

P:\2022\2201038 - 100-102 Marshall Drive\Drawings\240630-RDDP-Rev2.dwg, Layout1, 4/6/2023 2:21:41 PM



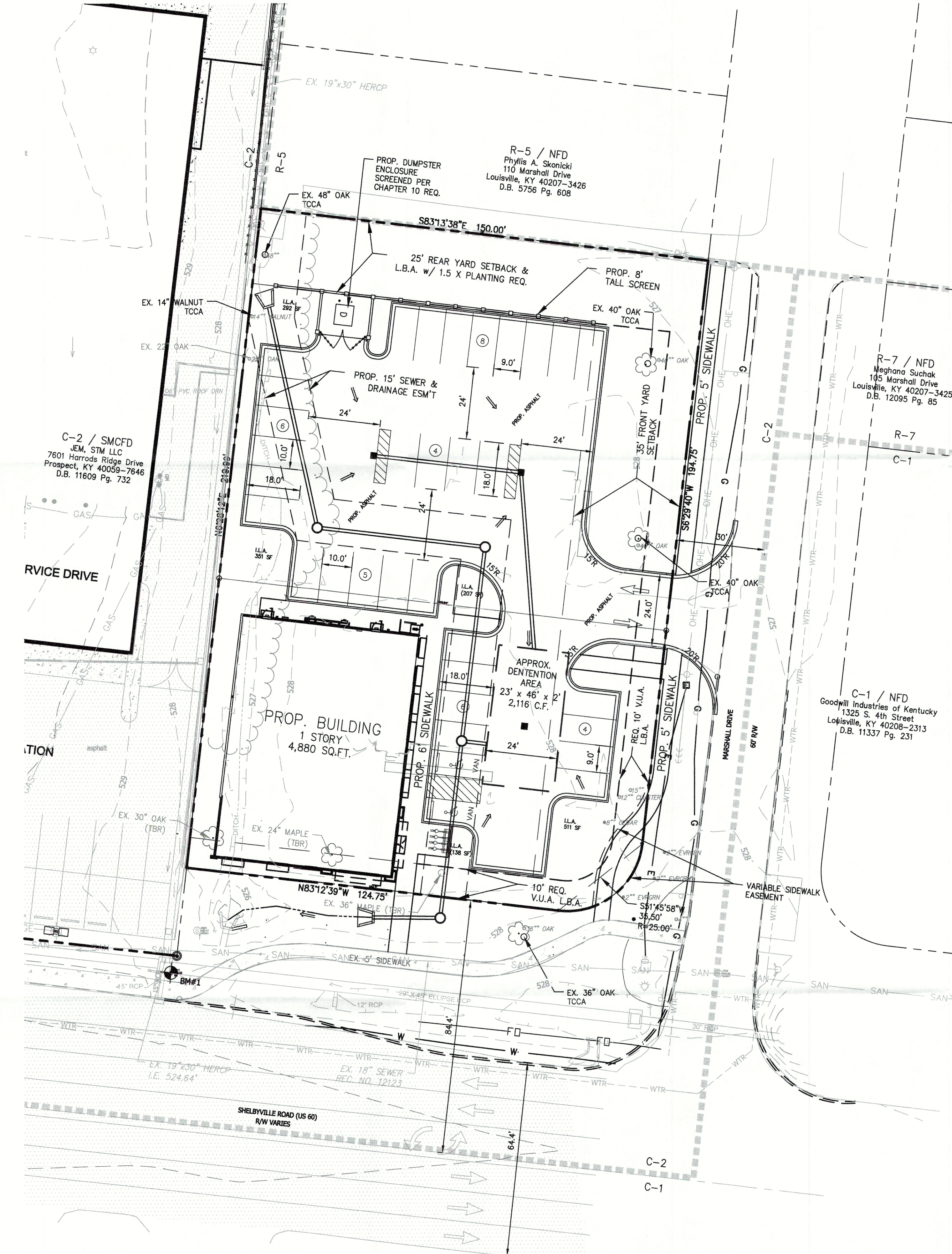
REVISED DETAILED DISTRICT DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

0 10' 20' 40'

SCALE: 1" = 20'

