PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR LAND TRANSFER

Scale: 1" = 20'

SOURCE OF TITLE

KUPCO, LLC
D.B. 9107, PG. 0016

LAND CLASS:	"URBAN"
PROPERTY ADDRESS:	1715 GAGEL AVENUE SHIVELY, KY 40216
OWNER/CLIENT: ADRESS:	KUPCO, LLC, A KENTUCKY LIMITED LIABILITY COMPANY 10501 FOREST GARDEN LANE LOUISVILLE, KY 40223
DEVELOPER: ADDRESS:	PCI HEALTHDEV 8117 PRESTON ROAD, SUITE 400 DALLAS, TX 75225
ENGINEER: ADDRESS:	AGE ENGINEERING SERVICES, INC. 165 FOSTER LANE STANFORD, KY 40484

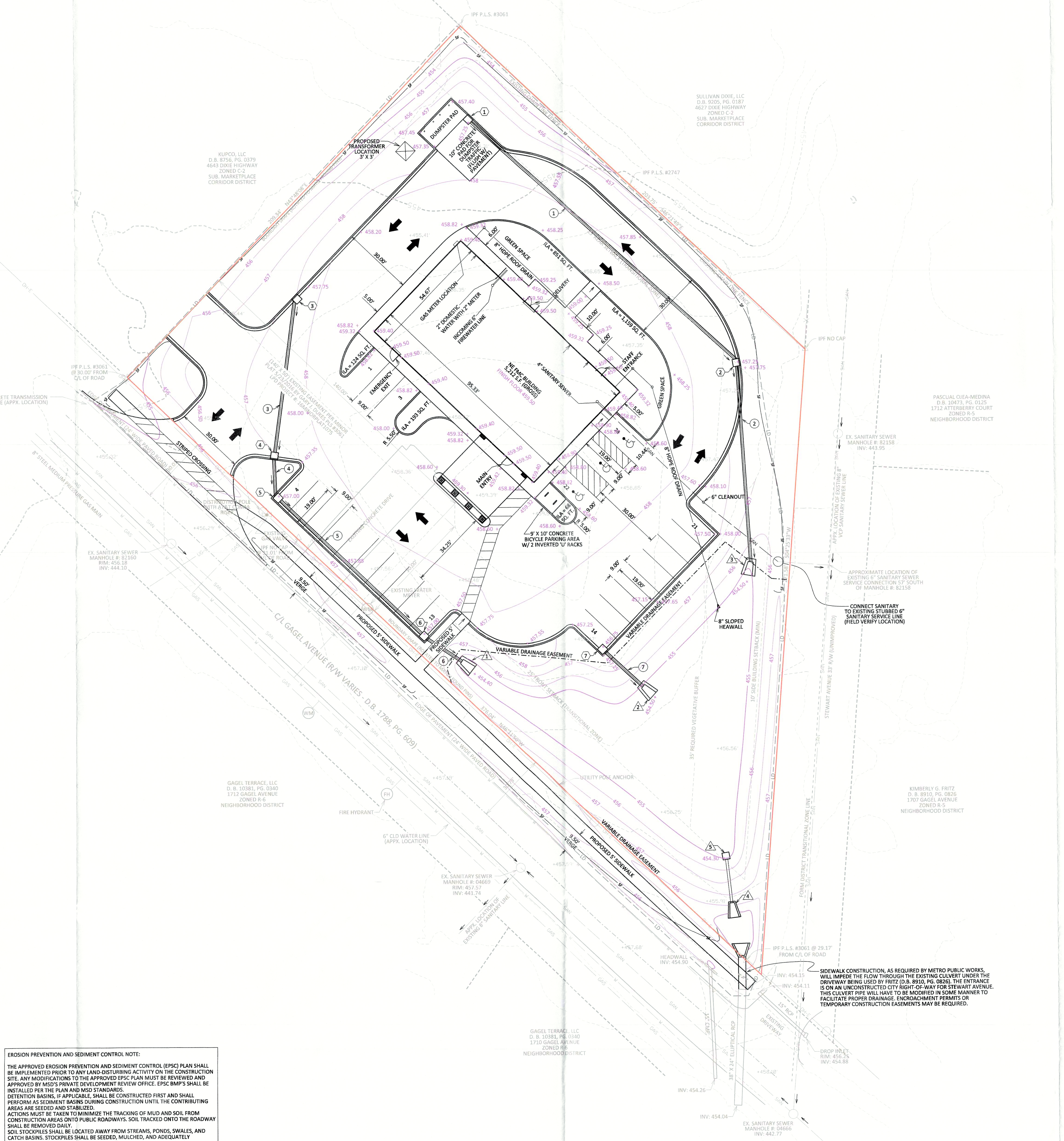
SURVEY NOTES

1.) THIS SURVEY IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT, AND IS SUBJECT TO LOCAL CITY AND COUNTY ZONING ORDINANCES.

2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.

3.) THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY INACCURATE INDEXING OF RECORDS THAT THE COUNTY CLERK OR THE PROPERTY VALUATION OFFICE MAY HAVE MADE.

4.) BASED ON TITLE COMMITMENT NO. C1603684LKY OF FIDELITY NATIONAL TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF JUNE 6, 2016, NO UTILITY EASEMENTS WERE FOUND ON THIS PROPERTY.



GENERAL NOTES:

CITY OF SHIVELY APPROVAL REQUIRED.

SHIVELY DRAINAGE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

CONSTRUCTION PLANS, BOND AND PERMIT REQUIRED FOR ALL WORK WITHIN RIGHT-OF-WAY.

UPON DEVELOPMENT AND 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 SITE AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.

