

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0105E.

WAIVERS REQUESTED

FROM 5.5.2.B.1.A AND 5.9.2.A.1.B.II OF THE LDC TO NOT PROVIDE PARKING LOT OR SITE CONNECTIONS FOR ABUTTING DEVELOPMENTS

INCREASED RUNOFF CALCULATIONS

Cpre = 0.45
Cpost = 0.63
AREA = 1.71 AC.
(0.63-0.45) x 2.8/12 x 1.71 AC = 0.072 AC-FT

INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 20,889 S.F.
POST-DEVELOPED IMPERVIOUS SURFACE = 39,922 S.F.
NET INCREASE IN IMPERVIOUS SURFACE = 19,033 S.F.

TREE CANOPY CALCULATIONS (TCCA)

CLASS: C
EXISTING TREE CANOPY: 0% COVERAGE
SITE AREA: 1.71 AC (74,488 SF)
EXISTING TREES PRESERVED: 0 SF (0%)
REQUIRED NEW TREE CANOPY: 14,898 SF (20%)
REQUIRED TOTAL TREE CANOPY: 14,898 SF (20%)

PROJECT SUMMARY

EXISTING ZONE	R4
EXISTING FORM DISTRICT	N
PROPOSED ZONE	OR
EXISTING USE	SINGLE-FAMILY RESIDENTIAL & VACANT
PROPOSED USE	MEDICAL OFFICE
PROPOSED BLDG. S.F.	20,054
MAXIMUM HEIGHT	35'
SITE ACREAGE	1.71 ACRES
VIA	29,896 S.F.
ILA REQUIRED (7.5%)	2,242 S.F.
ILA PROVIDED	3,485 S.F.
F.A.R.	0.269

PARKING SUMMARY

REQUIRED SPACES	
MIN. (1 SPACE/250 S.F.)	80 SPACES
MAX (1 SPACE/150 S.F.)	134 SPACES

PROVIDED SPACES

STANDARD	76 SPACES
HANDICAPPED	4 SPACES
TOTAL	80 SPACES

BICYCLE PARKING

REQUIRED SPACES	
LONG TERM (2, OR 1 PER 50 EMPLOYEES)	2 SPACES
SHORT TERM (2, OR 1 PER 25,000 S.F.)	2 SPACES

PROVIDED SPACES

LONG TERM	2 SPACES
SHORT TERM	2 SPACES
TOTAL	4 SPACES

LEGEND

- = EXISTING UTILITY POLE
- = EXISTING CONTOUR
- = EXISTING OVERHEAD ELECTRIC
- = PROPOSED DRAINAGE FLOW
- = TO BE REMOVED
- = PROPOSED CONCRETE
- = POINT OF BEGINNING
- = EXISTING TREE
- = EXISTING STOP SIGN
- = PARKING COUNT
- = PROPOSED BIKE RACK
- = PROPOSED DUMPSTER WITH SCREEN
- = PROPOSED FENCE

GENERAL NOTES:

- () DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- 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 (I.E. CONSERVATION EASEMENTS, 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.
- 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.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL LOTS SHALL BE CONSOLIDATED PRIOR TO SITE CONSTRUCTION PLAN.
- ONSITE 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.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
- 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.
- DOWNSTREAM STORMWATER CAPACITY TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. EXISTING ROAD SIDE DITCH TO BE PAVED UP TO THE POINT WHERE EXISTING PAVED DITCH BEGINS. ADDITIONAL IMPROVEMENTS MAY BE REQUIRED.
- NO INCREASE OF STORM WATER TO ADJACENT DEPRESSIONS AS A RESULT OF THIS PROJECT.
- A LETTER OF ACCEPTANCE WILL BE OBTAINED FROM THE PROPERTY OWNERS OF 5803 ASHBY LANE FOR THE INCREASED DRAINAGE FROM THE PROPOSED DEVELOPMENT SHOWN HEREON PRIOR TO CONSTRUCTION PLAN APPROVAL.

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.

