

ACCESSIBLE PARKING SPACES
NO SCALE

- NOTES**
1. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY EXISTING PROPERTY SEWER CONNECTION.
 2. DOMESTIC WATER SUPPLY: SUBJECT SITE IS SERVED BY THE LOUISVILLE WATER COMPANY. ANY NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE PROPOSED BUILDING EXPANSION SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
 3. DRAINAGE / STORM WATER DETENTION: DETENTION SHALL BE PROVIDED IN THE EXISTING BASIN ON TRACT 10 HUNNINGTON PLACE OFFICE PARK. DRAINAGE SHALL CONFORM TO THE APPROVED HUNNINGTON PLACE SUBDIVISION PLANS. POST-DEVELOPED PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, & 100 YEAR STORMS. DRAINAGE PATTERN 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.
 4. EROSION & SILT CONTROL: 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.
 5. TREE PRESERVATION: (IF DETERMINED TO BE REQUIRED) A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 6. PROTECTION OF TREES TO BE PRESERVED: (IF DETERMINED TO BE REQUIRED) CONSTRUCTION FENCING SHALL BE ERECTED 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 DRIP 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.
 7. THE DEVELOPMENT LIES IN THE McHMAN FIRE DISTRICT.
 8. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111C0047 E), AS INDICATED ON THE PLAN.
 9. A CROSSOVER EASEMENT AGREEMENT BETWEEN ALL PROPERTY OWNERS OF HUNNINGTON OFFICE PARK TO ALLOW SHARED PARKING AND ACCESS WAS APPROVED BY THE PLANNING COMMISSION AND RECORDED IN DEED BOOK 6883, PAGE 607.
 10. IDENTIFICATION SIGN SHALL MEET THE REQUIREMENTS OF CHAPTER 8.
 11. ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED 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.
 12. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 AND 5.5.2.B OF THE LDC. UPON DEDICATION OF BLOWING TREE R/W, DUMPSTER SHALL BE RELOCATED OUTSIDE OF R/W.
 13. ALL NEW CONSTRUCTION BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
 14. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 15. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' MINIMUM.
 16. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
 17. ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
 18. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 19. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 20. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 21. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 22. THE OWNER/DEVELOPER AGREES TO WORK WITH TRANSPORTATION PLANNING AND PUBLIC WORKS ON THE POSSIBLE FUTURE EXTENSION OF BLOWING TREE ROAD.
 23. APPLICANT SHALL DEDICATE THE AREA SHOWN AS "RESERVED" ON THE DETAILED DISTRICT DEVELOPMENT PLAN TO PUBLIC RIGHT-OF-WAY PRIOR TO CONSTRUCTION PLAN APPROVAL AND AGREE TO MAINTAIN THE DEDICATED PROPERTY UNTIL THE EARLIER OF SUCH TIME AS LOUISVILLE METRO PUBLIC WORKS AGREES IN WRITING TO ACCEPT MAINTENANCE OF THE DEDICATED PROPERTY OR CONSTRUCTION COMPLETION ON THE PLANNED CONNECTOR ROAD RUNNING BETWEEN TAYLORSVILLE ROAD AND BUNSEN PARKWAY (STONY BROOK/BLOWING TREE).
 24. CONSTRUCTION PLANS, BOND, AND ENCROACHMENT PERMIT ARE REQUIRED FOR ALL WORK WITHIN THE BUNSEN PARKWAY RIGHT-OF-WAY.
 25. STREET TREES SHALL BE PROVIDED ALONG BUNSEN PARKWAY AS REQUIRED PER 5.8.3.A.1.
 26. MSD GREEN INFRASTRUCTURE REQUIREMENTS WILL NOT BE REQUIRED AS SITE DISTURBANCE SHALL BE LESS THAN 1 ACRE.
 27. THE EXISTING OFF-SITE DRAINAGE SYSTEM WILL NEED TO BE PLACED IN A DEDICATED 15' MSD EASEMENT PRIOR TO CONSTRUCTION APPROVAL.
 28. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED BY THE DEPT. OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.