TRUE NORTH



GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY SURVEY BY BOWMAN CONSULTING.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT EFFECT PUBLIC SAFETY OR HAMPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE APPROPRIATE AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL LOCATED AND SCREENED PER LDC CHAPTER 10 REQUIREMENTS SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
- SHORT TERM BICYCLE PARKING DEVICE SHALL BE A DURABLE, SECURELY ANCHORED DEVICE THAT SUPPORTS THE FRAME OF THE BICYCLE. IS ABLE TO ACCOMMODATE A HIGH SECURITY LOCK AND IS DIMENSIONED AS REQUIRED BY THE LDC.
- ACCESSORY STRUCTURES SHALL BE IN COMPLIANCE WITH SECTIONS 5.5.5 AND 10.2.6 OF THE L.D.C.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION 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.
- 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 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 THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SANITARY SEWER SERVICE PROVIDED BY PSC AND IS SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ON-SITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- SITE IS SUBJECT TO KYTC APPROVAL AND/OR KYTC DRAINAGE CERTIFICATION PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

KYTC NOTES:

- KENTUCKY DEPARTMENT OF TRANSPORTATION APPROVAL REQUIRED.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS ON THE RIGHT-OF-WAY NOR ANY SIGNAGE ATTACHED TO THE RIGHT-OF-WAY FENCE.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT-OF-WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- ALL DRAINAGE STRUCTURES WITHIN STATE R.O.W. SHALL BE OF STATE DESIGN.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
- CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT-OF-WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF ANY EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUESTS TO ALTER ON A RIGHT-OF-WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.
- THERE SHALL BE NO PARKING NOR ANY PORTION OF ANY PARKING LOT ON STATE RIGHT-OF-WAY.

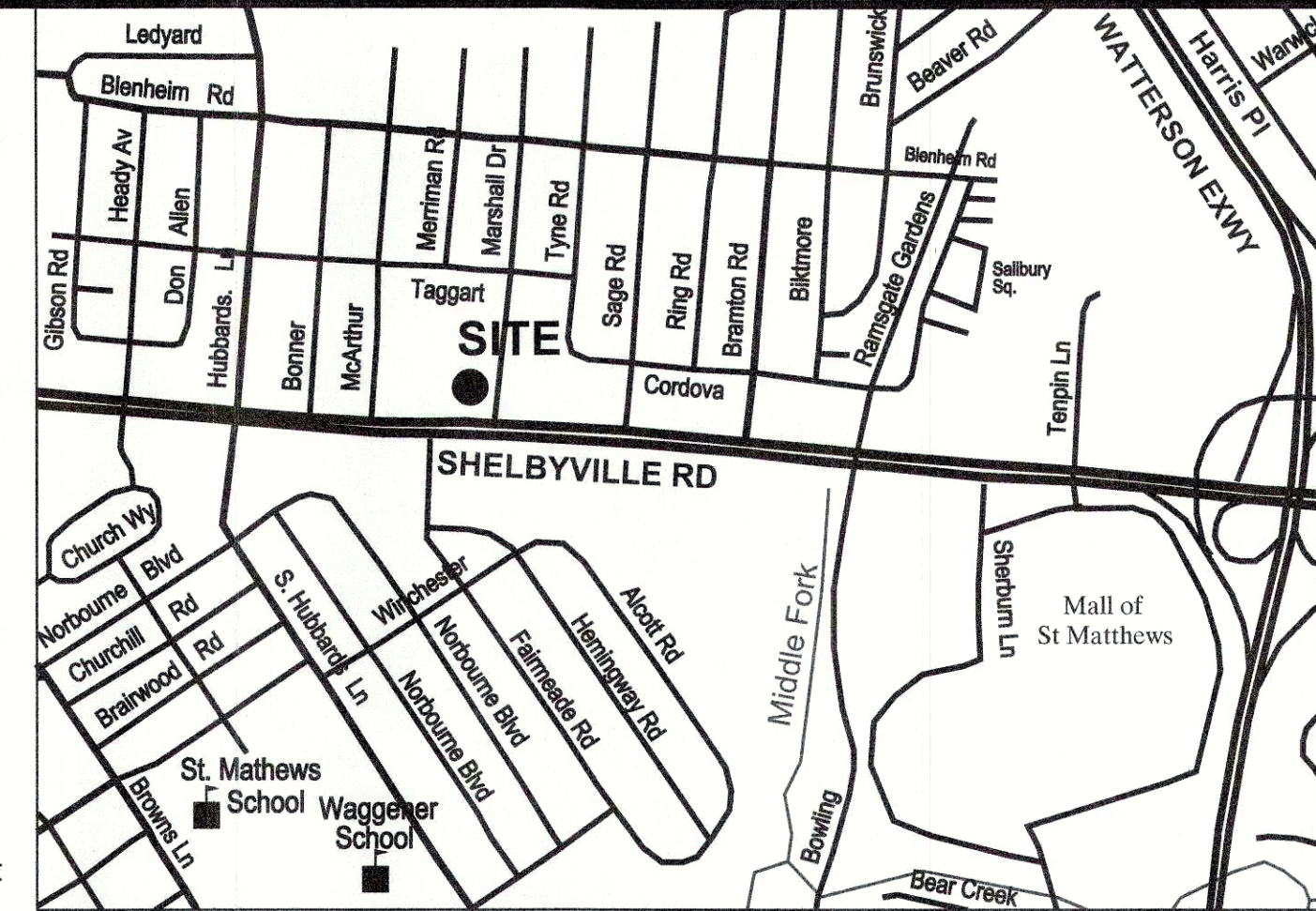
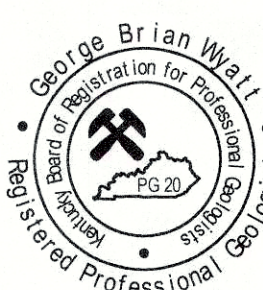
HEALTH DEPT. NOTES

- OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
- SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
- PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.

VARIANCE REQUEST

- VARIANCE FROM CHAPTER 5.3.2 TO ALLOW PROPOSED BUILDING TO ENCOACH INTO THE REQUIRED 10' FRONT YARD SETBACK.
- VARIANCE FROM CHAPTER 5.1.12.B TO PERMIT PROPOSED PARKING TO ENCOACH INTO THE INFILL SETBACK ALONG MARSHALL DRIVE.

As shown on the Geologic Map of Parts of the Jeffersonville, New Albany, and Charlestown Quadrangle, Kentucky, Indiana (Kepferle, 1974), the subject property is underlain by the Sellersburg and Jeffersonville Limestones. Information included on that map describes the Sellersburg and Jeffersonville formation as coarse-grained, Devonian-age limestone. As shown on the Kentucky Geologic Survey's online map, Karst Potential on and in proximity to the subject property is high, and there are mapped sinkholes shown approximately one-half mile north of the site. An on-site field inspection of the subject property was conducted on February 17, 2017. There were no surface and/or sinking streams, springs, or outcrops observed; however there was one collapsed depression feature noted along the westerly property line. Further investigation will be required to determine if this feature is indicative of a dissolution sinkhole, or if it is related to a nearby storm sewer.



LOCATION MAP

NOT TO SCALE

SITE DATA

SITE AREA	0.76 ACRES (32,990.97 SQ.FT.)
EXISTING ZONING	C-2
EXISTING FORM DISTRICT	NFD
EXISTING USE	VACANT
PROPOSED USE	DENTAL OFFICE
BUILDING AREA	4,880 SQ.FT.
1 STORY, 20' MAX HEIGHT	
PARKING CALCULATIONS:	
MINIMUM PARKING REQUIRED	12 SPACES
1 SP/400 SF	
MAXIMUM PARKING ALLOWED	33 SPACES
1 SP/150 SF	
PARKING PROVIDED	33 SPACES (INC. 2 ACCESSIBLE SPACES)
BICYCLE PARKING REQUIRED	3 SPACES
3 SPACES OR 10% OF REQUIRED PARKING	
BICYCLE PARKING PROVIDED	4 SPACES

LANDSCAPE REQUIREMENTS

VEHICLE USE AREA	14,734 SQ.FT.
7.5% LANDSCAPE REQUIREMENT	1,105 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED	1,154 SQ.FT.

