

LOCATION MAP NOT TO SCALE

**SITE DATA**

**LAND USE**  
 SITE ADDRESS: 3801 SOUTH HURSTBOURNE PARKWAY 40299  
 TAX BLOCK & LOT: T.B. 44 T.L. 457  
 PROPOSED ZONING DISTRICT: C-2  
 EXISTING FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR  
 EXISTING USE: BANK  
 PROPOSED USE: DENTIST OFFICE  
 EXISTING PARCEL AREA: 0.986 ACRE  
 DEED BOOK & PAGE: D.B. 6544, PG. 178

**BUILDING DATA**

BUILDING HEIGHT: ONE STORY: 35' +/-  
 EXISTING GROSS FLOOR AREA: 2,900 S.F.  
 PROPOSED FOOTPRINT/GROSS FLOOR AREA: 4,600 S.F.  
 FLOOR TO AREA RATIO: 0.11

**PARKING CALCULATIONS**

MINIMUM REQUIRED: 1 SPACE/250 SF  
 MAXIMUM PERMITTED: 1 SPACE/150 SF  
 EXISTING PARKING: 29 SPACES (2 HC, 2 VAN)  
 PROPOSED PARKING: 31 SPACES (2 HC, 2 VAN)

**TREE CANOPY CALCULATIONS**

SITE AREA: 42,944 S.F.  
 TREE CANOPY CATEGORY: CLASS C  
 EXISTING TREE COVERAGE: 44% (18,950 S.F.)  
 PRESERVED TREE CANOPY: 44% (18,950 S.F.)  
 TOTAL TREE CANOPY REQUIRED: 0% (0 S.F.)

**LAVUA CALCULATIONS**

EXISTING VUA: 17,260 S.F.  
 PROPOSED TOTAL VUA: 17,528 S.F. (1.5% INCREASE)  
 REQUIRED ILA: 1,315 S.F. (7.5%)  
 ILA PROVIDED: 1,535 S.F. (8.8%)

**EPSC DATA**

EXISTING IMPERVIOUS: 21,013 S.F.  
 PROPOSED IMPERVIOUS: 21,448 S.F. (2% INCREASE)  
 SENSITIVE FEATURES: NONE  
 HYDROLOGIC SOIL GROUP: ASSUMED C  
 SOIL TYPE: URBAN LAND  
 DISTURBED AREA: 3,043 S.F.

**SETBACKS**

FRONT/STREET SIDE:  
 MINIMUM: 65'  
 MAXIMUM: 275'  
 PROVIDED: 98'

**SIGNAGE**

EXISTING MONUMENT SIGN: MAX. 6'  
 HEIGHT: 54 S.F.  
 AREA:

**AGENCY NOTES**

**MSD NOTES**

1. SANITARY SEWER WILL UTILIZE EXISTING PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WOTC.

**STANDARD MSD SWPPP NOTES**

1. 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.
2. 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.
3. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
4. 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 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
5. 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, POOL, SWALE OR CATCH BASIN.

**SWPPP PHASING**

1. INSTALL SILT FENCE AS INDICATED ON PLAN.
2. PROTECT ANY EXISTING STORM STRUCTURES IN VICINITY WITH STONE BAG INLET PROTECTION.

