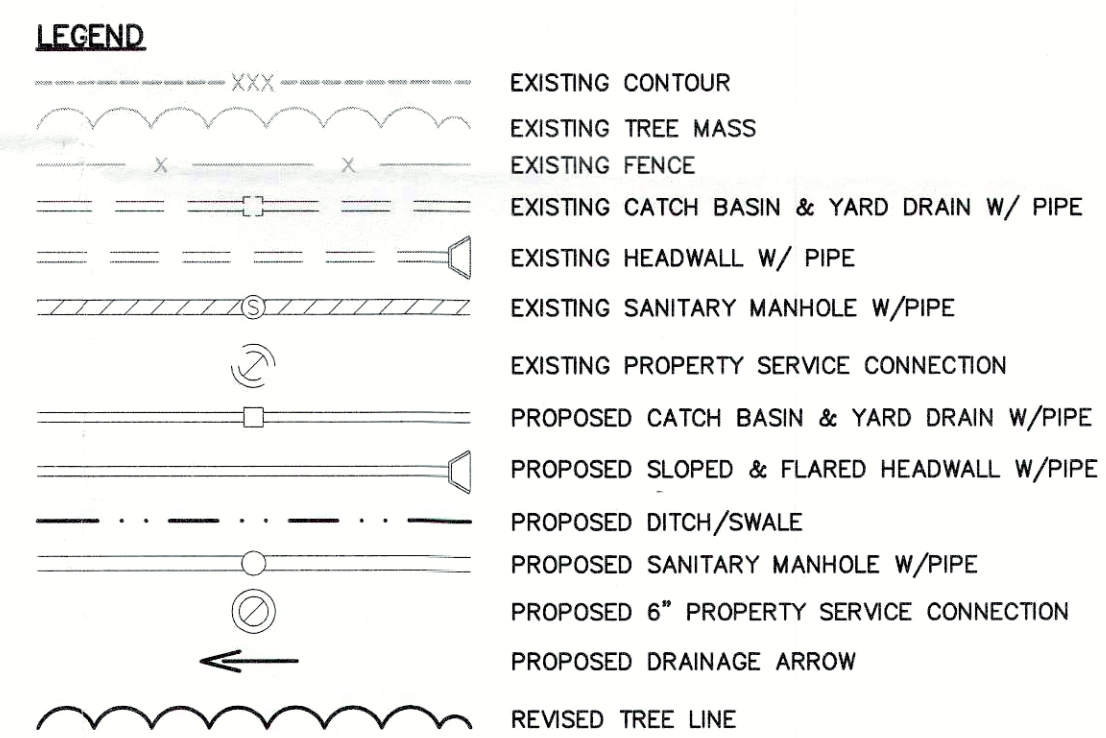
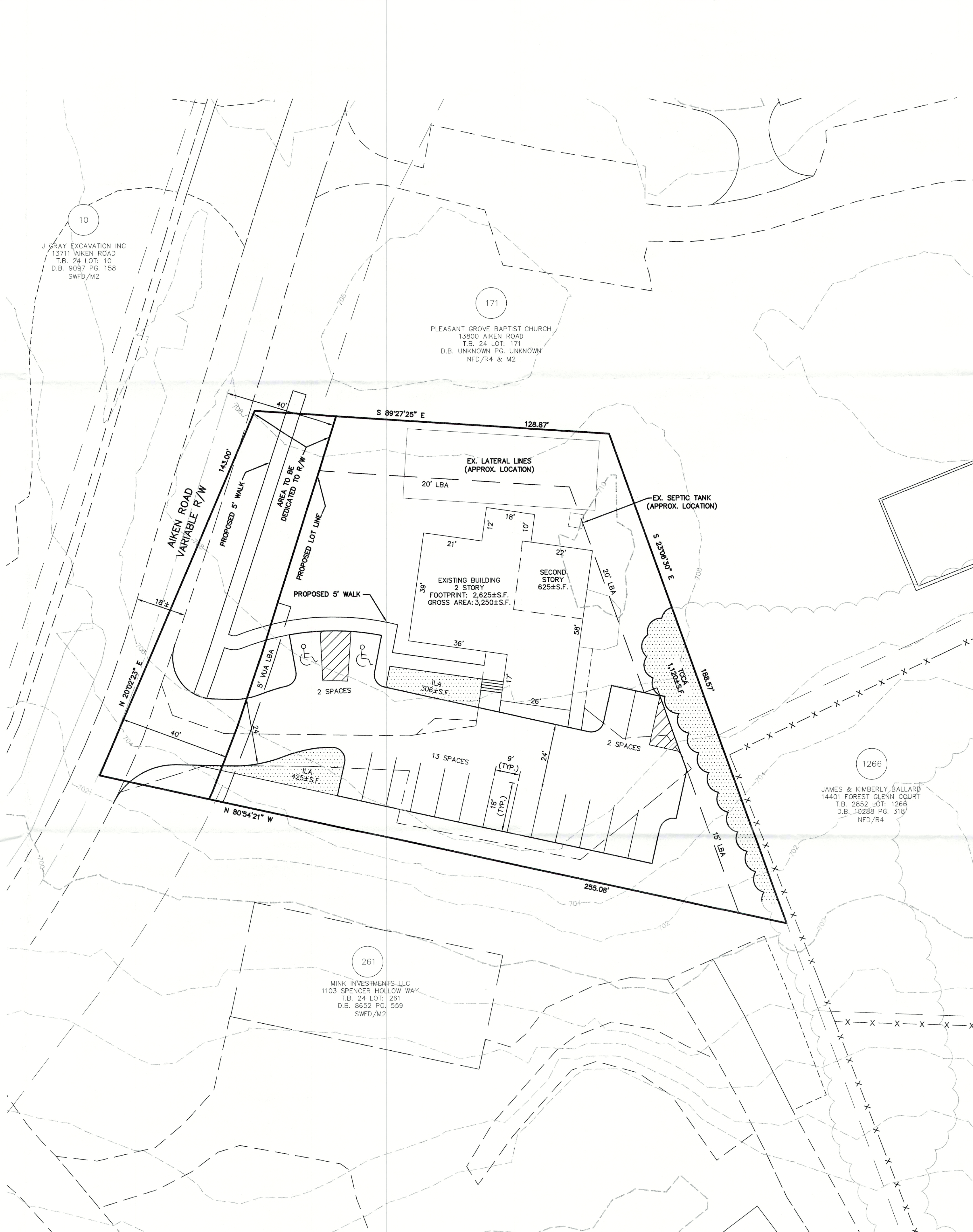
