

**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 ERRECTED 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.
- ONSITE 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 DOWNSTREAM SYSTEM, WHICH EVER 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 TO REDUCE THE REQUIRED 15' LBA TO 5'

(W2) A WAIVER IS REQUESTED FROM SECTION 6.2.1 TO 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**

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

**PROJECT SUMMARY**

EXISTING ZONE R-4 NEIGHBORHOOD  
EXISTING FORM DISTRICT VACANT  
EXISTING 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.  
PROPOSED BUILDING MAX. HEIGHT 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. 0.24

**LOT-1 (BUILDING A)**

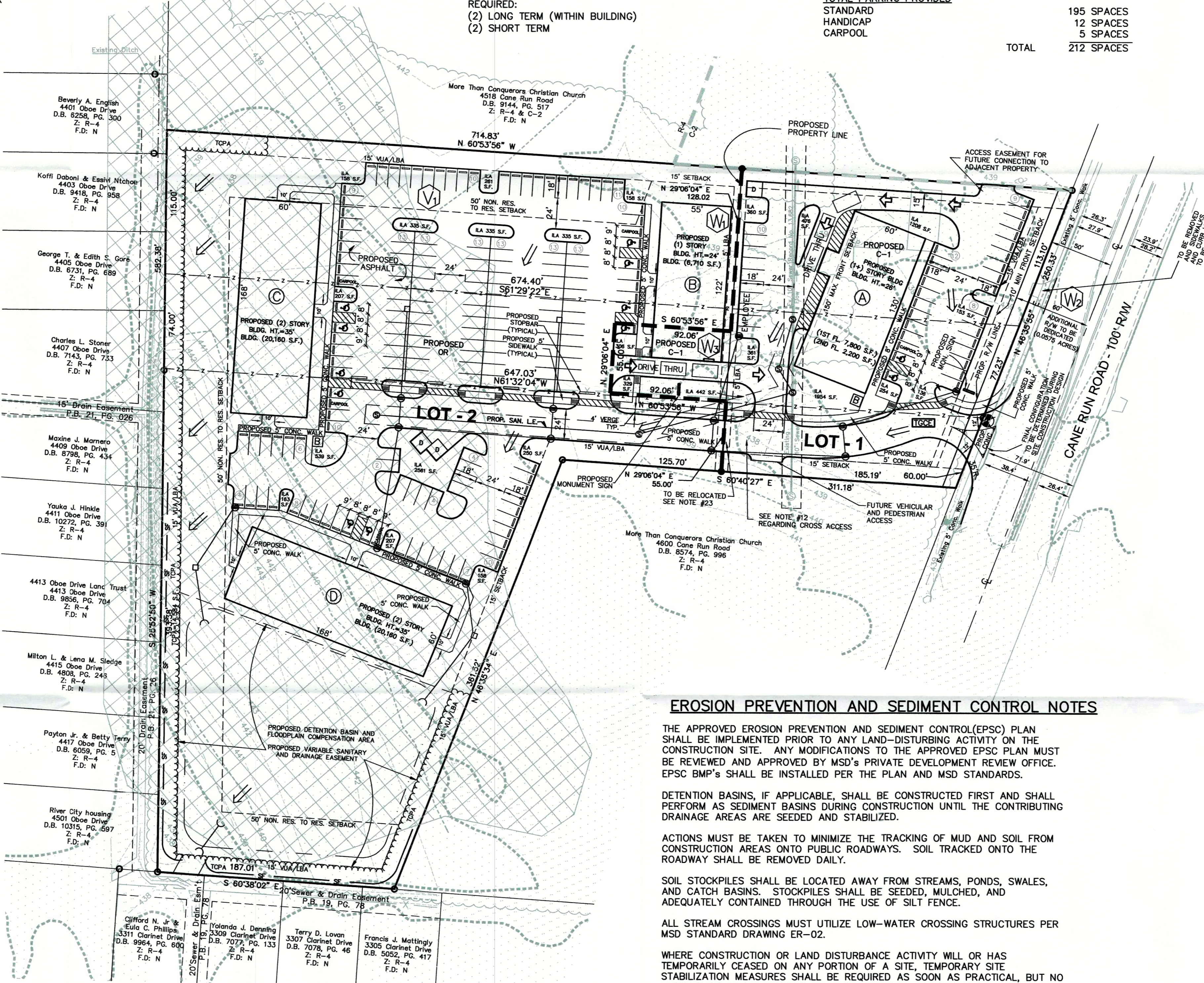
PROPOSED ZONE RETAIL  
PROPOSED ZONE C-1  
PROPOSED BUILDINGS S.F. 10,000 S.F.  
PROPOSED ACREAGE 1.16 ACRES  
VUA 25,856 S.F.  
VUA 1,940 S.F.  
ILA REQUIRED (7.5%) 5,344 S.F.  
ILA PROVIDED 5,344 S.F.  
F.A.R. 0.19

**LOT-2 (BUILDINGS B, C & D)**

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

**LEGEND**

- EX. UTILITY POLE
- 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.

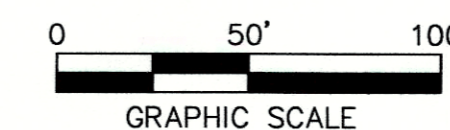
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

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

15029dev.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

RECEIVED

SEP 08 2016  
PLANNING & DESIGN SERVICES

CASE #15ZONE1039  
**DISTRICT DEVELOPMENT PLAN**  
**OSA MEDICAL OFFICE PARK**  
4524, 4526 & 4528 CANE RUN ROAD  
LOUISVILLE, KENTUCKY 40216

**DEVELOPMENT PLAN**

**JOB NUMBER 15029**

1 OF 1