

- LEGEND**
- EXISTING TREE
  - DENOTES DRAINAGE FLOW
  - HANDICAP PARKING
  - INTERNAL LANDSCAPE AREA
  - PROPOSED CONTOURS
  - EXISTING CONTOURS
  - PROPOSED CAR QUEING
  - EXISTING PSC
  - PROPOSED DECIDUOUS TREE (REFER TO CHART FOR TYPE)
  - PROPOSED EVERGREEN TREE (REFER TO CHART FOR TYPE)
  - TREE PROTECTION FENCING
  - EXISTING DITCH/FLOW LINE
  - WHEEL STOP

- GENERAL NOTES**
1. SITE AREA = 1.99 ACRES; LIMITS OF DISTURBANCE = 0.11 ACRES.
  2. THIS SITE IS PART OF THE GILMORE INDUSTRIAL PARK SECTION 2 - PB 38 PG 041.
  3. SITE IS LOCATED IN COUNCIL DISTRICT 21 & FIRE PROTECTION DISTRICT IS CAMP TAYLOR.
  4. THIS SITE IS PLAN CERTAIN PER 09-116-86.
  5. THIS SITE IS LOCATED AT THE EDGE OF FLOODPLAIN PER FEMA PANEL #2111C0076E.
  6. THE SITE IS LOCATED WITHIN THE SUBURBAN WORKPLACE FORM DISTRICT.
  7. HYDROLOGIC SOIL GROUP AT FINISH GRADE SHALL BE CONSISTENT WITH EXISTING SOIL TYPES.
  8. CONTOUR DATA ON THIS PLAN WAS DERIVED FROM FIELD SURVEY (WITHIN PROPERTY BOUNDARY). ALL OTHER AREAS ARE FROM LOJIC.
  9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING EXISTING ROADWAYS. ONCE CONSTRUCTION ACTIVITY BEGINS & IN CONFORMITY TO MSD EPSC MEASURES.
  10. EPSC CONTROLS TO BE INSPECTED EVERY 7 CALENDAR DAYS AND/OR AFTER EVERY RAIN FALL EVEN TOTALING 0.5" OR MORE.
  11. RECEIVING STREAM IS TRIBUTARY TO NORTHERN DITCH.
  12. CONTRACTOR SHALL REMOVE ALL SILT AND DEBRIS FROM STORM SEWER(S) IF REQUIRED BY MSD INSPECTOR.
  13. ALL AREAS OUTSIDE OF PAVEMENT TO BE SEEDED AND STRAWED AFTER GRADING IS COMPLETE.
  14. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  15. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICLE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
  16. HANDICAP PARKING SHALL BE MODIFIED TO ALLOW VAN ACCESSIBLE SPACE/NEUTRAL ZONE ALONG WITH ACCESSIBLE HANDICAP RAMPS AND TACTILE STRIPS.

**MSD SITE DATA:**  
TOTAL DISTURBED AREA = 0.11 AC (4,792 SF)  
TOTAL SITE AREA = 1.99 AC (86,684 SF)  
EX. IMPERVIOUS AREA = 1.15 AC (50,013 SF)  
PROP. IMPERVIOUS AREA = 1.18 AC (51,609 SF)  
INCREASE OF 1,596 SF

**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 SEEDED 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 SEEDED, 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.

**SITE DATA:**

LOT 1 - EXISTING INDUSTRIAL/OFFICE BLDG	
LOT SIZE	EXISTING 1.99 AC (86,684) S.F.
TAX BLOCK & LOT	2339 - 0026
FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	M2
EXISTING USE	INDUSTRIAL/OFFICE
PROPOSED USE	INDUSTRIAL/OFFICE
EXISTING BUILDING HEIGHT	25'-0"
PROPOSED BUILDING HEIGHT	25'-0"
EX. BUILDING SPACE	24,644 S.F.
PROP. BUILDING ADDITION	PROPOSED 2,220 S.F.
PROP. TOTAL BUILDING	TOTAL 26,864 S.F.
(INCREASE OF 9% WHICH IS LESS THAN 20% THRESHOLD)	
FLOOR AREA RATIO	EXISTING 0.284 FAR
FLOOR AREA RATIO	PROPOSED 0.310 FAR

**PARKING REQUIREMENTS:**

PARKING REQ. FOR INDUSTRIAL USE (70 EMPLOYEES)  
1 SPACE FOR 1.5 EMPLOYEES MINIMUM = 47 SPACES  
1 SPACE FOR 1 EMPLOYEE MAXIMUM = 70 SPACES  
PARKING CURRENTLY PROVIDED (INCLUDES 2 HANDICAP SPACES) = 38 SPACES  
ADDITIONAL STRIPING EXISTING LOT = 19 SPACES  
TOTAL PARKING = 57 SPACES  
2 LONG-TERM BIKE SPACES PROVIDED INSIDE BUILDING

**LANDSCAPE REQUIREMENTS:**

EXISTING VEHICULAR USE AREA (VUA) = 34,595 S.F.  
PROPOSED VEHICULAR USE AREA (VUA) = 33,669 S.F.