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. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.

SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.

MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

DOWNSTREAM ANALYSIS OF STORM SYSTEM ALONG GAGEL AVE. PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. DOWNSTREAM IMPROVEMENTS MAY BE REQUIRED.

REFUSE CONTAINER WILL BE SCREENED PER LDC (SHIVELY, KY LDC 2008) SECTION 5.5.1.A.4.a.

SITE IS SUBJECT TO PLAN REVIEW FEES.

- LEGEND -

- FOUND MONUMENT AS NOTED
- BOUNDARY LINES OF LOT 3 PER MINOR PLAT 5/23/2016 BY GARY J. DUKES PLS
- ADJOINING PROPERTY BOUNDARY LINES PER DEEDED DESCRIPTIONS
- LD — LIMITS OF DISTURBANCE
- EXISTING FENCE
- UG-C — EXISTING AT&T UNDERGROUND COMMUNICATIONS LINE
- OH-E — EXISTING OVERHEAD DISTRIBUTION LINE
- EXISTING UTILITY POLE
- GAS — EXISTING LG&E GAS LINE
- EXISTING GAS VALVE
- W — EXISTING LOUISVILLE WATER COMPANY WATER LINE
- WM — WATER METER
- SAN — SANITARY SEWER LINE
- SF — PROPOSED SILT FENCE

UTILITY NOTES:

1. BEFORE PROCEEDING WITH THE WORK, THE CONTRACTOR SHALL CONFER WITH ALL PUBLIC OR PRIVATE COMPANIES, AGENCIES, THE ENGINEER, OR DEPARTMENTS THAT OWN AND OPERATE UTILITIES IN THE VICINITY OF THE CONSTRUCTION.

A CONTRACTOR SHALL BE RESPONSIBLE FOR:
A. CONTRACTING THE INDIVIDUAL UTILITY OWNERS TEN DAYS PRIOR TO CONSTRUCTION, ADVISING THEM OF THE WORK TO TAKE PLACE.

