



DRAINAGE SUMMARY

SITE AREA 54,294 S.F. (1.246 AC.)
 HYDROLOGIC SOIL GROUP "D" - ROBERTSVILLE
 EXISTING IMPERVIOUS AREA = 3,442 S.F.
 EXISTING PERVIOUS AREA = 50,852 S.F.
 PROPOSED IMPERVIOUS AREA = 33,700 S.F.
 PROPOSED PERVIOUS AREA = 20,594 S.F.
 IMPERVIOUS AREA NET INCREASE = 30,258 S.F.
 NOTE: STORMWATER DETENTION IS PROVIDED BY OFF-SITE DETENTION BASIN.

LANDSCAPE SUMMARY

IN ACCORDANCE WITH CHAPTER 10, PART 2 OF THE LAND DEVELOPMENT CODE.
 VEHICULAR USE AREA (VUA) = 19,756 SQ. FT.
 INTERIOR LANDSCAPE AREA (ILA) = 19,759 X 0.075 (7.5%)
 ILA REQUIRED = 1,482 SQ. FT.
 ILA PROPOSED = 1,968 SQ. FT.

LBA: REQUIRED -	N	S	E	W
PROVIDED -	N/A	N/A	N/A	0
	0	0	0	10

TREE CANOPY CALCULATIONS

IN ACCORDANCE WITH CHAPTER 10, PART 1 OF THE LAND DEVELOPMENT CODE.
 FROM TABLE 10.1.1:
 TREE CANOPY CATEGORY FOR COMMERCIAL USE IS CLASS C
 FROM TABLE 10.1.2:
 EX. TREE CANOPY COVERAGE = 0% (0 S.F.)
 TREE CANOPY PRESERVED = 0% (0 S.F.)
 TOTAL TREE CANOPY REQUIRED = 20% (10,859 S.F.)

WAIVER REQUESTED

A WAIVER HAS BEEN REQUESTED THAT WOULD RELIEVE THE APPLICANT FROM PROVIDING THE REQUIRED LANDSCAPE BUFFER AND PLANTINGS/SCREENING ALONG THE BOUNDARY BETWEEN THE EXISTING EZ-1 AND C-2 ZONES, AS REQUIRED IN CHAPTER 10, SECTION 2, TABLES 10.2.2 AND 10.2.3, OF THE LOUISVILLE LAND DEVELOPMENT CODE.

GENERAL NOTES

- ALL EXISTING STRUCTURES AND IMPROVEMENTS TO BE REMOVED FROM THE SITE.
- ALL SIDEWALKS SHALL HAVE ADA COMPLIANT RAMPS. ALL RAMPS SHALL HAVE DETECTABLE WARNINGS.
- ALL PAVEMENT MARKINGS/SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- SOIL TYPE IS LISTED PER THE JEFFERSON COUNTY SOIL SURVEY AS ROBERTSVILLE SILT LOAM, HYDROLOGIC SOIL GROUP "D".
- FREESTANDING BUSINESS SIGNS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- ALL SITE LIGHTING, IF PROVIDED, SHALL BE IN CONFORMANCE WITH CHAPTER 4, PART 1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
- DETENTION IS PROVIDED IN THE OFFSITE DETENTION BASIN. RUNOFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF x 1.5.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 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.
- ALL CONSTRUCTION TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH AND WELLNESS PER CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL SHALL BE IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- SANITARY SEWER TO BE PROVIDED BY EXISTING SANITARY SEWER.
- THE SUBJECT PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOODPLAIN PER FIRM MAP 21111C0094E, EFFECTIVE ON DECEMBER 5, 2006.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE APPROPRIATE AGENCIES.
- SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AND ROADWAYS. SITE LIGHTING SHALL CONFORM TO THE REQUIREMENTS OF SECTION 4.1.3 OF THE LAND DEVELOPMENT CODE. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE REAIMED, SHIELDED OR TURNED OFF.
- BUILDING SETBACKS ALONG JEFFERSON BOULEVARD ARE BASED UPON MINOR ARTERIAL MAXIMUM RIGHT-OF-WAY OF 120 FEET. (60 FEET FROM CENTER LINE)
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD APPLICATIONS.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE, PER LDC SECTION 9.1.12.C.
- PROPOSED LOT TO BE CREATED BY MINOR SUBDIVISION PLAT.
- 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.
- ONE TREE SHALL BE PLANTED WITHIN 15 FEET OF THE BUILDING, FOR EACH 50 FEET OF FACADE LENGTH (4 TREES REQUIRED). TREE SPECIES TO BE SELECTED FROM THE PREFERRED PLANT LIST THAT WILL EQUAL OR EXCEED THE HEIGHT OF THE BUILDING AT MATURITY (MIN. HT. 21 FEET).
- MSD APPROVED THE DOWNSTREAM FACILITIES CAPACITY REQUEST FOR THIS SITE ON JULY 2, 2020.