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.

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 SEED, MULCH, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

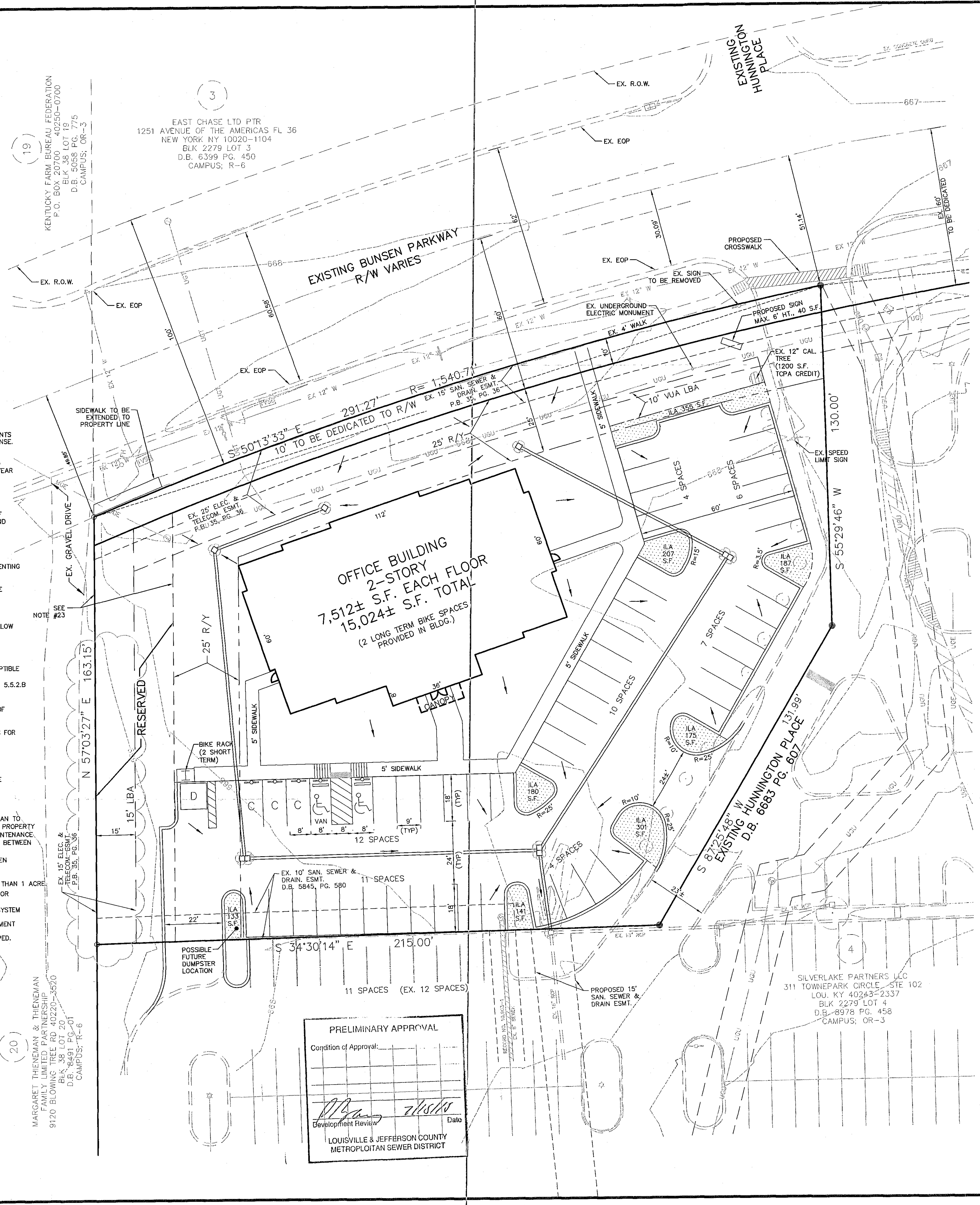
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