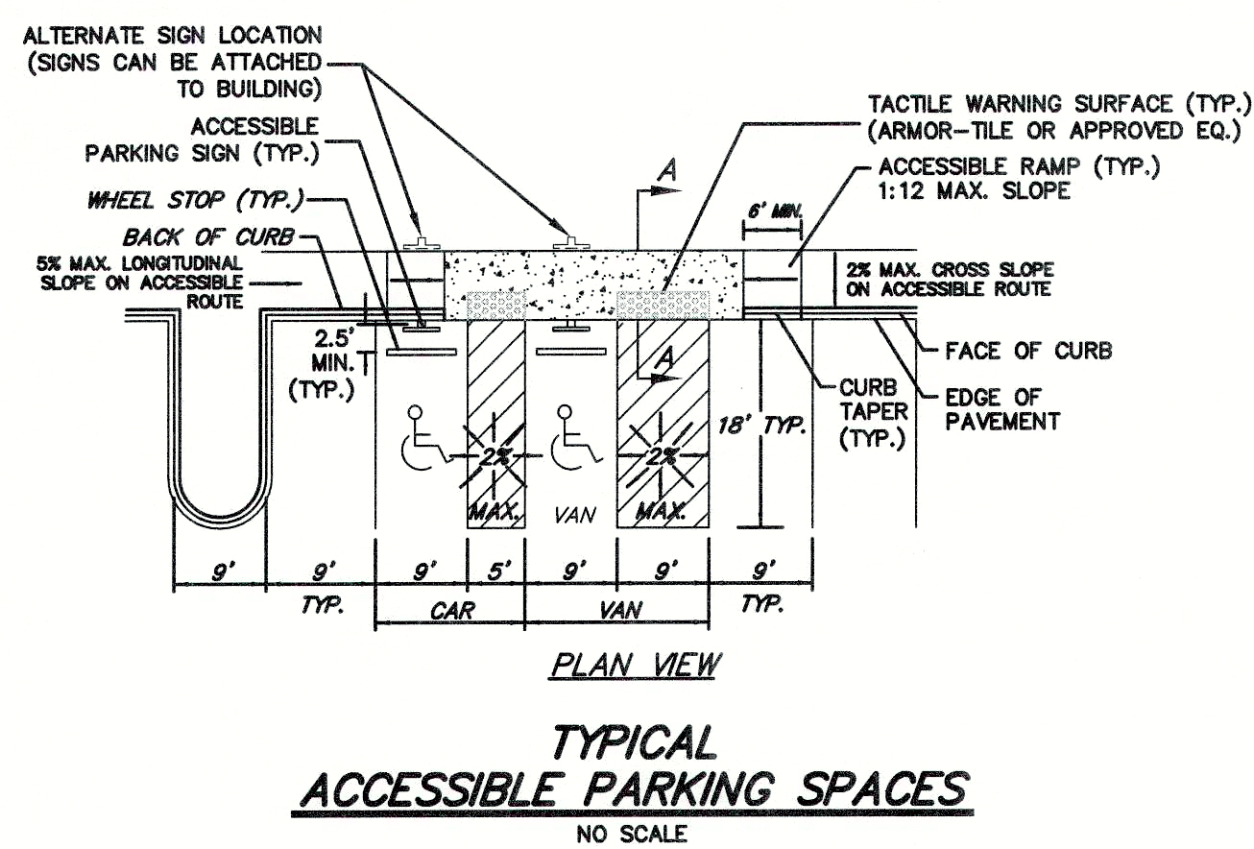


PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS: _____
BY: James W. Stal
DATE: 7/11/18
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

METRO
 APPROVED DISTRICT
 DEVELOPMENT PLAN
 DOCKET NO. _____
 APPROVAL DATE _____
 EXPIRATION DATE _____
 SIGNATURE OF PLANNING COMMISSION _____
 PLANNING COMMISSION

- MSD NOTES:**
1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND SPECIAL SPECIFICATIONS.
 2. WASTEWATER:
EXISTING SEPTIC SYSTEM (SEWERS NOT AVAILABLE). BOARD OF HEALTH APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 3. DRAINAGE/STORMWATER DETENTION:
DETENTION TO BE COMPENSATED THROUGH REGIONAL FACILITY FEES. DRAINAGE PATTERNS (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
 4. EROSION AND SILT CONTROL:
A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND SUBMITTED IN ADVANCE TO THE EROSION AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
 5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21101100034E).
 6. SITE SHALL BE SHEET FLOTTED TO THE CONSTRUCTION FLOOD AND NO INCREASE UNTIL LIQUID ALKEN ROAD PRIOR TO THE RIGHT-OF-WAY.

- ### **PUBLIC WORKS AND KTC NOTES:**
1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
 2. ALL ROADWAY AND INTERSECTION SIGNS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 3. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE PROJECT. ANY DAMAGES TO THE ROADWAY SHALL BE REPAIRED.
 4. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO THE COMPLETION OF THE FIRST RESURFACING BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
 5. THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
 6. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 7. ALL CUL-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADII, SIDEWALK, CURB, GUTTER AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
 8. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
 9. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGNAGE SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER METRO STANDARD DRAWINGS.
 10. RIGHTWAY OCCUPATION BY DEED OR MINOR PLOT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.



SITE DATA:	
EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	M2
PROPOSED ZONING	C1
EXISTING LAND USE	OFFICE
PROPOSED LAND USE	HAIR SALON/OFFICE
TOTAL LAND AREA	0.67± AC.
GROSS BUILDING AREA	3,250±S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.13
PARKING REQUIRED	12-28
SALON (2,000 ±S.F.)	8-20
MINIMUM (1 SPACE/250 S.F.)	8 SPACES
MAXIMUM (1 SPACE/100 S.F.)	20 SPACES
OFFICE (1,500 ±S.F.)	4-8
MINIMUM (1 SPACE/350 S.F.)	4 SPACES
MAXIMUM (1 SPACE/200 S.F.)	8 SPACES
PARKING PROVIDED	
CAR PARKING	17 SPACES
(INCLUDES 2 ACCESSIBLE SPACES)	

