METRO LOUISVILLE COMMISSION PLANNING

APPROVED DISTRICT DEVELOPMENT PLAN
16ZONE1071
DOCKET NO.
APPROVAL DATE
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION

2126 S Hurstbourne Parkway
Tax Block 2338, Lot 0004
NICKLIES PROPERTIES II LLC
DB 10140 P 714

SMC / C1

2131 S Hurstbourne Parkway
Tax Block 2338, Lot 0002
HALLE PROPERTIES LLC
DB 9871 P 938

SMC / C1

2112 Canterbrook Drive
Tax Block 1834, Lot 0037
Boyce & Ruth Leslie
DB 5381 P 668

N / R4

2114 Canterbrook Dr
Tax Block 1834, Lot 0032
Margarita & Yefim Aronov
DB 9687 P 767

N / R4

9201 Axminster Drive
Tax Block 1834, Lot 0032
Dustine & Stephen Bosco
DB 8914 P 948

9201 R Axminster Drive
Tax Block 1834, Lot 0030
J W & Maxine Colville
DB 5092 P 928

SMC / C1

9200 Taylorsville Road
Tax Block 2289, Lot 0001
BRE Retail
DB 9749 P 781

N / R4

9021 Taylorsville Road
Tax Block 1834, Lot 0035
Barry & Dale Crawford
DB 8914 P 948

Taylorsville Road (major arterial)

Axminster Drive — 60' R/W (local)

TWO-STORY
14,996 sf

N 49°54'27" E 204.87'

N 72°52'34" W 216.52'

N 49°56'32" E 307.39'

N 45°01'33" W 128.85'

N 41°33'37" W 36.56'

N 49°11'31" W 17.12'

outfall to stone creekbottom rip-rap bank

dumpster w/7' fence

flume

TCPA 5,650sf

TCPA 3,390sf

silt fence at limits of disturbance

PROPOSED DETENTION EASEMENT

40' BUILDING LIMIT

30' BUILDING LIMIT

15' BUILDING LIMIT

20' LBA

10' LBA

10' Water Easement

10' Sewer & Drain Easement

10' Gas Easement

30' Access & Utility Easement DB 5936 P 285

15' U.G.&E. Easement DB 3057 P 451

10' Sewer & Drain Easement DB 4647 P 126

ex. 5' sidewalk w/ crosswalk

proposed 5' sidewalk

7' sidewalk

6' sidewalk

ex. 4-board fence to remain

additional plantings

ILA 160sf

ILA 200sf

ILA 280sf

ILA 340sf

ILA 560sf

sign 100sf 20ht

4bikes

mc

cp

bus

BUS STOP

SMC N

UP

EX. ASPHALT

EX. GARAGE

EX. CONC.

EX. GRAVEL

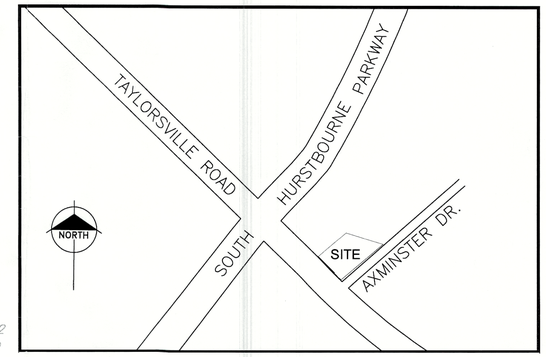
Legend

Symbols	Abbreviations	
● Monument Found (As Noted)	EP	Edge of Pavement
○ 5/8" Rebar w/cap set "Graham #3893" (Unless Otherwise Noted)	R/W	Right of Way
○ UP Utility Pole	Typ.	Typical
○ MH Manhole	C.B.	Catch Basin
○ FH Fire Hydrant		Overhanging Electric Line
		Sewer Line
		Silt Fence
Existing Tree		Tree to be removed

EROSION PREVENTION AND SEDIMENT CONTROL NOTES: The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land disturbing activity on the construction site. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's Private Development Review office. EPSC BMPs shall be installed per the plan and MSDs' standards.
Detention basins, if appplicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways.
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.
All stream crossings must utilize low-water crossing structures per MSD Standard Drawing ER-02.
Where construction or land disturbing activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased.
Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharged into a stream, pond or catch basin.

PRELIMINARY DRAINAGE CALCULATION

DISTURBED AREA : 37,080 SF
EXISTING IMPERVIOUS AREA : 12,000 SF PROPOSED IMPERVIOUS AREA : 25,416 SF
PRELIMINARY DETENTION CALCULATIONS:
DELTA C * 7.2 * AC * 10MIN = REQUIRED VOLUME CF
(.95-.35)*7.2*0.31*(2.8/12) = 0.119 AC-FT OR 1873 CF



LOCATION MAP

GENERAL NOTES

1. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
2. WHEELSTOPS AND PROTECTIVE CURBING AT LEAST 6" HIGH AND 6' WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHT-OF- WAYS TO PROTECT LANDSCAPED AREAS AND ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE AT LEAST THREE FEET FROM ANY ADJACENT PROPERTY LINE, WOODY VEGETATION OR STRUCTURE.
3. LANDSCAPE DESIGN REQUIREMENTS APPLY TO ENTIRE SITE.
4. A KARST SURVEY WAS CONDUCTED ON THE PROPERTY ON FEBRUARY 9, 2017 BY GREENBAUM ASSOCIATES INC..

