

PROJECT DATA

TOTAL SITE AREA	=	3.3± Ac. (144,375 SF)
R/W DEDICATION AREA	=	0.1± Ac. (2,594 SF)
NET SITE AREA	=	3.2± Ac. (141,781 SF)
EXISTING ZONING	=	R-4
PROPOSED ZONING	=	PEC
FORM DISTRICT	=	NEIGHBORHOOD
EXISTING USE	=	SINGLE FAMILY RESIDENTIAL
PROPOSED USE	=	CONTRACTOR SHOPS
BUILDING HEIGHT	=	1 STORY (45' MAX. ALLOWED)
BUILDING AREA	=	24,000 SF
F.A.R.	=	0.17 (1.0 MAX. ALLOWED)
LOT COVERAGE (STRUCTURES)	=	17% (50% MAX. ALLOWED)

PARKING REQUIRED	=	MIN. MAX.
24,000 SF/4000 SF MIN.	=	6 SP 48 SP
24,000 SF/500 S.F. MAX.	=	

PARKING PROVIDED	=	43 SPACES
	=	(2 HC SPACES INCLUDED)

TOTAL VEHICULAR USE AREA	=	52,040 SF
INTERIOR LANDSCAPE AREA REQUIRED	=	3,903 SF
INTERIOR LANDSCAPE AREA PROVIDED	=	4,081 SF

EXISTING IMPERVIOUS	=	20,891 SF
PROPOSED IMPERVIOUS	=	79,148 SF (279% INCREASE)

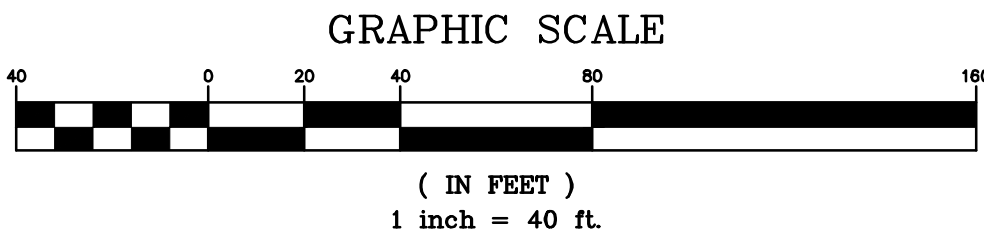
GENERAL NOTES:

- 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.
- No increase in drainage run off to state roadways.
- 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.
- Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.

MSD NOTES:

- MSD drainage bond required prior to construction plan approval.
- All retail shops must have individual connections per MSD's fats, oils and grease policy.
- 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 will be provided by existing connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0033 F dated February 26, 2021.
- 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.
- Site will be subject to MSD Regional Facilities Fee.
- 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.
- 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 proper sizing of Green Best Mgmt. Practices.

12-12-2024  
DRAFT FOR CLIENT'S REVIEW  
SUBJECT TO CHANGE

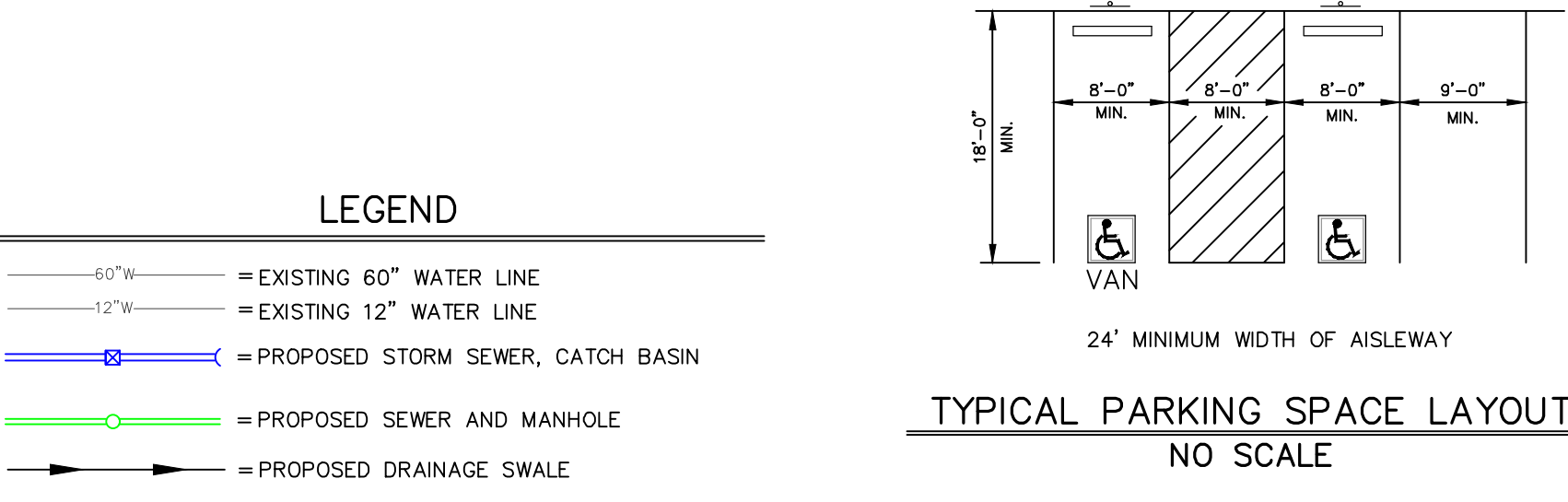


OWNER:  
SHIRLEY HOLLOWAY TRUST  
13115 Aiken Road  
Louisville, KY 40223

SITE ADDRESS:  
12801 Old Henry Road &  
12817 Old Henry Road  
Louisville, KY 40223  
TAX BLOCK 0023, LOT 0493, 0512  
D.B. 10408, PG. 0865

COUNCIL DISTRICT - 17  
FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN  
MUNICIPALITY - LOUISVILLE

CASE #  
WATER/SUB#



DETENTION BASIN CALCULATIONS

$X = \Delta \text{CRA} / 12$   
 $\Delta C = 0.66 - 0.39 = 0.26$   
 $A = 3.3 \text{ ACRES}$   
 $R = 2.8 \text{ INCHES}$   
 $X = (0.26)(3.3)(2.8) / 12 = 0.20 \text{ AC.-FT}$   
REQUIRED  $X = 8,712 \text{ CU.FT.}$   
PROVIDED BASIN AREA = 12,982 SQ.FT.  
TOTAL = 12,982 SQ.FT. @ APPROX. 1 FT. DEPTH  
= 12,982 CU.FT. > 8,712 CU.FT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	=	144,375 S.F.
EXISTING TREE CANOPY AREA	=	15% (22,002 S.F.)
EXISTING TREE CANOPY PRESERVATION REQUIRED TO BE PRESERVED	=	0% (0 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	=	35% (5,053 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	=	35% (5,053 S.F.)

REVISIONS		PROJECT DATA		ENGINEER'S SEAL	
NO.	DATE	FILE NAME: 24137-DDDP	DATE: 12/11/2024	CHECKED BY: AER	SCALE AS SHOWN
BY	DESCRIPTION	DRAWN BY: JH		LAND DESIGN & DEVELOPMENT, INC.	
				ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE	
				905 WESTERN AVENUE, SUITE 100, LOUISVILLE, KENTUCKY 40202	
				WEB SITE: WWW.LD&D-INC.COM	
				12801 + 12817 OLD HENRY ROAD	
				OWNER/DEVELOPER	
				STREET	
				CITY	
				PHONE - #	
JOB NO. 24137		SHEET 1		OF 1	