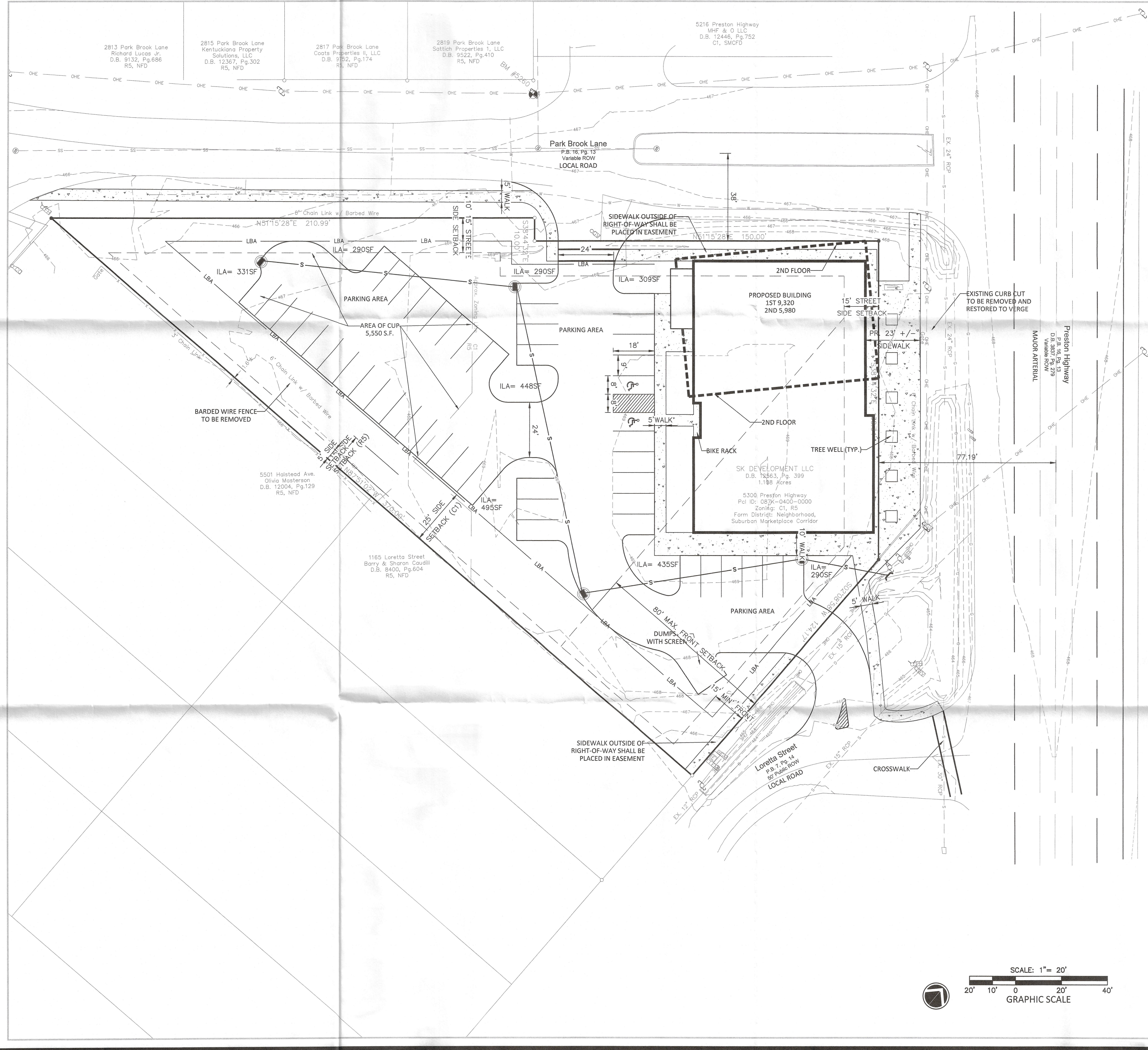


User: abartley Plot Date: July 10, 2023 1:48 PM
 File Name: U:\23316.000 - My Smile Preston\Civil Site Drawings\Development Plans\23316-MCUP-RDDP (2023-07-10).dwg