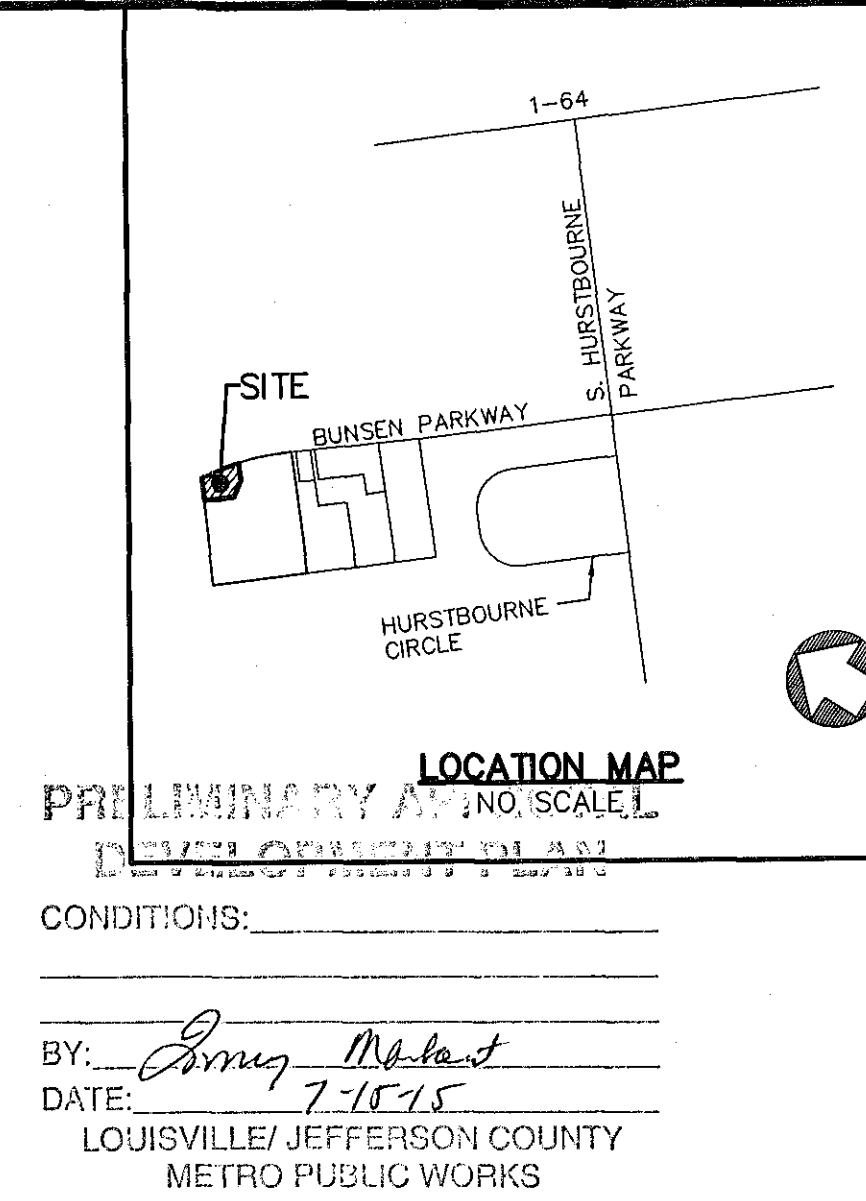
WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

BENCHMARK (NAVD 1988)
SOURCE BENCHMARK STA068-2006 NAVD 1988 ELEV. 641.34

FROM THE INTERSECTION OF TAYLORSVILLE ROAD AND HURSTBOURNE PARKWAY, TRAVEL WEST ON TAYLORSVILLE ROAD FOR 0.1 MILE TO THE STATION ON THE LEFT.