SITE TREE CANOPY REQUIREMENTS

TOTAL SITE AREA	32,991 SQ.FT.
TOTAL EXISTING TREE CANOPY	25,465 SQ.FT. (77.2%)
7 - 24" "TYPE A" TREES @ 2,100 S.F. EA.	14,700 SQ.FT.
4 - 12"-24" "TYPE A" TREES @ 1,800 S.F. EA.	7,200 SQ.FT.
1 - 8" EVERGREEN TREE @ 240 S.F.	240 SQ.FT.
3 - 2" EVERGREEN TREES @ 171 S.F. EA.	513 SQ.FT.
MIXED TREE MASS	2,812 SQ.FT.
EX. TREE CANOPY TO BE PRESERVED	20,853 SQ.FT. (63.2%)
4 - 24" "TYPE A" TREES @ 8,400 S.F. EA.	14,700 SQ.FT.
3 - 12"-24" "TYPE A" TREES @ 1,800 S.F. EA.	5,400 SQ.FT.
1 - 8" EVERGREEN TREE @ 240 S.F.	240 SQ.FT.
3 - 2" EVERGREEN TREES @ 171 S.F. EA.	513 SQ.FT.

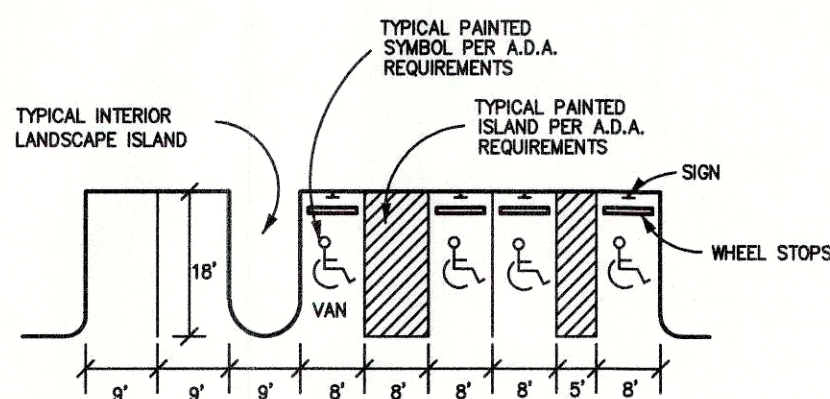
TREE CANOPY REQUIRED	11,547 SQ.FT. (35%)
ADDITIONAL TREE CANOPY REQUIRED	0 SQ.FT.
TOTAL TREE CANOPY TO BE PROVIDED	20,853 SQ.FT. (63.2%)

IMPERVIOUS AREA (SITE)

TOTAL SITE AREA	0.76 ACRES
EXISTING IMPERVIOUS SURFACE	0.22 ACRES (29.3%)
PROPOSED IMPERVIOUS SURFACE	0.50 ACRES (65.6%)
INCREASE IN IMPERVIOUS SURFACE	0.28 ACRES (36.3%)

DETENTION CALCULATIONS

$$ExCm = (0.22 \times 0.95) + (0.54 \times 0.22) = 0.432$$
$$PostCm = (0.50 \times 0.95) + (0.26 \times 0.22) = 0.700$$
$$DETENTION CALCS$$
$$(0.70 - 0.42) \times (2.8/12) \times (0.76 \text{ Ac.}) = 0.048 \text{ AcFt}$$



TYPICAL PARKING DETAIL
NO SCALE

RECEIVED

APR 08 2023

PLANNING & DESIGN SERVICES

CASE: 22-DDP-0133
RELATED CASES: 16ZONE1087,
17LSLSCAPE1214
MSD WM #10510

REVISED DETAILED DEVELOPMENT PLAN HEARTLAND DENTAL

240630-RDDP
DRAWING

FOR
REVIEW
ONLY

PLAN STATUS
1/13/23 RESUBMITTAL
3/06/23 RESUBMITTAL

DATE	DESCRIPTION
DHS DESIGN	DHS DRAWN
CRB CHKD	
SCALE	H: 1"=20' V: N/A
JOB No.	240630-01-100
DATE	DATE
FILE No.	
SHEET	1 OF 1

Bowman Consulting Group Ltd
3001 TAYLOR SPRINGS DRIVE
LOUISVILLE, KY 40220
Phone: (502) 459-8402
www.bowman.com
© 2021 Bowman Consulting Group Ltd

DEVELOPER:
HEARTLAND DENTAL
ADDRESS
ADDRESS

100-102 MARSHALL DRIVE
LOUISVILLE, KY 40207
D.B. 11012 PG. 307
PARCEL # 03560030000
035600010000

OWNER:
TT OF LOUISVILLE, INC.
505 S. FLAGLER DRIVE, SUITE 700
WEST PALM BEACH, FL 33407-5946

NOT FOR CONSTRUCTION

22-DDP-0133