SITE DATA

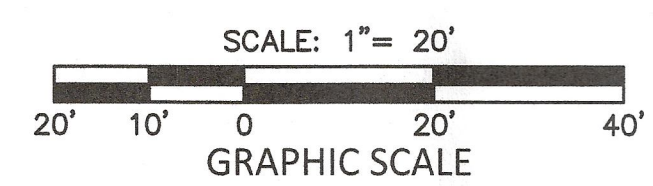
LAND USE:	5300 PRESTON HIGHWAY 40213
TAX BLOCK & LOT:	T.B. 87K; T.L. 400
EXISTING ZONING DISTRICT:	C1/R5
EXISTING FORM DISTRICT:	NEIGHBORHOOD, SMCFD
EXISTING USE:	VACANT
PROPOSED USE:	DENTAL OFFICES/GENERAL OFFICE
EXISTING PARCEL AREA:	1.108 ACRES
DEED BOOK & PAGE:	12563x399
BUILDING DATA/OPEN SPACE	
BUILDING HEIGHT:	30' MAX.
BUILDING FOOTPRINT:	9,320 S.F.
GROSS FLOOR AREA:	15,300 S.F.
FLOOR TO AREA RATIO:	0.32
PARKING CALCULATIONS	
MINIMUM PARKING REQUIRED (1 SPACE/400 S.F.):	38 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/150 S.F.):	105 SPACES
PARKING PROVIDED:	47 SPACES
ACCESSIBLE PARKING PROVIDED:	2 SPACES
BIKE PARKING REQUIRED/PROVIDED:	4 SPACES
TREE CANOPY CALCULATIONS	
SITE AREA:	48,264 S.F.
EXISTING TREE COVERAGE:	0-40%
PRESERVED TREE CANOPY:	0% (0 S.F.)
NEW TREE CANOPY REQUIRED:	35% (16,892 S.F.)
ILAV/UA CALCULATIONS	
VEHICULAR USE AREA:	17,915 S.F.
INTERIOR LANDSCAPE AREA REQUIRED (5%):	896 S.F.
INTERIOR LANDSCAPE AREA PROVIDED (16%):	2,888 S.F.
ILA TREES (1/4000 S.F.) REQUIRED/PROVIDED:	4 TREES
EPSC DATA (IN DISTURBED AREA)	
EXISTING IMPERVIOUS AREA:	28,293 S.F.
PROPOSED IMPERVIOUS AREA:	31,987 S.F.
INCREASE IN IMPERVIOUS:	13% (3,694 S.F.)
SENSITIVE FEATURES:	POTENTIALLY HYDRIC SOILS
SOIL TYPE:	U _o , U _{1c}
HYDROLOGIC SOIL GROUP:	ASSUMED C
AREA OF DISTURBANCE:	48,000 S.F.

AGENCY NOTES

- MSD**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES.
 - SANITARY SEWER WILL UTILIZE EXISTING PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WQTC.
 - RUN OFF VOLUME IMPACT FEE REQUIRED BASED ON RFF X 1.5.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - SITE IS SUBJECT TO KYTC APPROVAL AND/OR DRAINAGE CERTIFICATION PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.
 - 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 PROPERTY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- APCD**
- 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**
- 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.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- PDS**
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
 - ALL SIGNAGE SHALL COMPLY WITH CHAPTER 8 OF THE LDC.
- MPW**
- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 - COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - KYTC PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE STATE PUBLIC RIGHT-OF-WAY.
 - EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS ARE SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
 - EXISTING ENTRANCE RECONSTRUCTION SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT ADA AND METRO STANDARDS.
 - CONCRETE WHEEL STOPS OR CURBING AT LEAST 6" HIGH AND 6" 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 3' FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.

LEGEND

	EXISTING TOPO		STORM SEWER
	LANDSCAPE BUFFER AREA		STORM STRUCTURE
	UNDERGROUND ELECTRIC		DRAINAGE ARROW
	STORM DRAINAGE		
	WATER		
	OVERHEAD UTILITY		
	GAS		
	FENCE		
	FORM DISTRICT		
	SANITARY SEWER		



Engineering
 Planning
 My Smile Preston
 9920 Corporate Campus Drive, Suite 1200, Louisville, KY 40293
 Phone: 502-556-2222 Toll Free: 800-628-2222 Internet: www.msp.com
 Kentucky - Indiana - Georgia - Tennessee

Seals
 My Smile Preston
 MCUP / RDDDP
 5300 Preston Highway
 Louisville, Kentucky 40213
 Owner:
 Second Alkal Trust
 10 Rye Ridge Palza, Suite 200
 Rye Brook, New York 10573

REV #	DATE	DESCRIPTION
1	08/01/2023	Agency Revisions
2	08/28/2023	Agency Revisions
3	07/10/2023	Agency Revisions

MCUP / RDDDP
 Job No: 23316.000
 Date: March 13, 2023
 Scale: 1" = 20'
 Drawn By: AWB
 Checked By: AWB
 Drawing Title:
 My Smile Preston
 Modified CUP/
 Revised
 Development
 Plan
 Drawing No:
 1 of 1

RECEIVED
 AUG 01 2023
 PLANNING & DESIGN SERVICES

23-DDP-0032