EROSION PREVENTION AND SEDIMENT CONTROL

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 THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

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 PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

LEGEND

— 501 —	EXISTING CONTOUR	⊙	WATER METER
— 500 —	EXISTING INDEX CONTOUR	⊕	WATER VALVE
— UGE — UGE —	UNDERGROUND ELECTRIC	⊕	FIRE HYDRANT
— UGT — UGT —	UNDERGROUND TELEPHONE	⊙	CLEANOUT
— W — W —	WATER LINE	⊕	GAS VALVE
— G — G —	GAS LINE	⊕	GAS METER
⊙	LIGHT POLE	⊕	SIGN
⊕	ELECTRIC MANHOLE	⊕	EX. TREE W/SIZE
⊕	TELEPHONE PEDESTAL	⊕	ACCESSIBLE RAMP
⊕	ELECTRIC PEDESTAL	→	DRAINAGE FLOW DIRECTION
⊕	TRAFFIC SIGNAL POLE PEDESTAL	— STM —	CONCEPTUAL STORM SEWER
⊕	TRAFFIC SIGNAL POLE	ILA	INTERIOR LANDSCAPE AREA



Vicinity Map
Not To Scale

SITE SUMMARY

EXISTING ZONING DISTRICT: EZ-1/C-2
 FORM DISTRICT: REGIONAL CENTER
 COUNCIL DISTRICT: 24
 FIRE PROTECTION DISTRICT: OKOLONA
 TAX BLOCK 3634, LOT NO. 4
 D.B. 10970, PG. 55 (PARCEL II).
 EXISTING USE: VACANT
 PROPOSED USE: MEDICAL OFFICE (WITH PHYSICAL THERAPY)
 PROPOSED BUILDING AREA: 6,721 S.F.
 FLOOR AREA RATIO: 0.12
 HEIGHT: 15' MAX. HEIGHT ALLOWED
 SITE ACREAGE: 1.246 AC. (54,293 S.F.)

PARKING SUMMARY

BUILDING = 6,721 S.F.
PARKING REQUIREMENTS (MINIMUM)
 MEDICAL OFFICE:
 1 PARKING SPACE PER 250 S.F. = 27 SPACES
PARKING REQUIREMENTS (MAXIMUM)
 MEDICAL OFFICE:
 1 PARKING SPACE PER 150 S.F. = 45 SPACES
 TOTAL PARKING = 45 SPACES INCLUDING 9 ACCESSIBLE SPACES*
 *NOTE: PER ADA GUIDELINES, A MINIMUM OF 20 PERCENT OF PATIENT AND VISITOR PARKING MUST BE ACCESSIBLE FOR OFFICES WITH PHYSICAL THERAPY SERVICES. THIS REQUIREMENT IS MET FOR THIS SITE.

BICYCLE PARKING

SHORT TERM SPACES = 2 (BICYCLE RACK TO BE PROVIDED)
 LONG TERM SPACES = 2 (TO BE PROVIDED INSIDE BUILDING FOR EMPLOYEES)

GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII SHALL BE AS NOTED ON PLANS.
- ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER ADA STANDARDS.
- PRIOR TO ANY CONSTRUCTION IN RIGHT-OF-WAY, CONTRACTOR SHALL INSTALL TRAFFIC CONTROL ON ACCORDANCE WITH MUTCD.

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AVAILABLE PLANS AND INFORMATION OBTAINED IN THE FIELD. NEITHER THE SURVEYOR NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. INDIVIDUAL SERVICE LINES ARE NOT SHOWN.

UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL-FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123), 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.



WM # 7467

PE Proj. # 22022-E1

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PRISM ENGINEERING

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REVISED DETAILED DISTRICT DEVELOPMENT PLAN

KENTUCKY / INDIANA FOOT & ANKLE SPECIALISTS
 7987 JEFFERSON BOULEVARD
 LOUISVILLE, KENTUCKY 40219

NO.	DESCRIPTION	DATE
1	REVISED PER AGENCY REVIEWS.	07-02-20
2	REVISED STORM AND SEWER EASEMENT.	07-27-20

OWNER	COVINGTON LAND DEVELOPMENT, LLC
DESIGNED BY	PRISM ENGINEERING
CHECKED BY	J.H.
APPROVED BY	J.H.
DATE	JUN 8, 2020

JUNE 8, 2020

DEVELOPMENT PLAN

DP1.0