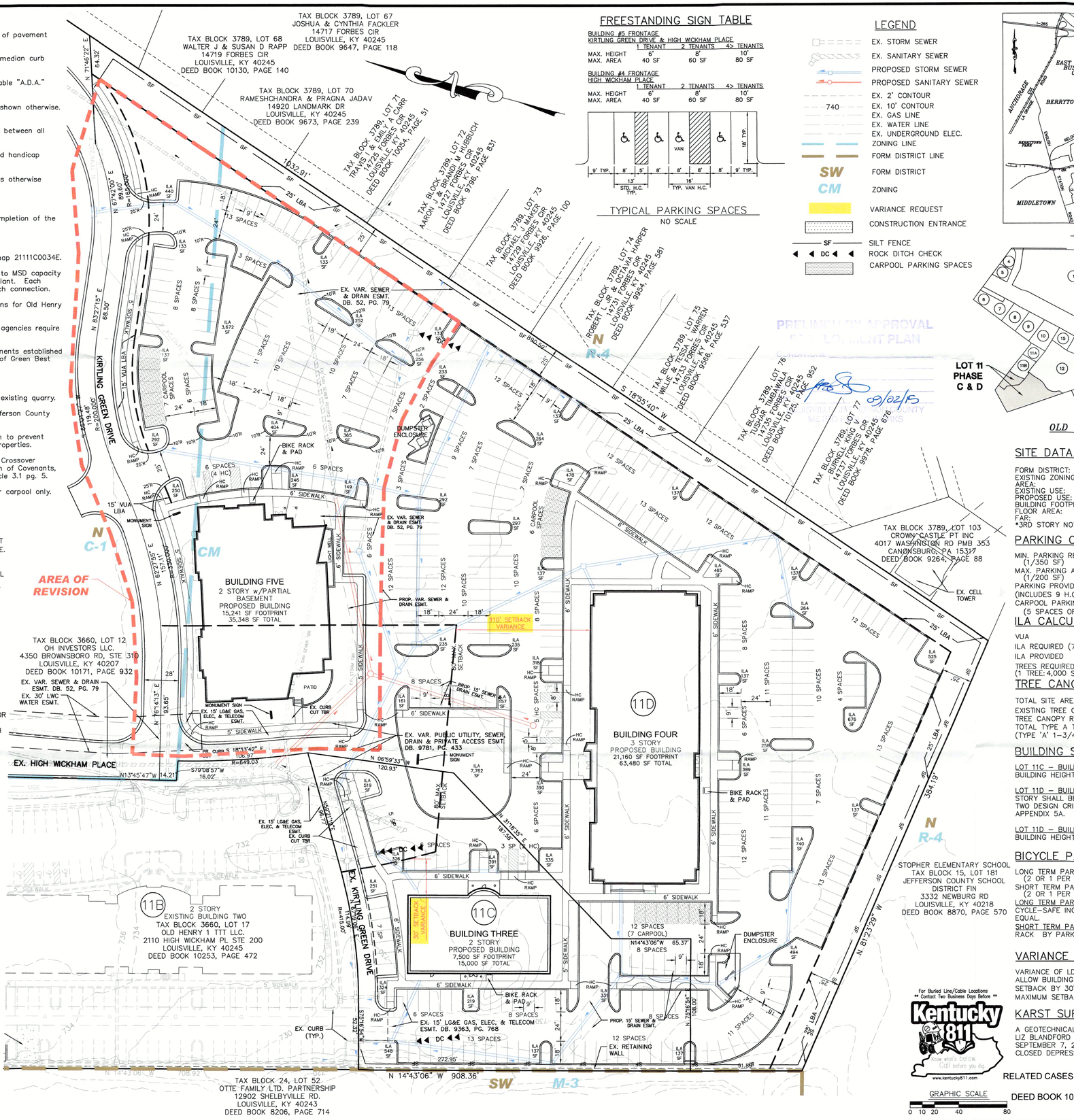
UTILITY NOTE

1) ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE KENTUCKY 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.

2) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.



DUMPSTER PAD ENCLOSURE AND GATE
NO SCALE



FREESTANDING SIGN TABLE

BUILDING #5 FRONTAGE
KIRTLING GREEN DRIVE & HIGH WICKHAM PLACE

	1 TENANT	2 TENANTS	4> TENANTS
MAX. HEIGHT	6'	8'	10'
MAX. AREA	40 SF	60 SF	80 SF

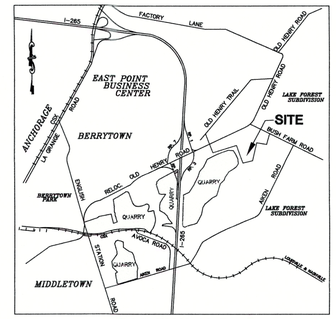
BUILDING #4 FRONTAGE
HIGH WICKHAM PLACE

	1 TENANT	2 TENANTS	4> TENANTS
MAX. HEIGHT	6'	8'	10'
MAX. AREA	40 SF	60 SF	80 SF

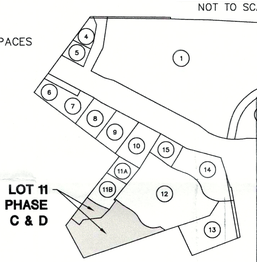
TYPICAL PARKING SPACES
NO SCALE

LEGEND

EX. STORM SEWER
EX. SANITARY SEWER
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
EX. 2' CONTOUR
740 EX. 10' CONTOUR
EX. GAS LINE
EX. WATER LINE
EX. UNDERGROUND ELEC.
ZONING LINE
FORM DISTRICT LINE
SW FORM DISTRICT
CM ZONING
VARIANCE REQUEST
CONSTRUCTION ENTRANCE
SF SILT FENCE
DC ROCK DITCH CHECK
CARPOOL PARKING SPACES