PRELIMINARY APPROVAL
Condition of Approval:
[Signature] 7/15/15
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



- LEGEND**
- EXISTING CONTOUR
 - EXISTING TREE LINE
 - EXISTING FENCE
 - EXISTING UNDERGROUND UTILITIES
 - EXISTING GAS LINE
 - EXISTING WATER LINE
 - EXISTING PRIVATE FIRE WATER LINE
 - EXISTING UNDERGROUND TELEPHONE & FIBER OPTICS
 - EXISTING OVERHEAD TELEPHONE & FIBER OPTICS
 - EXISTING SANITARY SEWER
 - EXISTING STORM SYSTEM
 - EXISTING FIRE HYDRANT
 - EXISTING LIGHT POLE
 - EXISTING UTILITY POLE
 - EXISTING TREE
 - REQUIRED YARD
 - LANDSCAPE BUFFER AREA
 - VEHICLE USE AREA
 - INTERIOR LANDSCAPE AREA
 - DRAINAGE FLOW ARROW
 - INLET PROTECTION (CONCEPT)
 - PROPOSED STORM SYSTEM (CONCEPT)
 - CARPOOL SPACE
 - DUMPSTER W/ENCLOSURE

PROJECT DATA

EXISTING FORM DISTRICT	CAMPUS
EXISTING ZONING	OR-3
EXISTING LAND USE	VACANT
PROPOSED LAND USE	OFFICE
GROSS LAND AREA	1.25± AC.
NET LAND AREA	1.19± AC.
TOTAL BUILDING AREA	15,024± S.F.
PARKING SPACES REQUIRED	
MIN. REQUIRED (1/350 S.F.)	43 SPACES
MAX. ALLOWED (1/200 S.F.)	75 SPACES
PARKING SPACES PROVIDED	54 SPACES
(INCLUDES 2 ACCESSIBLE & 3 CARPOOL SPACES)	
BICYCLE PARKING	2 SPACES
SHORT TERM	2 SPACES
LONG TERM (INSIDE BLDG.)	2 SPACES
FLOOR AREA RATIO (4.0 ALLOWED)	0.16
LANDSCAPE DATA	
V.U.A.	17,925± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	1,345± S.F.
I.L.A. PROVIDED	1,679± S.F.

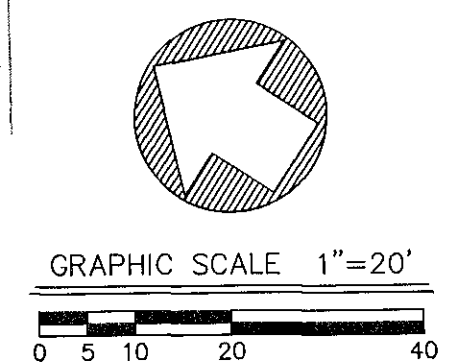
TREE CANOPY DATA

GROSS SITE AREA	51,836 S.F.
EXISTING TREE CANOPY	17,688± S.F. (34%)
TREE CANOPY CATEGORY	CLASS C
TREE CANOPY TO BE PRESERVED	1,200± S.F. (2.3%)
TOTAL TREE CANOPY REQUIRED	10,367± S.F. (20%)
TREE CANOPY TO BE PLANTED	9,360± S.F. (17.6%)
TOTAL TREE CANOPY PROVIDED	10,560± S.F. (20%)

KARST NOTE:

A KARST SURVEY WAS PERFORMED BY MARK SITES, P.E. ON JUNE 17, 2015. NO KARST FEATURES WERE FOUND.

RECEIVED
JUL 10 2015
PLANNING & DESIGN SERVICES



CASE # 15DEVPLAN
RELATED PROJECT # 10632
RELATED CASE # 9-14-85,
10-3-85 & B-164-04
MSD WM # 9834

OWNER/DEVELOPER
HUNNINGTON CENTRE TRACT 4A
1701 HUNNINGTON PLACE
8607 SMYRNA PARKWAY STE 106
LOUISVILLE, KY 40228
D.B. 10432 PG. 42

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

Revisions

NO.	DATE	DESCRIPTION
1	07/17/15	PER AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=20'
Date: 05/28/15
Job Number: 1931-400P
Sheet
1
of 1

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