

**PROJECT DATA**

TOTAL SITE AREA	= 1.67± Ac. (72,658 SF)
TRACT 1 AREA	= 0.84± Ac. (36,016 SF)
TRACT 2 AREA	= 0.83± Ac. (36,642 SF)
EXISTING ZONING	= C-N
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= FLORIST
PROPOSED USE	= OFFICE
EX. BUILDING HEIGHT	= 20' (30' MAX. ALLOWED)
PROP. BUILDING HEIGHT	= 20' (30' MAX. ALLOWED)
BUILDING AREA	= 2,553 SF
EXISTING FLORIST SHOP	= 860 SF
EXISTING GARAGE	= 860 SF
PROPOSED OFFICE BUILDING	= 8,025 SF
TOTAL BUILDING AREA	= 11,438 SF
F.A.R.	
TRACT 1	= 0.09 (0.5 MAX. ALLOWED)
TRACT 2	= 0.2 (0.5 MAX. ALLOWED)

**PARKING REQUIRED**

1 SP/400 S.F. MIN.	= MIN.	MAX.
1 SP/200 S.F. MAX.	= 29 SP	57 SP

**TOTAL PARKING PROVIDED** = 54 SPACES  
(4 HC SP INCLUDED)

**CARPOOL SPACES REQ'D AND PROV'D** = 5% OF 54 SPACES = 3 CARPOOL SPACES

**TOTAL VEHICULAR USE AREA** = 22,072 SF  
**INTERIOR LANDSCAPE AREA REQUIRED** = 1,655 SF (7.5%)  
**INTERIOR LANDSCAPE AREA PROVIDED** = 2,371 SF

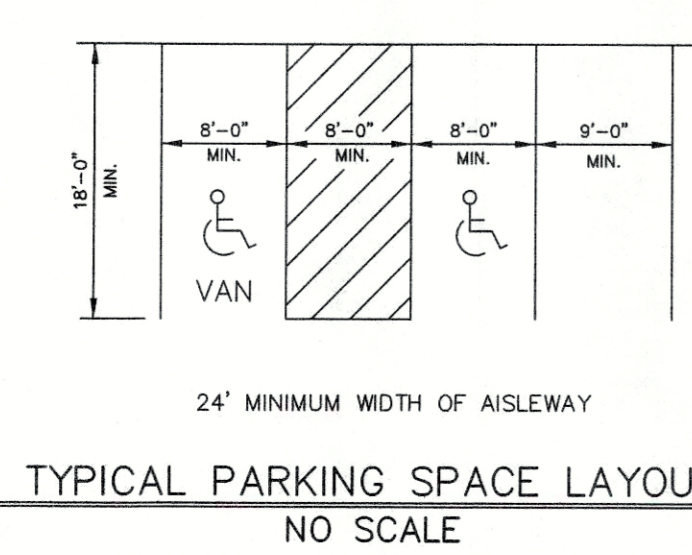
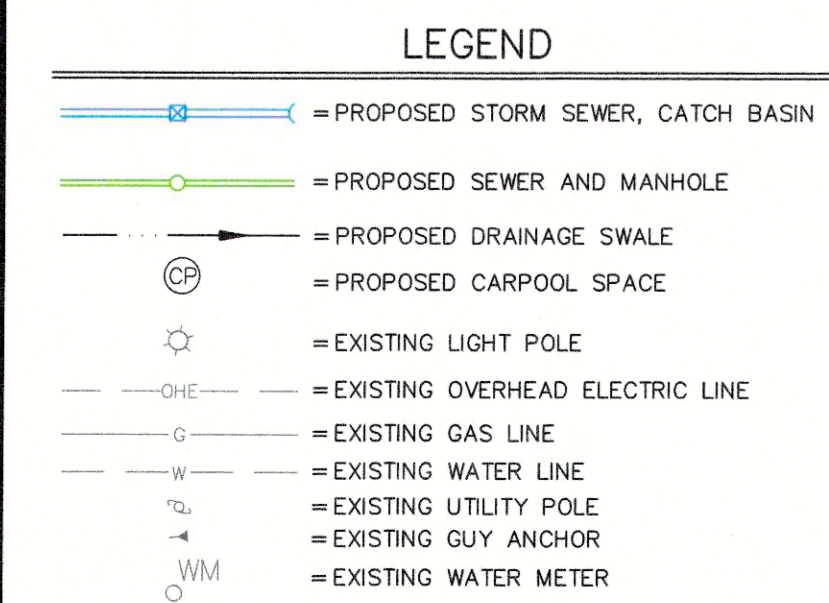
**EXISTING IMPERVIOUS** = 17,502 SF  
**PROPOSED IMPERVIOUS** = 34,685 SF (98% INCREASE)

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
  - An encroachment permit and bond will be required for all work done in the right-of-way.
  - There shall be no commercial signs in the right-of-way.
  - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
  - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
  - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
  - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
  - Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
  - Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
  - A Cross Access and Shared Parking Agreement shall be provided prior to construction plan and Minor Plat approval.
  - Service Structures over 42 inches in height and width, including dumpsters, shall be visually screened per Sect 10.2.5 of the Louisville Metro Land Development Code.
  - A site visit was conducted on 5/14/21 by Derek Triplett, RLA, and no evidence of Karst features were identified.
  - Street trees shall be provided to meet section 10.2.8 of the Louisville Metro Land Development Code.