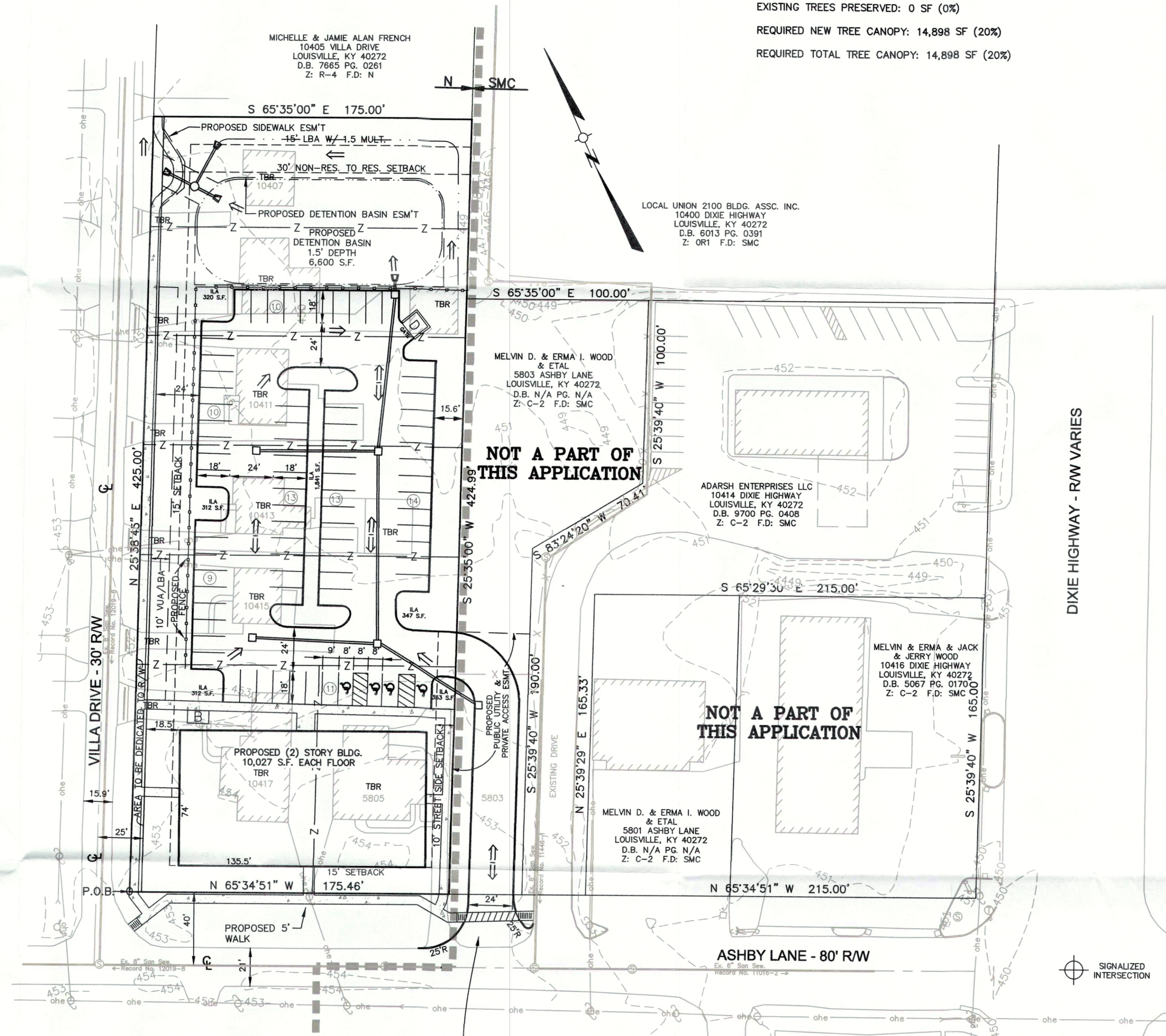
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

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.

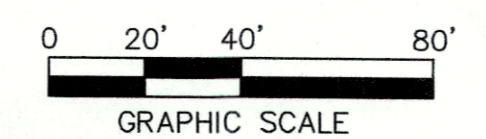
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.



WHEN THE ADJACENT LOT (9700 DIXIE HWY) IS DEVELOPED OR RE-DEVELOPED, UNIFIED ACCESS SHALL BE REQUIRED. THE ACCESS PROPOSED ON THIS PLAN SHALL BE RECONSTRUCTED PER METRO PUBLIC WORKS REQUIREMENTS.



REZONING REQUEST

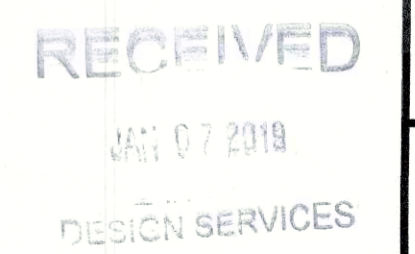
CASE #17ZONE1080
DETAILED DISTRICT DEVELOPMENT PLAN
(REZONING REQUEST)
WOOD MEDICAL OFFICE BUILDING
10407-10417 VILLA DRIVE
5805 ASHBY LANE
LOUISVILLE, KY 40272

FOR DEVELOPER:
JACK D. WOOD
2000 FLORADORA DRIVE
LOUISVILLE, KY 40272

OWNER:
MARGARET WOOD
1020 GARDEN CREEK CIRCLE
LOUISVILLE, KY 40223
D.B. 10683, PG. 861
T.B. 1047 LOT: 0270

OWNER:
JACK D. WOOD
2000 FLORADORA DRIVE
LOUISVILLE, KY 40272
D.B. 6330, PG. 92
D.B. 6366, PG. 376
D.B. 6125, PG. 724
D.B. 6177, PG. 990
D.B. 6056, PG. 334

OWNER:
JACK D. & JERRY LYNN WOOD
2000 FLORADORA DRIVE
LOUISVILLE, KY 40272
D.B. 8774, PG. 396
T.B. 1047 LOT: 0218



Milestone design group
108 Davenport Lane, Suite 300 Louisville, KY 40223
502.327.7073 www.milestonedesign.org

WOOD MEDICAL OFFICE BUILDING

DATE: 12/12/17
DRAWN BY: C.K.R.
CHECKED BY: J.M.M.
SCALE: 1"=40' (HORZ)
SCALE: N/A (VERT)

REVISIONS

PRE-APP CMNTS 3/30/18
AGENCY CMNTS 9/7/18
AGENCY CMNTS 10/12/18
MSD CMNTS 12/5/18

DETAILED DISTRICT DEVELOPMENT PLAN

JOB NUMBER 17057

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OF
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