

GENERAL NOTES

- ALL NEW AND EXISTING SIDEWALKS WITHIN THE PROPERTY FRONTAGE SHALL BE CONSTRUCTED OR RECONSTRUCTED TO MEET CURRENT ADA STANDARDS.
- ALL PAVEMENT MARKINGS/SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 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.
- 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.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE APPROPRIATE AGENCIES.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING 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.
- ANY CONSTRUCTION WITHIN THE STATE RIGHT OF WAY SHALL CONFORM TO THE KYTC DESIGN REQUIREMENTS.
- THERE SHALL BE NO PARKING ON STATE RIGHT OF WAY.
- ENCROACHMENT PERMITS AND BONDS ARE REQUIRED FOR ALL WORK PROPOSED IN THE RIGHT OF WAY.
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER ADA STANDARDS.
- PRIOR TO ANY CONSTRUCTION IN RIGHT-OF-WAY, CONTRACTOR SHALL INSTALL TRAFFIC CONTROL IN ACCORDANCE WITH MUTCD.
- THE ACCESS DRIVE PAVEMENT MUST BE REPAVED AND STRIPED.

LEGEND

	Sign		Electric Manhole
	Utility Pole		Sanitary Sewer Manhole
	Guy Anchor		Reinforced Concrete Pipe
	Light Pole		High-Density Polyethylene Pipe
	Catch Basin		Underground Gas Line
	Storm Drainage Manhole		Overhead Electric Line
	Fire Hydrant		Set 1/2\"/>
	Water Valve		

PROPOSED CONCRETE PAVEMENT

PROPOSED INTERIOR LANDSCAPE AREA

- PROPOSED TREE
- PROPOSED PARKING COUNT
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED GAS LINE

SURVEY NOTE

AN UPDATED BOUNDARY AND TOPOGRAPHIC SURVEY, HAS NOT BEEN PERFORMED AT THIS TIME. THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS PREPARED USING AN ALTA SURVEY PROVIDED BY OWNER AND PREPARED BY LAND DESIGN AND DEVELOPMENT DATED 04/28/26, REVISED ON 05/28/26. PAPE-DAWSON HAS NOT VERIFIED THIS INFORMATION.

FLOOD NOTE (PER SURVEY)