- MSD NOTES:**
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
  - Sanitary sewer service provided by PSC, subject to Fee's and any applicable charges. Tract 2 is provided by an existing PSC. PSC shall be field located and a 10' private sewer easement shall be granted from where it leaves the west property line to the existing MSD easement. Tract 1 shall be served by a new PSC. A 10' private sewer easement shall be granted from where it leaves the west property line at the flag portion to the existing MSD easement.
  - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0111 E dated December 5, 2006.
  - Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
  - If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
  - All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
  - This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 30,250 S.F.
  - Run off volume impact fee required, calculation based on RFF x 1.5.
  - On-site detention will be provided. Post-developed peak flows will be limits to pre-developed peak flows for the 2, 10, 25 and 100 year storms or to the capacity of the downstream system, whichever is more restrictive. Detention basin will outlet to Preston Hwy right-of-way and KYTC approval will be required prior to MSD construction plan approval.

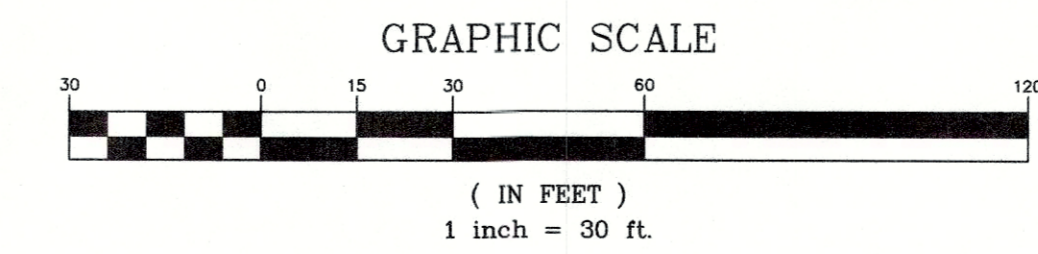
**DETENTION BASIN CALCULATIONS**

$X = \Delta C / RA / 12$   
 $\Delta C = 0.70 - 0.40 = 0.30$   
 $A = 1.67$  ACRES  
 $R = 2.8$  INCHES  
 $X = (0.30)(1.67)(2.8) / 12 = 0.11$  AC.-FT.  
 REQUIRED  $X = 5,092$  CU.FT.  
 PROVIDED BASIN = 5,800 SQ.FT.  
 TOTAL = 5,800 SQ.FT. @ APPROX. 1 FT. DEPTH  
 = 5,800 CU.FT. > 5,092 CU.FT.



**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 72,657 S.F.
EXISTING TREE CANOPY	= 9,500 SF S.F. (13% OF SITE)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (25,430 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 35% (25,430 S.F.)



**SITE ADDRESS:**  
 9220 PRESTON HWY 40229  
 TAX BLOCK 0660, LOT 0005  
 D.B. 11790 , PG. 0973

**COUNCIL DISTRICT - 24**  
**FIRE PROTECTION DISTRICT - OKOLONA**  
**MUNICIPALITY - LOUISVILLE**

**RELATED CASES**  
 09-052-03  
**WM#: 8358**

**REVISIONS**

NO.	DATE	DESCRIPTION	BY	JH
1	6/14/21	REVISED STORM		

**PROJECT DATA**

FILE NAME: 03102-DDP  
 DATE: 4/19/21  
 SCALE: AS SHOWN  
 CHECKED BY: DT  
 DRAWN BY: JH

**LD&D**  
**LAND DESIGN & DEVELOPMENT, INC.**  
 ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
 507 WHEATBURN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40212  
 TEL: 502-261-6624 FAX: 502-261-6624

**PETERS DENTAL**  
**9220 PRESTON HIGHWAY**  
 OWNER/DEVELOPER  
**CAMILLEO, LLC**  
 17617 HORNBECK FARM RD  
 LOUISVILLE, KY 40291

**RECEIVED**  
 JUN 14 2021  
 PLANNING & DESIGN SERVICES

**JOB NO. 03102**  
**SHEET 1 OF 1**

**REVISOR'S SEAL**  
**ENGINEER'S SEAL**