B. SOLICITING THEIR AID IN LOCATING AND PROTECTING ANY UTILITY WHICH MAY INTERFERE WITH CONSTRUCTION.

C. EXCAVATING AND VERIFYING THE HORIZONTAL AND VERTICAL LOCATION OF EACH UTILITY.

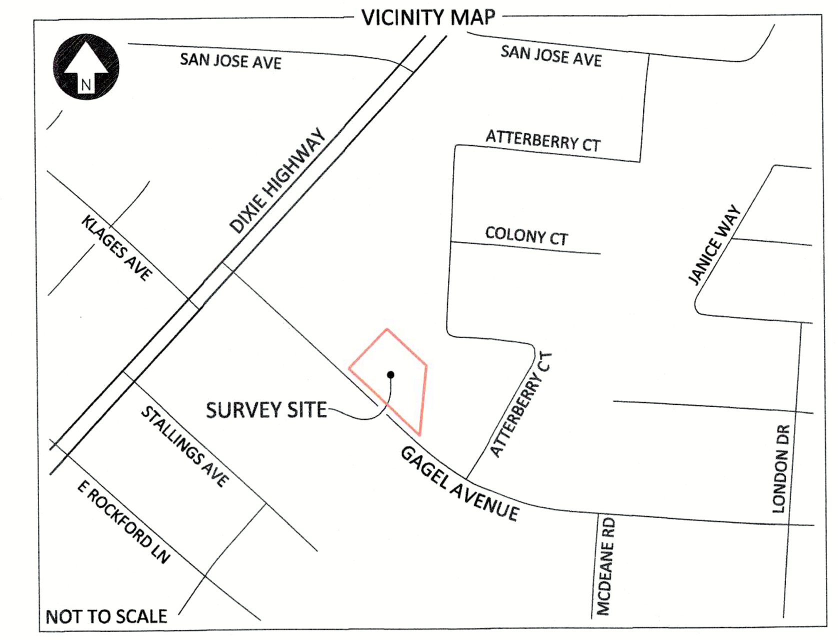
D. ANY DAMAGE OF ANY EXISTING UTILITY.

2. EXCAVATE WITH EXTREME CAUTION TO AVOID DISTURBING UNDERGROUND UTILITIES THAT ARE TO REMAIN IN SERVICE. REPORT ANY CONFLICTS TO THE ARCHITECT IMMEDIATELY.

3. GRADING AROUND EXISTING UTILITY POLE TO BE APPROVED BY UTILITY OWNER.

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 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 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 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.



SITE STATISTICS:
TOTAL AREA: 1.396 ACRES (60,810 SQ. FT)
EXISTING USE: EMPTY LOT
NO EXISTING STRUCTURES
PROPOSED USE: MEDICAL FACILITY
PROPOSED STRUCTURE
OFFICE: 5,212 SQ. FT (BUILDING)
4,819 SQ. FT (GROSS FLOOR)
BUILDING HEIGHT: 18 FT
TAX BLOCK: 1020
LOT NUMBER: 0702
PROPERTY USE: MEDICAL OFFICE (DIALYSIS CLINIC)
CURRENT ZONING: C2 - COMMERCIAL DISTRICT
FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR
COMMERCIAL USE SETBACKS
FRONT: 25 FT
EAST SIDE: 10 FT
WEST SIDE: NONE
REAR: 25 FT
REQUIRED VEGETATIVE BUFFER
EAST SIDE: 35FT
REQUIRED PARKING: 19 STANDARD SPACES (MIN)
32 STANDARD SPACES (MAX)
2 ADA SPACES
PROPOSED PARKING: 21 STANDARD SPACES (9' X 19')
3 ADA SPACES (9' X 19')
TOTAL PROPOSED : 24 SPACES
PROPOSED BICYCLE SPACES: 2 INVERTED 'U' RACKS
EXISTING IMPERVIOUS AREA: 958 SQ. FT.
PROPOSED IMPERVIOUS AREA: 34,020 SQ. FT.
NET IMPERVIOUS AREA: 33,062 SQ. FT.

LANDSCAPE STATISTICS:
PROPOSED VEHICLE USAGE AREA: 26,515 SQ. FT.
REQUIRED INTERIOR LANDSCAPE AREA:
VUA X 7.5% = 1,989 SQ. FT.
PROPOSED INTERIOR LANDSCAPE AREA: 2,203 SQ. FT.

TREE CANOPY STATISTICS:
TOTAL EXISTING TREE CANOPY: 16,910 SQ. FT. (28%)
CANOPY TO BE RETAINED: 1,083 SQ. FT. (< 2% OF SITE)
REQUIRED CANOPY: SITE AREA X 20%
60,810 SQ. FT. X 20% = 12,162 SQ. FT.