**APCD**

1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

**HEALTH DEPARTMENT**

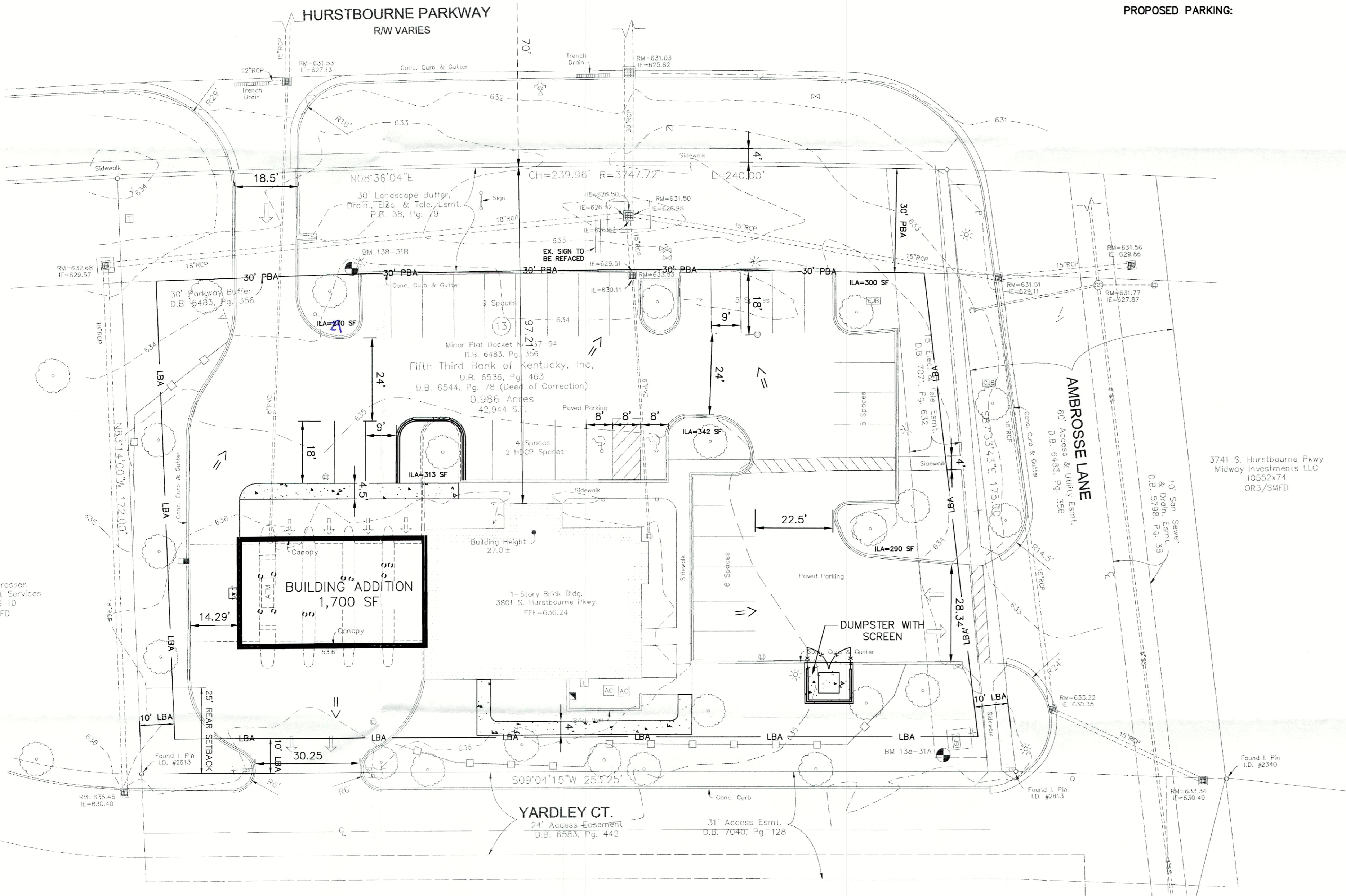
1. ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
2. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

**PDS**

1. DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.

**MPW**

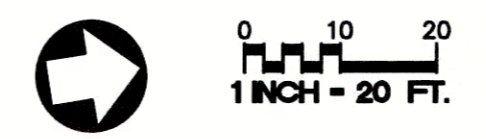
1. ALL ENTRANCES, DRIVE AISLES AND PARKING AREAS TO BE HARD DURABLE SURFACE.



**LEGEND**

- SIGN
- BOLLARD
- ◻ CATCH BASIN
- ⊕ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊕ WATER METER
- ⊕ ELEC. JUNCTION BOX
- ⊕ ELEC. TRANSFORMER
- ⊕ CLEANOUT
- ⊕ SAN. SEWER MANHOLE
- ⊕ ELEC. METER
- ⊕ GAS METER
- ⊕ TELE. PEDESTAL
- ⊕ LIGHT POLE
- ⊕ MAILBOX
- ⊕ AIR CONDITIONING UNIT
- == RCP == STORM SEWER
- == SS == SANITARY SEWER
- => DRAINAGE ARROW

RECEIVED  
 JUN 23 2017  
 DESIGN SERVICES



WM #5746  
 PROJECT # 17DEVPLAN1096

Engineering Planning  
 1148 E. Chestnut Street, Louisville, Kentucky 40204  
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Hidden Lakes Dental  
 3801 South Hurstbourne Parkway  
 Louisville, Kentucky 40299  
 5/3 Bank of KY Inc.  
 Avalon Properties  
 680 West Broughton Road  
 Bowling Green, TN 38840

REV #	DATE	DESCRIPTION
1	06-26-2017	Agency Comments

RODDP

Job No: 17308.000  
 Date: June 5, 2017  
 Scale: 1" = 20'  
 Drawn By: A. Bartley  
 Checked By: A. Bartley  
 Drawing Title: Hidden Lakes Dental Revised Detailed District Development Plan  
 Drawing No: 1 of 1