

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 SEED, 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.

GENERAL NOTES

- CITY OF SHIVELY APPROVAL REQUIRED.
- 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).
- 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.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES. SITE MUST MEET MSD'S WATER QUALITY REQUIREMENTS.
- 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 ALONG GAGEL AVENUE.
- THE SUBJECT PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOODPLAIN PER FIRM MAP NO. 21111C0072E DATED DECEMBER 5, 2006.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE APPROPRIATE AGENCIES.
- CITY OF SHIVELY APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- SITE IS SUBJECT TO PLAN REVIEW FEES.
- ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPED 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. IF THE DOWNSTREAM SYSTEM HAS INADEQUATE CAPACITY, THE DETENTION BASIN IS TO BE SIZED TO CONTAIN THE 100 YEAR RUNOFF VOLUME, WITH THE BOTTOM OF THE BASIN DESIGNED AS AN INFILTRATION TRENCH.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- IF SITE HAS THROUGH DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- DURING FINAL DRAINAGE DESIGN, THE TACO BELL TRENCH DRAIN OUTLET TO BE IDENTIFIED. IF TRENCH DRAIN DISCHARGES TO SUBJECT SITE, THEN THIS OFFSITE STORMWATER FLOW WILL BE ADDRESSED PER MSD AND CITY OF SHIVELY REQUIREMENTS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- THIS SITE MAY CONTAIN HYDRIC SOIL AND MAY BE SUBJECT TO SHIVELY, KY LDC 4.6 REQUIREMENTS.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S MANUAL AND STANDARD SPECIFICATIONS.

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, 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.

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY PRISM ENGINEERING & DESIGN GROUP, LLC. NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF ALL EXISTING UTILITIES ARE NOT CERTAIN.

KEYNOTES

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| ① ASPHALT PAVEMENT | ⑩ DETENTION BASIN |
| ② CONCRETE CURB AND GUTTER | ⑪ INTERIOR LANDSCAPE AREA (ILA) - SEE LANDSCAPE PLAN |
| ③ INTEGRAL CURB AND SIDEWALK | ⑫ ADA COMPLIANT CURB RAMP |
| ④ CONCRETE SIDEWALK | ⑬ 5' PAINTED CROSSWALK |
| ⑤ SCREENED DUMPSTER | ⑭ BICYCLE RACK |
| ⑥ PROPOSED SIGN (100 SQ. FT., 22 FT. MAX. HEIGHT) | ⑮ LAWN/LANDSCAPE AREA |
| ⑦ PRECAST WHEEL STOP | ⑯ EMERGENCY OVERFLOW OUTLET - PAVED "V" DITCH PER MSD STANDARD DWG DD-02-00 |
| ⑧ ACCESSIBLE PARKING SIGNAGE | |
| ⑨ 4" WIDE PAINTED STRIPE | |

LANDSCAPE SUMMARY

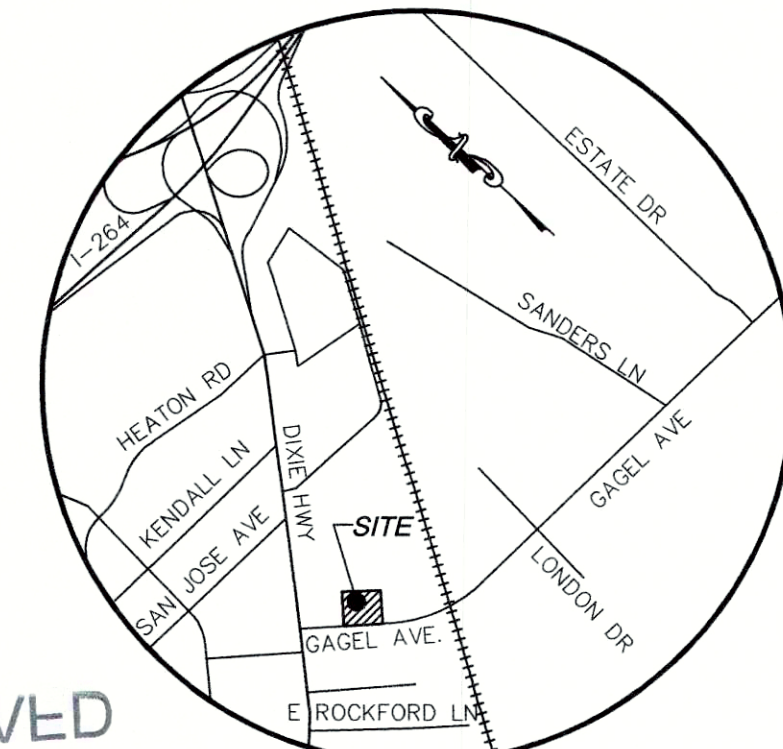
IN ACCORDANCE WITH CHAPTER 10, PART 2 OF THE LAND DEVELOPMENT CODE.
 VEHICULAR USE AREA (VUA) = 19,213 SQ. FT.
 INTERIOR LANDSCAPE AREA (ILA) = 19,213 X 0.075 (7.5%)
 ILA REQUIRED = 1,441 SQ. FT.
 ILA PROPOSED = 1,853 SQ. FT.
 LBA: N (SIDE) S (SIDE) E (REAR) W (FRONT)
 REQUIRED- 0 0 0 10
 PROVIDED- 0 0 0 10
 SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.