**TREE CANOPY REQUIREMENTS:**

BELOW THRESHOLD FOR REQUIRED MODIFICATIONS

**DERBY DENTAL EXPANSION EPSC/DEMO**

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

**CLEANOUT & MAINTENANCE SCHEDULE**

For the sediment control, the contractor shall construct and maintain the silt fence and shall remove silt accumulation weekly and after six inches of rain or more until construction is complete and vegetation in the drainage area has been established. Please refer to the contractor's self inspection form for maintenance schedule for each BMP item whether shown here on or not.

**PHASING AND SEQUENCING NOTES**

1. Prior to any construction, the contractor shall install the silt fence and headwall inlet protection on the site.
2. Once the silt fence and inlet protection is installed, the contractor may site demolition and grading of the site.
3. If any erosion control measures are removed, they shall be replaced or modified as such on the approved EPSC Plan with the site inspector.
4. All areas shall be stabilized once the grading has been completed. All erosion control measures will remain until grass areas have substantial vegetation.
5. Once construction is complete, all final stabilization BMP's shall be removed.

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:  
BY: *Danny Males*  
DATE: 3-25-15  
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL  
Condition of Approval:  
*[Signature]* 4/1/15  
Date  
Development Review  
LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

EXISTING 24,644 S.F.  
2-STORY BUILDING  
(12,322 S.F. EACH FLOOR)  
FFE 470.28

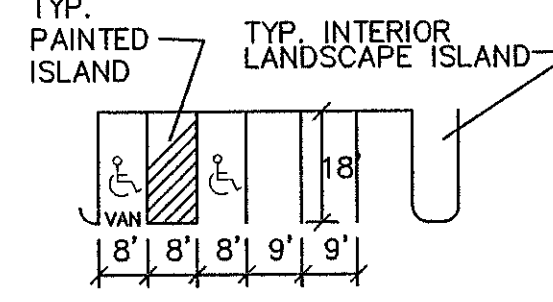
PROPOSED 2220 SF  
1-STORY EXPANSION  
(30' X 74' HIGH CEILING OPEN BAY)  
FFE 470.28

**Construction Legend**

- EXISTING ASPHALT
- DO NOT DISTURB
- LIMITS OF DISTURBANCE
- STONE BAG CHECK DAM (MSD DWG. EF-12-01)
- REINFORCED SILT FENCE (MSD DWG. EF-10-02)

**REQUESTED WAIVER:**

1. REQUESTED WAIVER OF SECTION 5.5.4.B.1 TO NOT PROVIDE REQUIRED 50' LBA, 6' BERM, AND CANOPY TREES ALONG THE WEST PROPERTY LINE.
2. REQUESTED WAIVER OF SECTION 5.5.4.B.1 TO NOT PROVIDE REQUIRED 50' LBA, 6' BERM, AND CANOPY TREES ALONG THE SOUTH PROPERTY LINE.



**GRADING & LAYOUT**

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE  
0 5' 10' 20'  
SCALE: 1" = 10'

RECEIVED

MAR 18 2015  
PLANNING & DESIGN SERVICES

CURRENT CASE:  
15DEVPLAN1023

MSD WM # 1120

REVISIONS		By	CC
Date	Description	MSD	Comments
3/15			

**BlueStone**  
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CLIENT  
**NUNNALLY & NUNNALLY, LLC**  
A KENTUCKY LIMITED LIABILITY COMPANY  
2914 AUTUMN COURT,  
PROSPECT, KENTUCKY 40069

3-17-15  
DATE  
STATE OF KENTUCKY  
CHRIS CRUMPTON  
21023  
LICENSED PROFESSIONAL ENGINEER  
SIGNATURE

TITLE  
**DERBY DENTAL EXPANSION**  
SITE INFORMATION:  
3332 GILMORE INDUSTRIAL BOULEVARD, LOUISVILLE, KY 40213

REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
SHEET NO.  
**RDDDP**  
DATE: 1-22-15  
SCALE: AS NOTED  
DRAWN BY: ACW/DLW  
CHECKED BY: CTC

FILE NAME: