

LEGEND

- = EXISTING 60" WATER LINE
- = EXISTING 12" WATER LINE
- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE

TYPICAL PARKING SPACE LAYOUT
NO SCALE

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
 Δ C = 0.66 - 0.39 = 0.26
A = 3.3 ACRES
R = 2.8 INCHES
 $X = (0.26)(3.3)(2.8)/12 = 0.20$ AC.-FT.
REQUIRED X = 8,712 CU.FT.

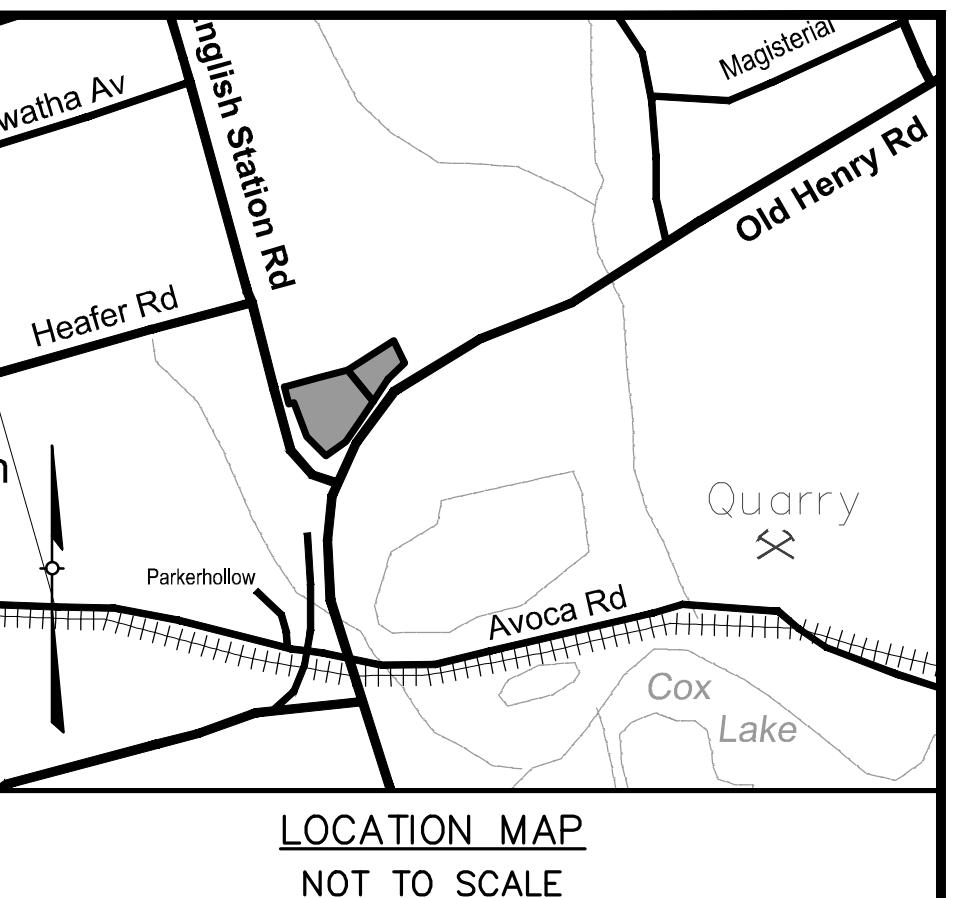
PROVIDED BASIN AREA = 12,982 SQ.FT.

TOTAL = 12,982 SQ.FT. @ APPROX. 1 FT. DEPTH
= 12,982 CU.FT. @ 8,712 CU.FT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA
EXISTING TREE CANOPY AREA
EXISTING TREE CANOPY PRESERVATION REQUIRED TO BE PRESERVED
EXISTING TREE CANOPY TO BE PRESERVED
TOTAL TREE CANOPY AREA REQUIRED
TOTAL TREE CANOPY AREA TO BE PROVIDED

= 144,375 S.F.
= 15% (22,002 S.F.)
= 0% (0 S.F.)
= 0% (0 S.F.)
= 35% (5,053 S.F.)
= 35% (5,053 S.F.)



