


GENERAL NOTES

- () DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE AREA.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- ALL CONSTRUCTION AND SALE TRAILERS MUST BE PERMITTED BY THE DEVELOPMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- PRIOR TO CONSTRUCTION APPROVAL, A AGREEMENT ADDRESSING PARKING, ACCESS & UTILITIES WILL BE PREPARED AND RECORDED PRIOR TO CONSTRUCTION APPROVAL.
- ALL SIDEWALKS SHOWN SHALL HAVE A MINIMUM WIDTH OF 5 FEET.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTION PER MSD'S FATS, OIL AND GREASE POLICY.
- 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.
- ON-SITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- LOTS TO BE CONSOLIDATED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- LOWEST FINISHED FLOORS SHALL BE AT OR ABOVE 442.1.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- KDOW AND ACOE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- FLOODPLAIN COMPENSATION WILL BE DONE AT A RATIO OF 1:1.
- SANITARY SEWERS TO BE PROVIDED BY A LATERAL EXTENSION AND INSTALLATION OF PSC'S SUBJECT TO ANY APPLICABLE FEES.
- THE EXISTING SANITARY SEWER AND EASEMENT SHALL BE REMOVED AND/OR RELOCATED AT THE APPLICANT'S EXPENSE PRIOR TO OBTAINING SITE CONSTRUCTION APPROVAL.
- ALL PROPOSED INTERIOR WALKS ARE A MINIMUM OF 5' FEET.
- THE APPLICANT SHALL PROVIDE A VEHICULAR CONNECTION TO THE ADJACENT PROPERTY TO THE NORTH WITHIN THE AREA LABELED ON THE APPROVED PLAN AS "ACCESS EASEMENT FOR FUTURE CONNECTION TO ADJACENT PROPERTY" AT SUCH TIME AS THE ADJACENT PROPERTY TO THE NORTH IS PROPOSED FOR DEVELOPMENT/REDEVELOPMENT REQUIRING PLANNING COMMISSION OR TRANSPORTATION APPROVAL. THE EXACT LOCATION OF THE VEHICULAR CONNECTION SHALL BE DETERMINED BY THE PLANNING COMMISSION OR TRANSPORTATION WITH INPUT FROM THE AFFECTED PROPERTY OWNERS DURING THE PRELIMINARY PLANNING STAGE OF THE DEVELOPMENT/REDEVELOPMENT OF THE ADJACENT PROPERTY. AT THE TIME OF CONSTRUCTION ON THE ADJACENT PROPERTY, THE APPLICANT SHALL BE REQUIRED TO CONSTRUCT ALL PORTIONS OF THE VEHICULAR CONNECTION THAT EXIST ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPROVED PLAN. THE APPLICANT SHALL ENTER INTO A RECIPROCAL ACCESS AND CROSSOVER EASEMENT/AGREEMENT IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL. A COPY OF THE RECORDED INSTRUMENT SHALL BE SUBMITTED TO THE DIVISION OF PLANNING AND DESIGN SERVICES; TRANSMITTAL OF ADJACENT PROPERTY APPROVED PLANS TO THE OFFICE RESPONSIBLE FOR PERMIT ISSUANCE WILL OCCUR ONLY AFTER RECEIPT OF SAID INSTRUMENT. FAILURE OF THE APPLICANT TO COMPLY WITH THESE REQUIREMENTS SHALL RESULT IN THE DEVELOPMENT BEING OUT OF COMPLIANCE WITH THE APPROVED PLAN, AND THEREFORE SUBJECT TO APPROPRIATE ENFORCEMENT ACTION.

VARIANCE(S) REQUESTED

- (V1) A VARIANCE IS REQUESTED FROM TABLE 5.3.2 OF THE LDC TO ALLOW PARKING IN THE 50' NON-RESIDENTIAL TO RESIDENTIAL SETBACK

WAIVER(S) REQUESTED

- (W1) A WAIVER IS REQUESTED FROM TABLE 10.2.2 REDUCE THE REQUIRED 15' LBA TO 5'
- (W2) A WAIVER IS REQUESTED FROM SECTION 6.2.1 REDUCE THE REQUIRED RIGHT OF WAY 65' TO 60'
- (W3) A WAIVER IS REQUESTED FROM TABLE 10.2.2 TO REDUCE THE REQUIRED C1/OR LBA TO 5' EACH SIDE OF THE PROPERTY LINE, AND 0' THROUGH THE PROPOSED BUILDING & PARKING

INCREASED RUNOFF CALCULATIONS

Cpre = 0.23
Cpost = 0.62
AREA = 5.64 AC
(0.62 - 0.23) X 2.8/12 X 5.64 AC = 0.513 AC-FT

TREE CANOPY CALCULATIONS

CLASS "C" 76%-100% COVERED
SITE AREA 5.58 AC (243,065 S.F.)
TREE CANOPY REQUIRED 58,336 S.F. (24%)
REQUIRED NEW TREE CANOPY 43,752 S.F. (18%)
EXISTING TREE CANOPY PRESERVED 14,584 S.F. (6%)
NEW TREE CANOPY PROVIDED 43,752 S.F. (18%)
61~1 3/4" TYPE A TREES
TOTAL TREE CANOPY PROVIDED: 58,336 S.F. (24%)