DETENTION BASIN STATISTICS:
VOLUME REQUIRED: (C-post - C-pre) x A x R/12
C-pre: 0.18 C-post: 0.84 (C-post - C-pre) = 0.66
A: 1.028 AC TO DETENTION BASIN
R: 2.8 IN/HR
VOLUME REQ: 0.158 AC-FT
APPROXIMATE SURFARE AREA: 8,430 SQ. FT.
DEPTH: 1.50 FT.
VOLUME PROVIDED: 0.290 AC-FT

PIPE LEGEND

PIPE ID	LENGTH	DIAMETER	MATERIAL	SLOPE
1	154'	12" ID	HDPE	0.52%
2	85'	12" ID	HDPE	0.53%
3	66'	12" ID	HDPE	1.15%
4	16'	12" ID	HDPE	1.92%
5	84'	12" ID	HDPE	0.54%
6	18'	12" ID	HDPE	0.55%
7	22'	12" ID	HDPE	1.97%

INLET LEGEND

INLET ID	TYPE	GRATE ELEV.	INVERT ELEV.
1	CURB	457.25	455.75
2	CURB	457.25	454.95
3	CURB	457.50	456.00
4	CURB	457.00	455.25
5	DROP	457.00	454.95
6	DROP	457.00	454.50
7	DROP	456.75	455.00

OUTLET LEGEND

OUTLET ID	TYPE	OUTLET INV.
1	12" S&F HEADWALL	454.40
2	12" S&F HEADWALL	454.50
3	12" S&F HEADWALL	454.50
4	12" S&F HEADWALL	454.20
5	MULTI-STAGE OUTLET	454.30

*ALL HEADWALLS WILL BE 12" SLOPED & FLARRED

SANITARY SEWER NOTE:
ACCORDING TO METROPOLITAN SEWER DISTRICT (MSD), THERE EXIST AN 8" VCP SEWER LINE RUNNING PARALLEL TO THE EASTERN PROPERTY LINE OF THE SUBJECT PROPERTY, WITHIN THE UNIMPROVED RIGHT-OF-WAY OF STEWART AVENUE. A SERVICE CONNECTION FOR THE SUBJECT PROPERTY IS LOCATED 57 FEET SOUTH OF SANITARY MANHOLE #82158 AT 3 FEET DEEP. MSD MAINTAINS A 15 FEET SECTION OF THE 6" SERVICE CONNECTION. INVERTS AND LOCATIONS FOR MANHOLE #'s: 82158, 04666, 04669 WERE TAKE FROM MSD PLAN SHEET S214338A AND WERE NOT FIELD VERIFIED.

WATER LINE NOTE:
ACCORDING TO LOUISVILLE WATER COMPANY, THERE IS AN EXISTING 85 - 90 PSI 30" CONCRETE WATER TRANSMISSION LINE RUNNING ALONG THE NORTH SIDE OF GAGEL AVENUE. THERE IS ALSO AN 85-90 PSI 6" CLD (CEMENT LINED CAST IRON) WATER LINE RUNNING ALONG THE SOUTH SIDE OF GAGEL AVENUE THAT CROSSES UNDER THE ROAD TO PROVIDE A SERVICE CONNECTION TO THE SUBJECT PROPERTY.

GAS LINE NOTE:
ACCORDING TO MIKE CRESS WITH LG&E, THERE IS AN EXISTING 8" STEEL MEDIUM PRESSURE (30 - 55 PSI) MAIN RUNNING ALONG THE SOUTH SIDE OF GAGEL AVENUE. THERE IS ALSO A .5" PLASTIC SERVICE TAP CROSSING UNDER GAGEL AVENUE TO SERVICE THE SUBJECT PROPERTY. ACCORDING TO MR. CRESS, THE SERVICE TAP WOULD BE "CURBED" AT THE PROPERTY LINE.

RECEIVED
APR 20 2017
DESIGN SERVICES

WM#9982

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(423) 638-8322 : FAX

Proposed Building for:
FMC PLEASURE RIDGE PARK
#100309-1-DN-E-GU-2015
SITE DEVELOPMENT PLAN
1715 GAGEL AVENUE
LOUISVILLE, KENTUCKY 40216

FRESENIUS MEDICAL CARE

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Drafted By:	BLM
Checked By:	DGG
Date Drawn:	04/19/17
Project #:	160603

REV #: 1	4/5/17	DEV. PLAN REVISIONS
REV #: 2	4/19/17	DEV. PLAN REVISIONS

C-1.0
SHEET NUMBER

17 DEVPLAN 1031