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA
R/W DEDICATION AREA
NET SITE AREA
EXISTING ZONING
PROPOSED ZONING
FORM DISTRICT
EXISTING USE
PROPOSED USE
BUILDING HEIGHT
BUILDING AREA
F.A.R.
LOT COVERAGE (STRUCTURES)

= 3.3± Ac. (144,375 SF)
= 0.1± Ac. (2,594 SF)
= 3.2± Ac. (141,781 SF)
= R-4
= PEC
= NEIGHBORHOOD
= SINGLE FAMILY RESIDENTIAL
= CONTRACTOR SHOPS
= 1 STORY (45' MAX. ALLOWED)
= 24,000 SF
= 0.17 (1.0 MAX. ALLOWED)
= 17% (50% MAX. ALLOWED)

PARKING REQUIRED
24,000 SF/4000 SF MIN.
24,000 SF/500 S.F. MAX.

MIN. MAX.
= 6 SP
= 48 SP

PARKING PROVIDED

= 43 SPACES
(2 HC SPACES INCLUDED)

TOTAL VEHICULAR USE AREA
INTERIOR LANDSCAPE AREA REQUIRED
INTERIOR LANDSCAPE AREA PROVIDED

= 52,040 SF
= 3,903 SF
= 4,081 SF

EXISTING IMPERVIOUS
PROPOSED IMPERVIOUS

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

GENERAL NOTES:

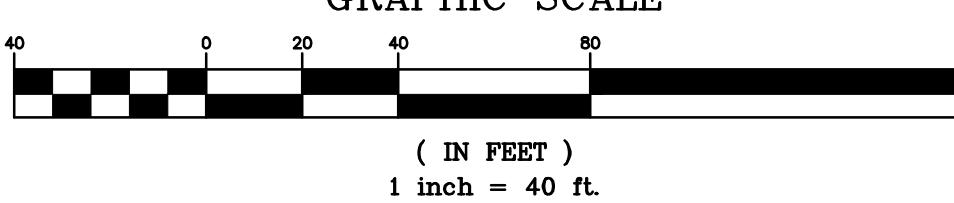
1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the right-of-way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. 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.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
9. 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.
10. Benchmark and topographical information shown hereon were derived from Lojic data.
11. Boundary information was taken from deeds.
12. Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.

MSD NOTES:

1. MSD drainage bond required prior to construction plan approval.
2. All retail shops must have individual connections per MSD's fats, oils and grease policy.
3. 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.
4. Sanitary sewer service will be provided by existing connection and subject to applicable fees. A downstream facilities capacity request will be submitted to MSD.
5. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0033 F dated February 26, 2021.
6. Drainage pattern depicted by arrows (→) is for conceptual purposes.
7. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
8. Site will be subject to MSD Regional Facilities Fee.
9. 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.
10. 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 Management Practices.

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

GRAPHIC SCALE



OWNER: SHIRLEY HOLLOWAY TRUST SITE ADDRESS: 12801 OLD HENRY ROAD & 12815 AIKEN ROAD 12217 OLD HENRY ROAD LOUISVILLE, KY 40223 LOUISVILLE, KY 40223 TAX BLOCK 0023, LOT 0493, 0512 D.B. 10408, PG. 0865 COUNCIL DISTRICT - 17 CASE # FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN MUNICIPALITY - LOUISVILLE WATER/SUB#

REVISIONS	DESCRIPTION
NO. DATE	

PROJECT DATA
FILE NAME: 24137-DOOP
DATE: 12/11/2024
SCALE: AS SHOWN
DRAWN BY: JH
CHECKED BY: AER

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS • LAND SURVEYORS • ARCHITECTURE 525 WAPERN AVENUE • SUITE 200 • LOUISVILLE, KY 40204 WEB SITE: WWW.LDANDD.COM
12801 + 12817 OLD HENRY ROAD

DETAILED DISTRICT DEVELOPMENT PLAN	OWNER/DEVELOPER	STREET	CITY	PHONE #
12801 + 12817 OLD HENRY ROAD	SHIRLEY HOLLOWAY TRUST	12801 OLD HENRY ROAD & 12815 AIKEN ROAD	LOUISVILLE, KY 40223	TAX BLOCK 0023, LOT 0493, 0512 D.B. 10408, PG. 0865

JOB NO.	1
SHEET	1 OF 1