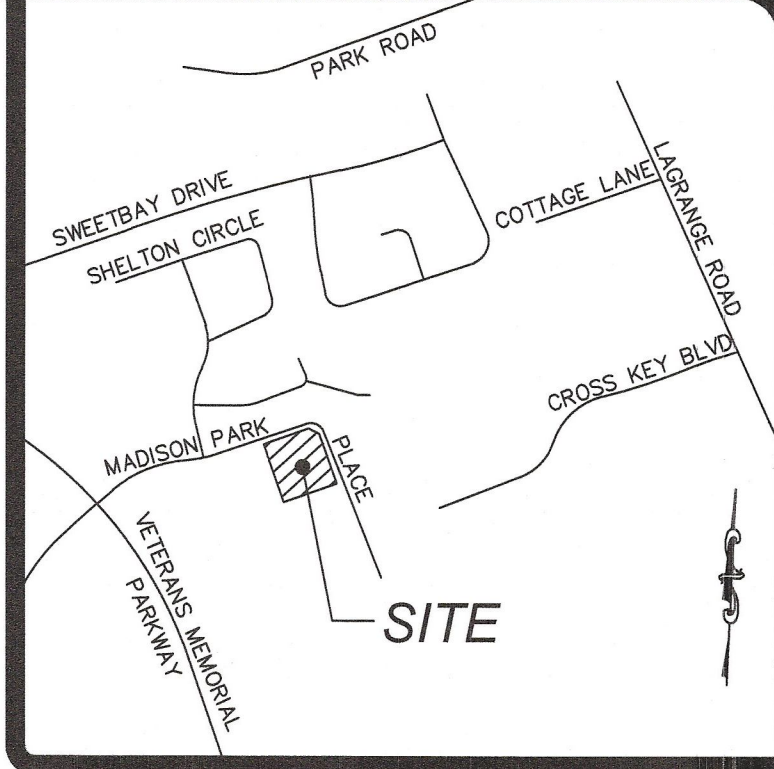
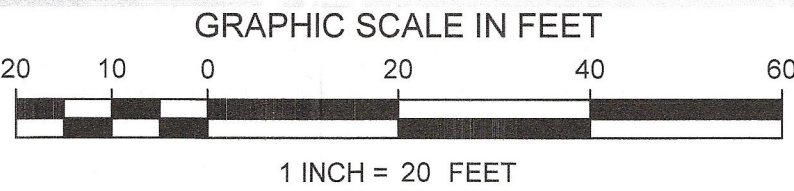
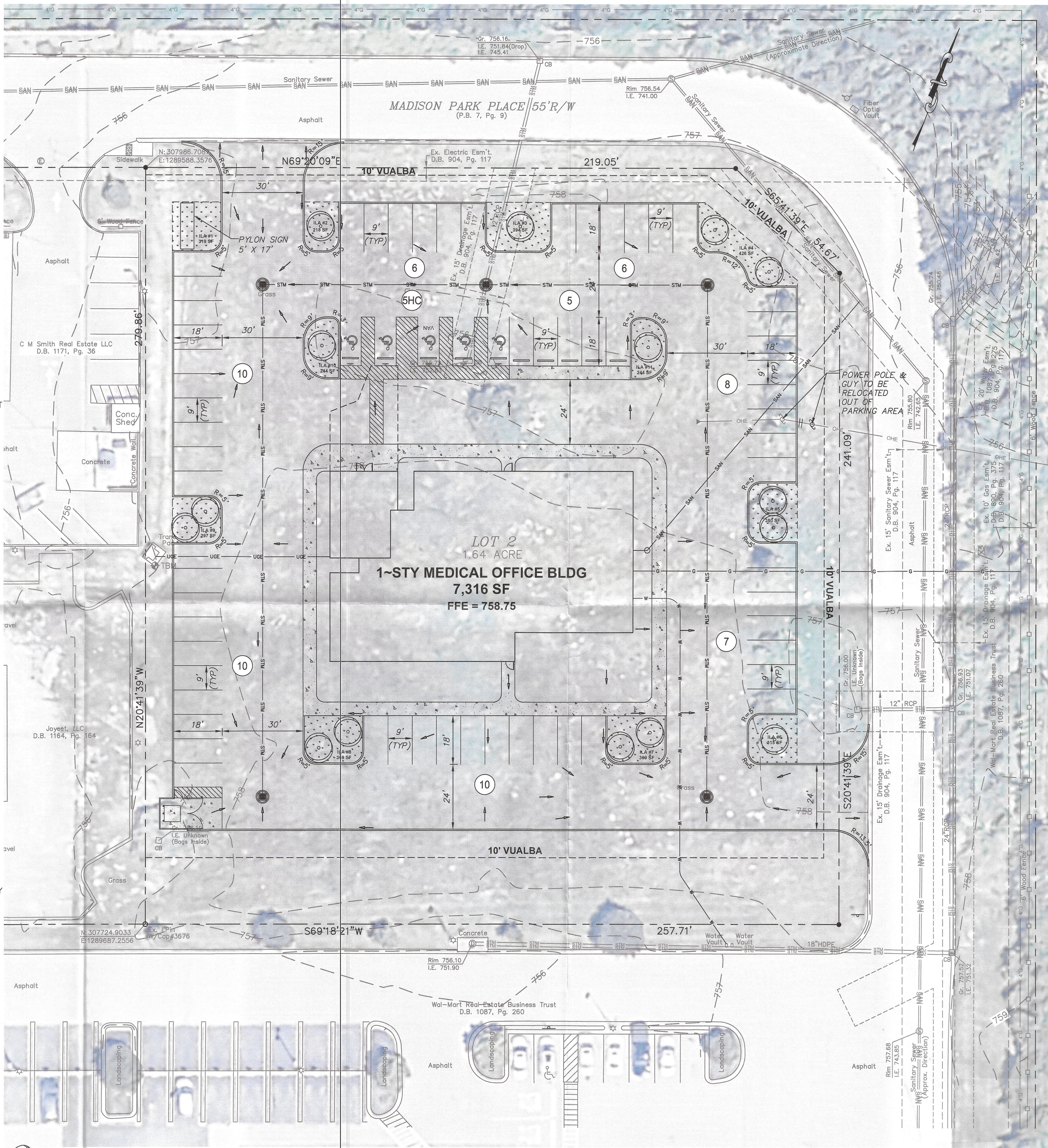
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH AREAS OF MINIMAL FLOOD, PER FLOOD INSURANCE RATE COMMUNITY AND MAP PANEL NUMBER #21185C0205E; EFFECTIVE OCTOBER 16, 2025.

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY SURVEY MATTERS LAND SURVEYING SERVICES, 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.

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.