BIKE RACK CALCULATIONS

LOT-1 RETAIL (10,000 S.F.)
REQUIRED:
(2) LONG TERM (WITHIN BUILDING)
(2) SHORT TERM
LOT-2 OFFICE BUILDING(S) (47,030 S.F.)
REQUIRED:
(2) LONG TERM (WITHIN BUILDING)
(2) SHORT TERM

PARKING SUMMARY

MEDICAL OFFICE (47,030 S.F.)		
MIN. (1 SPACE/250 S.F.)	188 SPACES	
MAX. (1 SPACE/150 S.F.)	314 SPACES	
DRIVE THRU (3 QUEUE SPACES - NOT IN TOTALS)		
RETAIL (10,000 S.F.)		
MIN. (1 SPACE/250 S.F.)	40 SPACES	
MAX. (1 SPACE/150 S.F.)	50 SPACES	
DRIVE THRU (3 QUEUE SPACES - NOT IN TOTALS)		
TOTAL PARKING REQUIRED		
MIN.	228 SPACES	
MAX.	364 SPACES	
10% TARC CREDIT		
MEDICAL OFFICE MIN.	169 SPACES	
RETAIL MIN.	36 SPACES	
TOTAL	205 SPACES	
TOTAL PARKING PROVIDED		
STANDARD	195 SPACES	
HANDICAP	12 SPACES	
CARPOOL	5 SPACES	
TOTAL	212 SPACES	

PROJECT SUMMARY

EXISTING ZONE	R-4
EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING USE	VACANT
PROPOSED USE	MEDICAL OFFICE & RETAIL
PROPOSED ZONE	C-1 & OR
PROPOSED BUILDINGS TOTAL S.F.	57,030 S.F.
PROPOSED BUILDINGS FOOTPRINT	34,870 S.F.
PROPOSED BUILDING MAX. HEIGHT	2-STORY ~35 FT.
SITE ACREAGE	5.58 ACRES
VUA	90,607 S.F.
ILA REQUIRED (7.5%)	6,796 S.F.
ILA PROVIDED	11,646 S.F.
F.A.R.	0.23

LOT-1 (BUILDING A)

PROPOSED USE	RETAIL
PROPOSED ZONE	C-1
PROPOSED BUILDINGS S.F.	10,000 S.F.
PROPOSED LOT ACREAGE	1.16 ACRES (EXCLUDES R/W)
R/W ACREAGE	0.06 ACRES
VUA	25,856 S.F.
ILA REQUIRED (7.5%)	1,940 S.F.
ILA PROVIDED	5,344 S.F.
F.A.R.	0.19

LOT-2 (BUILDINGS B, C & D)





















PROPOSED USE	MEDICAL OFFICE
PROPOSED ZONE	OR & C-1
PROPOSED BUILDING(S) S.F.	47,030 S.F.
PROPOSED LOT ACREAGE	4.42 ACRES
PROPOSED C-1	0.11 ACRES
PROPOSED OR	4.31 ACRES
VUA	64,751 S.F.
ILA REQUIRED (7.5%)	4,856 S.F.
ILA PROVIDED	6,302 S.F.
F.A.R.	0.24

PRELIMINARY APPROVAL

Condition of Approval:

Tony Kelly 9-14-16
Date

LEGEND

	LOUISVILLE & JEFFERSON COUNTY
	EX. UTILITY (POLE) EXISTING DISTRICT
	EX. CONTOUR
	EX. OVERHEAD ELECTRIC
	EX. SANITARY SEWER
	EXISTING FENCE
	100 YEAR FEMA FLOOD PLAIN
	EXISTING PROPERTY LINE TO BE REMOVED
	PROPOSED DUMPSTER
	PROPOSED SIDEWALK RAMP
	PROPOSED CASH BASIN
	PROPOSED CURB INLET
	PROPOSED HEADWALL
	PROPOSED ZONING LIMITS
	POTENTIAL WETLANDS (HYDRIC SOIL)
	PROPOSED BIKE RACKS
	SILT FENCE EF-09-02
	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE ER-01-03
	STORM WATER FLOW ARROW
	TO BE REMOVED

EROSION PREVENTION AND SEDIMENT CONTROL 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 SEEDDED 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 SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

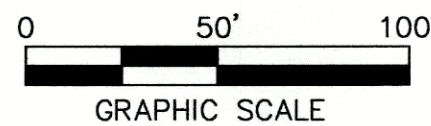
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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 PRACTICAL, 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.

BENCHMARK

RAILROAD SPIKE IN
POWER POLE
ELEVATION 440.66



WM #11245

15029.dev.dwg



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OSA MEDICAL OFFICE PARK
4524, 4526 & 4528 CANE RUN ROAD

DATE: 1/13/16








DRAWN BY: R.L.

CHECKED BY: J.M.M.

SCALE: 1"=50' (HORZ)

SCALE: N/A (VERT)

REVISIONS

	PREAPP COMMENTS 9/2/15
	AGENCY COMMENTS 10/30/15
	NEW DESIGN 12/21/15
	AGENCY COMMENTS 5/16/16
	AGENCY COMMENTS 6/21/16
	AGENCY COMMENTS 9/7/16
	AGENCY COMMENTS 9/9/16

NOTICE

PERMITS SHALL BE ISSUED
ONCE IN COMPLIANCE
WITH THE PLANNING & DESIGN
ELEMENTS OF THIS DISTRICT
DEVELOPMENT PLAN.

DEVELOPMENT
PLAN

JOB NUMBER
15029

1

OF

1