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:
 EXISTING TREE CANOPY PRESERVED = 0%
 TOTAL TREE CANOPY REQUIRED = 20% (8,738 S.F.)
 TREE CANOPY TO BE PROVIDED = 20% (8,738 S.F.)

WAIVER REQUESTED

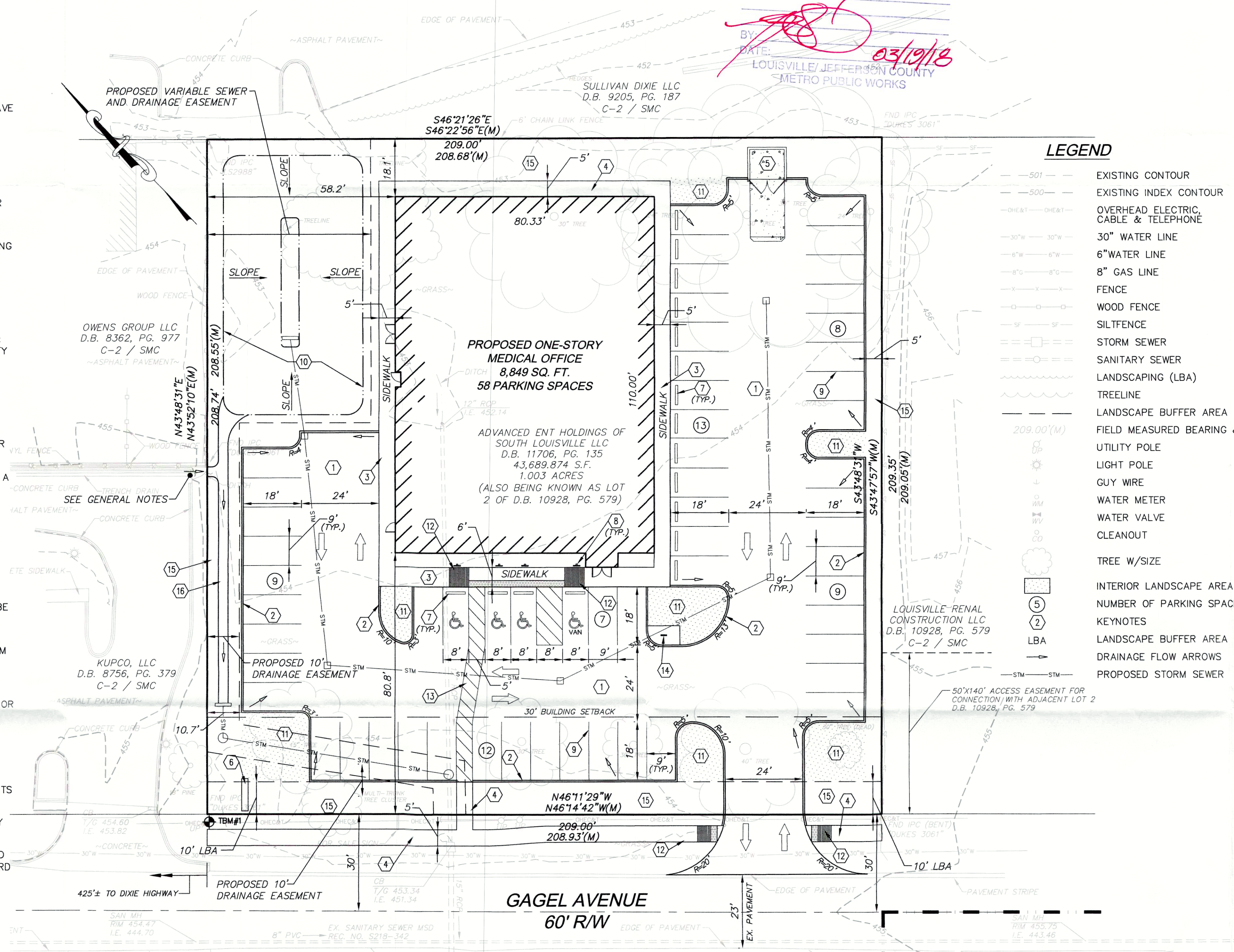
A WAIVER OF LDC SECTION 5.5.2.B.1.a IS REQUESTED TO ALLOW THE APPLICANT TO NOT PROVIDE THE REQUIRED VEHICULAR CONNECTION BETWEEN DEVELOPMENTS.