WORKS NOTES

1. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

APCD NOTES

1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

MSD NOTES

1. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FIRM PANEL 21111C0019E, DATED DECEMBER 5, 2006.
2. DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR INFORMATIONAL PURPOSES ALL AREAS OF THE SITE ARE TO BE PAVED OR FINISH GRADED IN A MANNER THAT RESULTS IN SHEET FLOW AS DEPICTED. NO AREAS OF PONDING WATER WILL BE ACCEPTED.
3. EROSION & SILT CONTROL : PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD.
4. 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 DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES PERMITTED WITHIN THE FENCED AREA.
5. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
6. NO INCREASE IN VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE.
7. ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FLOWS FOR THE 2, 10, 25 & 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, IT IS MORE RESTRICTIVE.

Development Data

EXISTING ZONING : OR-3 PROPOSED ZONING : C-1
EXISTING FORM DISTRICT : SUBURBAN MARKETPLACE CORRIDOR
EXISTING LAND USE : EXISTING OFFICE (VACANT)
PROPOSED LAND USE : MARTIAL ARTS FACILITY & MEDICAL OFFICE
TOTAL SITE AREA : 1.11 ACRES / 48471 SF
EXISTING BUILDING AREA : 2,460 SF EXISTING BUILDING HEIGHT : 26'
PROPOSED BUILDING AREA : 14,996 SF PROPOSED BUILDING HEIGHT : 32'
MEDICAL OFFICE : 320 SF - FIRST FLOOR & 7,498 SECOND FLOOR
MARTIAL ARTS STUDIO : 7,178 SF - FIRST FLOOR
EXISTING FAR : 0.17 PROPOSED FAR : 0.33

PARKING CALCULATION:
REQUIRED PARKING: MEDICAL OFFICE MINIMUM 7,178 SF/250 : 29 SPACES
MAXIMUM 7,178 SF/150 : 48 SPACES
MARTIAL ARTS FACILITY MINIMUM 7,818 SF/300 : 26 SPACES
MAXIMUM 7,818 SF/100 : 72 SPACES
TOTAL REQUIRED PARKING MAXIMUM :120 SPACES MINIMUM :50 SPACES *
*55 spaces minus %10 reduction for proximity to mass transit
TOTAL PROPOSED PARKING : 50
On-site spaces include 2 ADA accessible spaces; 3 compact, 2 carpool, 1 motorcycle space and 1 bus space.
BICYCLE PARKING - 4 RACK SPACES
One short-term and one long-term space required.
VUA/ILA CALCULATIONS PROPOSED VUA : 16,685 SF
REQUIRED ILA @10% : 1,668 SF PROPOSED ILA : 1,700 SF
TREE CANOPY CALCULATIONS
TOTAL SITE AREA 48,471 SF COMMERCIAL AREA CLASS "A" *
TREE CANOPY REQUIRED 9%
EXISTING TREE CANOPY TO REMAIN 9,040 SF or 21%

NORTH

GRAPHIC SCALE 1"= 20'
0 20 40 60

RECEIVED
MAR 06 2017
PLANNING & DESIGN SERVICES

A sidewalk waiver is being requested to omit the required sidewalk along Axminster Drive.

PRELIMINARY APPROVAL
Condition of Approval:
Development Review — Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:
BY:
DATE: 3-8-17
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

COMMONWEALTH OF KENTUCKY
CHARLES G. MORRISSETTE
12011
LICENSED PROFESSIONAL ENGINEER
3/3/17

PDS Case #16ZONE1071

Detailed District Development Plan
Hwangs Martial Arts

9017 TAYLORSVILLE ROAD, LOUISVILLE, KY 40203

DB 6081 P 660 TAX BLOCK 2338 LOT 1 PARCEL ID: 233800010000

MILLER•WIHRY
MWGLLC
Land Planners•Engineers•Surveyors
1387 South Fourth St. Louisville, KY 40208 Tel (502)636-5501

REVISIONS	SCALE
	1" = 20'
	DR.
	CK.
	DATE 3/3/2017

DEVELOPER - HWANGS MARTIAL ARTS
1817 N HURSTBOURNE PARKWAY LOU., KY 40203
OWNER - MOHAMMED & ASIA MIAN
9 WOLF PEN LANE LOUISVILLE, KY 40059

FILE 25000
NO.
DP

WM# 2837
16 ZONE 1071