Vicinity Map
Not To Scale

PROJECT SUMMARY

EXISTING ZONING:	C-3
PROPOSED ZONING:	C-3
DEED BOOK / PAGE NUMBER:	1087 / 260
PARCEL I.D.:	23-00-00-16A
EXISTING USE:	VACANT
PROPOSED USE:	UROLOGY CLINIC
TOTAL LOT AREA:	71,359 SF (1.64 AC)
LOT WIDTH :	219 FT
TOTAL FLOOR AREA OF BUILDINGS:	7,300 SF
% OF LOT COVERED BY STRUCTURES:	10.23%
FLOOR AREA RATIO (FAR):	0.10
TOTAL AREA COVERED BY IMPERVIOUS SURFACE:	50,477 SF
% OF LOT COVERED BY IMPERVIOUS SURFACE:	70.7%
HEIGHT OF STRUCTURES (STORIES/FEET):	1/XX FT
SETBACKS:	
FRONT YARD:	NONE
SIDE YARD:	NONE
REAR YARD:	NONE

IMPERVIOUS AREA SUMMARY

EXISTING IMPERVIOUS AREA = 0 S.F. (0%)
PROPOSED IMPERVIOUS AREA = 50,477 S.F. (70.7%)
NET CHANGE IN IMPERVIOUS AREA = 50,477 S.F. (70.7%)
TOTAL SITE DISTURBANCE = 71,359 S.F. (1.64 AC)
NOTE: IMPERVIOUS AREAS CALCULATED FOR ENTIRE LIMITS OF THE PROPOSED PROJECT, INCLUDING PROPOSED WORK WITHIN THE RIGHT OF WAY.

PRELIMINARY DRAINAGE CALCULATIONS

OVERALL SITE AREA: 71,359 SF (1.64 AC.)
COMPOSITE "C" FACTORS FOR SOIL GROUP "D"
PRE-DEV: 0.27
POST-DEV: 0.75
PRELIMINARY DETENTION VOLUME ESTIMATES
 $V = (C_{POST} - C_{PRE}) (2.8) (AREA) / 12$
 $V = (0.48) (2.8) (1.64) / 12 = 0.184 \text{ AC-FT} = 8,001 \text{ CF}$

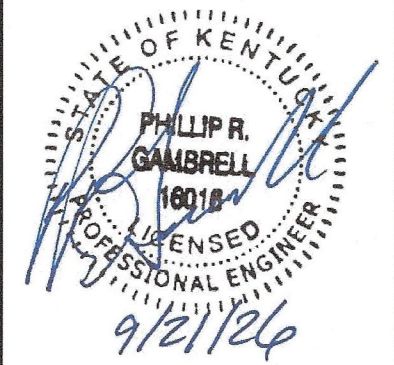
PARKING SUMMARY

MEDICAL OFFICE = 7,300 S.F.
PARKING REQUIREMENTS
MINIMUM PARKING = 1 SPACE/ 200 S.F. = 37 SPACES
MAXIMUM PARKING = 1 SPACE/ 100 S.F. = 73 SPACES
PARKING PROVIDED = 67 SPACES (INCLUDING 5 H.C.)

LANDSCAPE SUMMARY

IN ACCORDANCE WITH DIVISION 300, SECTION 300 OF THE OLDHAM COUNTY COMPREHENSIVE ZONING ORDINANCE.
VEHICULAR USE AREA (VUA) = 35,719 S.F.
INTERIOR LANDSCAPE AREA (ILA) = 35,719 * (100%)
ILA REQUIRED = 3,572 S.F.
ILA PROPOSED = 3,574 S.F.
ILA TREE REQUIRED = (1 TREE)/ (250 S.F. OF VUA) = 15 TREES
ILA TREE PROVIDED = 15 TREES

DATE	
NO.	
REVISION	



PAPE-DAWSON

2309 WATTERSON TRAIL SUITE 200 | LOUISVILLE, KY 40299 | 502.491.8891
KENTUCKY ENGINEERING PERMIT #6031 KENTUCKY SURVEYING PERMIT #1166

DEVELOPMENT PLAN

FIRST UROLOGY

VETERANS MEMORIAL PARKWAY
CRESTWOOD, KENTUCKY 40014

MICHAEL SHANNON

TAX PARCEL NO: 23-00-00-16A

PLAT NO.	N/A
JOB NO.	23200111-000
DATE	SEPTEMBER 21, 2026
DESIGNER	P. GAMBRELL
CHECKED	PRG
DRAWN	PRG
SHEET	DP1.0

26-DDP-XXXX