RECEIVED
 MAR 12 2018
 PLANNING & DESIGN SERVICES

PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS:

BY: [Signature]
 DATE: 03/19/18
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- OVERHEAD ELECTRIC, CABLE & TELEPHONE
- 30" WATER LINE
- 6" WATER LINE
- 8" GAS LINE
- FENCE
- WOOD FENCE
- SILTFENCE
- STORM SEWER
- SANITARY SEWER
- LANDSCAPING (LBA)
- TREELINE
- LANDSCAPE BUFFER AREA
- FIELD MEASURED BEARING & DISTANCE
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- WATER METER
- WATER VALVE
- CLEANOUT
- TREE W/SIZE
- INTERIOR LANDSCAPE AREA (ILA)
- NUMBER OF PARKING SPACES
- KEYNOTES
- LANDSCAPE BUFFER AREA
- DRAINAGE FLOW ARROWS
- PROPOSED STORM SEWER

SITE SUMMARY

ZONING DISTRICT: C-2
 FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR
 COUNCIL DISTRICT: 3
 TAX BLOCK 1020 LOT NUMBER 0797
 DEED BOOK 11706 PAGE 135
 EXISTING USE: VACANT
 PROPOSED USE: MEDICAL OFFICE
 PROPOSED BUILDING AREA: 8,849 S.F.
 FLOOR AREA RATIO: 0.20
 BUILDING HEIGHT: 28'-6" (TOP OF CANOPY)
 SITE ACREAGE: 1.003 AC. (43,690 S.F.)

PARKING SUMMARY

BUILDING = 8,849 S.F.
 PARKING REQUIREMENTS (MINIMUM) = 35 SPACES
 MEDICAL OFFICE:
 1 PARKING SPACE PER 250 S.F. = 35 SPACES
 PARKING REQUIREMENTS (MAXIMUM) = 59 SPACES
 MEDICAL OFFICE:
 1 PARKING SPACE PER 150 S.F. = 59 SPACES
 TOTAL PARKING = 58 SPACES, INCLUDING 4 ACCESSIBLE SPACES

BICYCLE PARKING

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

DRAINAGE SUMMARY

GROSS SITE AREA 43,690 S.F. (1.003 AC.)
 EXISTING IMPERVIOUS AREA = 0 S.F.
 EXISTING PERVIOUS AREA = 43,690 S.F.
 PROPOSED IMPERVIOUS AREA = 31,106 S.F.
 PROPOSED PERVIOUS AREA = 12,584 S.F.
 IMPERVIOUS AREA NET INCREASE = 31,106 S.F.
 STORMWATER DETENTION CALCULATION:
 $X = \Delta CRA / 12$
 $C (PRE) = 0.13$
 $C (POST) = 0.71$
 $\Delta C = 0.71 - 0.13 = 0.58$
 $A = 1.003 AC.$
 $R = 2.8 INCHES OF RAINFALL$
 $X = (0.58)(2.8)(1.003) / 12$
 $X = 0.136 ACRE- FEET (5,924 CUBIC FEET)$
 APPROXIMATE SURFACE AREA = 2,400 S.F.
 APPROXIMATE DEPTH = 6 FEET
 SEE GENERAL NOTES.

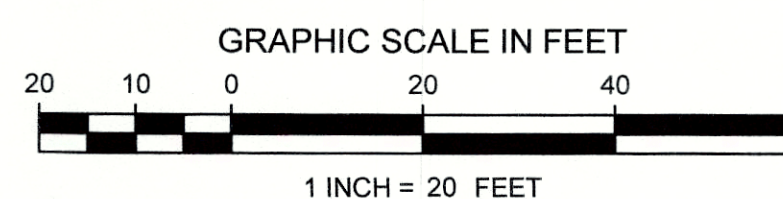
FLOOD NOTE

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE AS INDICATED BY FLOOD INSURANCE RATE MAP NO. 21111C0072E DATED DECEMBER 5, 2006.

TBM INFORMATION

TBM#1 - RAILROAD SPIKE IN UTILITY POLE LOCATED NEAR THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.

ELEVATION: 455.25 NAVD 88
 THIS BENCHMARK WAS ESTABLISHED BY USE OF A TRIMBLE R4-2 DUAL FREQUENCY GPS RECEIVER, MODEL #90210-666.



PRELIMINARY APPROVAL
 Condition of Approval:
 [Signature] 3-14-18
 Development Review Date
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

- 2/27/18 REVISED PER AGENCY REVIEW.
- 1/22/18 REVISED PER AGENCY REVIEW; ADDED DETENTION BASIN.

18WAIVER1005
 17DEVPLAN1220
 VM # 11716

CATEGORY 2B
 SITE DEVELOPMENT PLAN
 1725 GAGEL AVENUE
 LOUISVILLE, KENTUCKY 40216

OWNER:
 ADVANCED ENT HOLDINGS OF SOUTH LOUISVILLE, LLC
 4004 DUPONT CIRCLE, SUITE 220
 LOUISVILLE, KY 40207
 DEVELOPER:
 ADVANCED ENT HOLDINGS OF SOUTH LOUISVILLE, LLC
 4004 DUPONT CIRCLE, SUITE 220
 LOUISVILLE, KY 40207

DATE: NOVEMBER 20, 2017	PROJECT NO.: 217075-E1	REVISIONS:
DRAWN BY: RTG		
CHECKED BY: JH		
SCALE: 1" = 20'		

C1.0