LOCATION MAP
NOT TO SCALE



OLD HENRY CROSSING
NOT TO SCALE

PRELIMINARY APPROVAL
Condition of Approval:

Development Review — Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
FOR DEVELOPMENT PLAN
LOUISVILLE METRO GOVERNMENT
DEPARTMENT OF PUBLIC WORKS
09/02/15

SITE DATA

	LOT 11C	LOT 11D
FORM DISTRICT:	NEIGHBORHOOD	NEIGHBORHOOD
EXISTING ZONING:	CM	CM
AREA:	1.201 ACRES	6.78 ACRES
EXISTING USE:	VACANT	VACANT
PROPOSED USE:	OFFICE	OFFICE
BUILDING FOOTPRINT:	7,500 SF	36,401 SF
FLOOR AREA:	15,000 SF	98,828 SF
FAR:	.29	.26*

*3RD STORY NOT INCLUDED IN FAR CALCULATION PER LDC 5.5.6.

PARKING CALCULATIONS

MIN. PARKING REQUIRED: (1/350 SF)	43 SPACES	282 SPACES
MAX. PARKING ALLOWED: (1/200 SF)	75 SPACES	494 SPACES
PARKING PROVIDED: (INCLUDES 9 H.C. SPACES)	72 SPACES	409 SPACES
CARPOOL PARKING PROVIDED: (5 SPACES OR 5% OF TOTAL SPACES)		20 SPACES

ILA CALCULATIONS

VUA	28,143 SF	157,457 SF
ILA REQUIRED (7.5%)	2,110 SF	11,809 SF
ILA PROVIDED	3,183 SF	22,656 SF
TREES REQUIRED (1 TREE:4,000 SF VUA PLUS 25%)	9 TREES	49 TREES

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	52,313 SF	295,491 SF
EXISTING TREE CANOPY TO REMAIN	0 SF (0%)	0 SF (0%)
TREE CANOPY REQ. CLASS 'C (20%)	10,463 SF	59,098 SF
TOTAL TYPE A TREES REQUIRED (TYPE 'A' 1-3/4" CAL. = 720 SF)	15 TREES	82 TREES

BUILDING SUMMARY

LOT 11C – BUILDING-THREE SHALL BE 2-STORY WITH MAX. BUILDING HEIGHT OF 30 FEET.

LOT 11D – BUILDING-FOUR SHALL BE 3-STORY. THE ADDITIONAL STORY SHALL BE OBTAINED PER LDC CHAPTER 5.5.6 BY MEETING TWO DESIGN CRITERIA PER BUILDING DESIGN CRITERIA WITHIN APPENDIX 5A. CRITERIA BEING MET ARE ITEMS #2 AND #6.

LOT 11D – BUILDING-FIVE SHALL BE 2-STORY WITH MAX. BUILDING HEIGHT OF 30 FEET.

BICYCLE PARKING CALCULATIONS

LONG TERM PARKING REQUIRED: (2 OR 1 PER 50,000SF)	2 SPACES	4 SPACES
SHORT TERM PARKING REQUIRED: (2 OR 1 PER 50,000SF)	2 SPACES	4 SPACES

LONG TERM PARKING PROVIDED IN BUILDING VIA WALL RACK BY CYCLE-SAFE INC. MODEL 17502. WWW.CYCLESAFE OR APPROVED EQUAL.

SHORT TERM PARKING PROVIDED BY A 4 BIKE INVERTED 'U' BIKE RACK BY PARK-I.

VARIANCE (APPROVED 10/23/2014 CASE#14DEVPLAN1127)

VARIANCE OF LDC CHAPTER 5.3.1.C.5 TABLE 5.3.2 TO ALLOW BUILDING – THREE TO EXCEED THE MAXIMUM SETBACK BY 30' AND BUILDING – FOUR TO EXCEED THE MAXIMUM SETBACK BY 110'.

KARST SURVEY

A GEOTECHNICAL REPORT WAS PERFORMED FOR THIS SITE BY LIZ BLANDFORD NEWCOMB OF GEM ENGINEERING, INC. ON SEPTEMBER 7, 2014. IT WAS DETERMINED THAT THERE ARE NO CLOSED DEPRESSIONS OR SINKHOLES.

CASE #15DEVPLAN1123
RELATED CASES - 14DEVPLAN1127, #14VARIANCE1088, #10671
TAX BLK 3660 LOT 14 & 18
DEED BOOK 10253 PAGE 487, DEED BOOK 10262 PAGE 612

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SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202 (502) 584 - 6271
THE HENRY CLAY

NO.	REVISION	DATE
1	AGENCY COMMENTS	8/31/15

SHEET TITLE: REVISED DETAILED DISTRICT DEVELOPMENT PLAN
PROJECT TITLE: OLD HENRY CROSSING - LOT 11C & D
2000 & 2020 HIGH WICKHAM PL, LOUISVILLE, KY 40245
OWNER / DEVELOPER:
OREO 2, LLC
2120 HIGH WICKHAM PLACE, STE. 200
LOUISVILLE, KY 40245
(502) 489-3737

RECEIVED
AUG 31 2015
PLANNING & DESIGN SERVICES

JOB NO. 1262-11D
SCALE: 1"=40'-0"
DATE: 7/31/15
DRAWING NO: RDDDP
SHEET 1 OF 1

15DEVPLAN1123