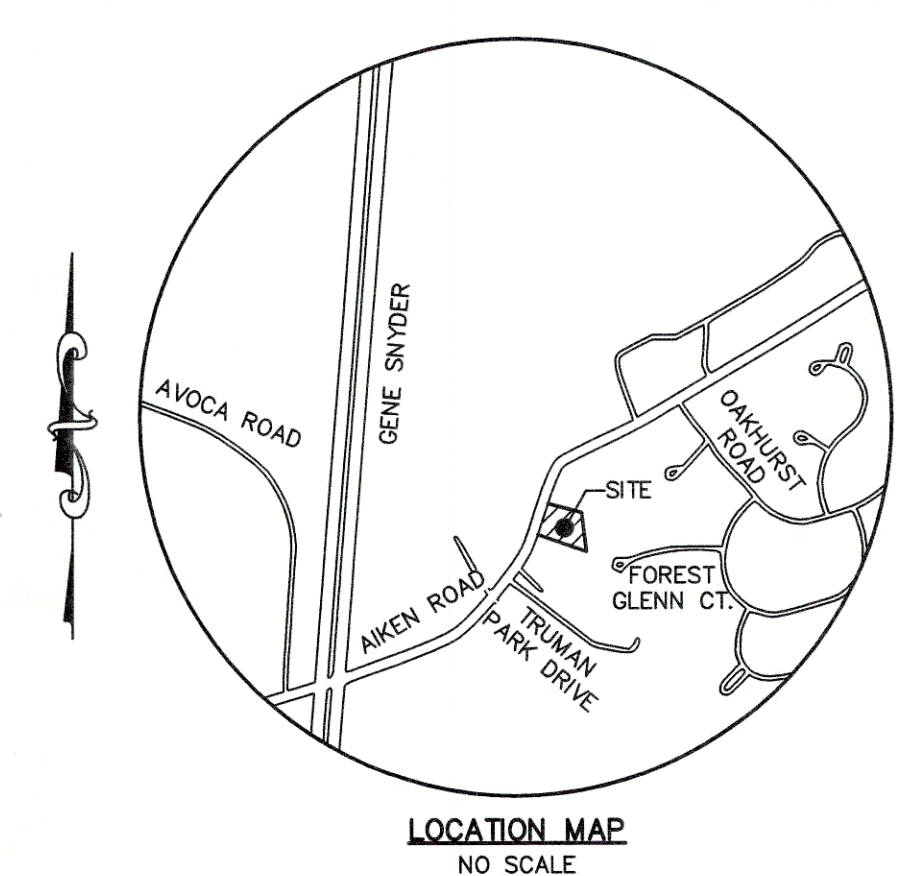
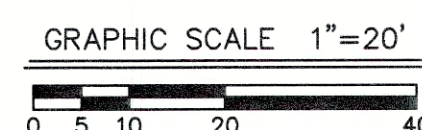
<u>IMPERVIOUS AREA DATA:</u>	
TOTAL SITE DISTURBANCE	
(PROP. PWMT & PWMT AREA TO BE REMOVED)	4,313± S.F.
EXISTING IMPERVIOUS AREA	8,106± S.F.
PROPOSED IMPERVIOUS AREA	
(TOTAL PROP. BLDG & PWMT - EX. BLDG & PWMT)	3,760± S.F.
NET INCREASE OF IMPERVIOUS AREA	3,793± S.F.

LANDSCAPE DATA:

V.U.A.	7,082± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	531 S.F.
I.L.A. PROVIDED	731± S.F.

<u>TREE CANOPY DATA:</u>	
GROSS SITE AREA	29,037± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	1,120± S.F. (4)
EXISTING TREE CANOPY TO BE PRESERVED	1,120± S.F. (4)
TOTAL TREE CANOPY REQUIRED	4,786± S.F. (1)
TOTAL TREE CANOPY PROVIDED	3,666± S.F. (1)

- GENERAL NOTES:**
1. DOMESTIC WATER SUPPLY:
SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
 2. TREE PRESERVATION:
A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF AND THE CITY ENGINEER FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 3. PROTECTION OF TREES TO BE PRESERVED:
CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTATION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE TRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. CONSTRUCTION OF FENCING OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE REQUIRED AND SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL. THE DEVELOPMENT LIES IN THE ANCHORAGE MIDDLETOWN FIRE DISTRICT.
 5. IF PROPOSED, SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL. SIGNATURE WALLS SHALL BE SUBJECT TO CHAPTER 4.4.3 OF THE LDC.
 6. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS THE STREET OR ADJACENT PROPERTIES OR NEIGHBORHOODS, EASEMENTS, GREENWAYS (OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
 7. ALL DISTRIBUTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 8. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
 9. ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
 10. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.



DETAILED DISTRICT DEVELOPMENT PLAN

13501 AIKEN ROAD REZONING
13501 AIKEN ROAD
LOUISVILLE, KENTUCKY 40245
TAX BLOCK 24, LOT 136
DEED BOOK 6369, PAGE 447

OWNER
SANDRA & MARK HOLLOWAY
1531 TUCKER STATION RD.
LOUISVILLE, KY 40299

DEVELOPER
DONNASCOTT, LLC
2527 NELSON MILLER PARKWAY
LOUISVILLE, KY 40223

Revisions		PER AGENCY COMMENTS	
7/9/18			
Vertical Scale: N/A			
Horizontal Scale: 1"=20'			
Date: 6/18/18			
Job Number: 3527			
Sheet			
1			
of 1			