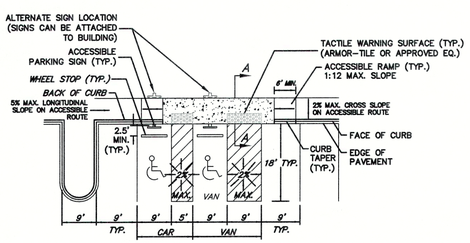
PRELIMINARY APPROVAL
Condition of Approval: _____
Tary Kelly 7-11-18
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

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

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

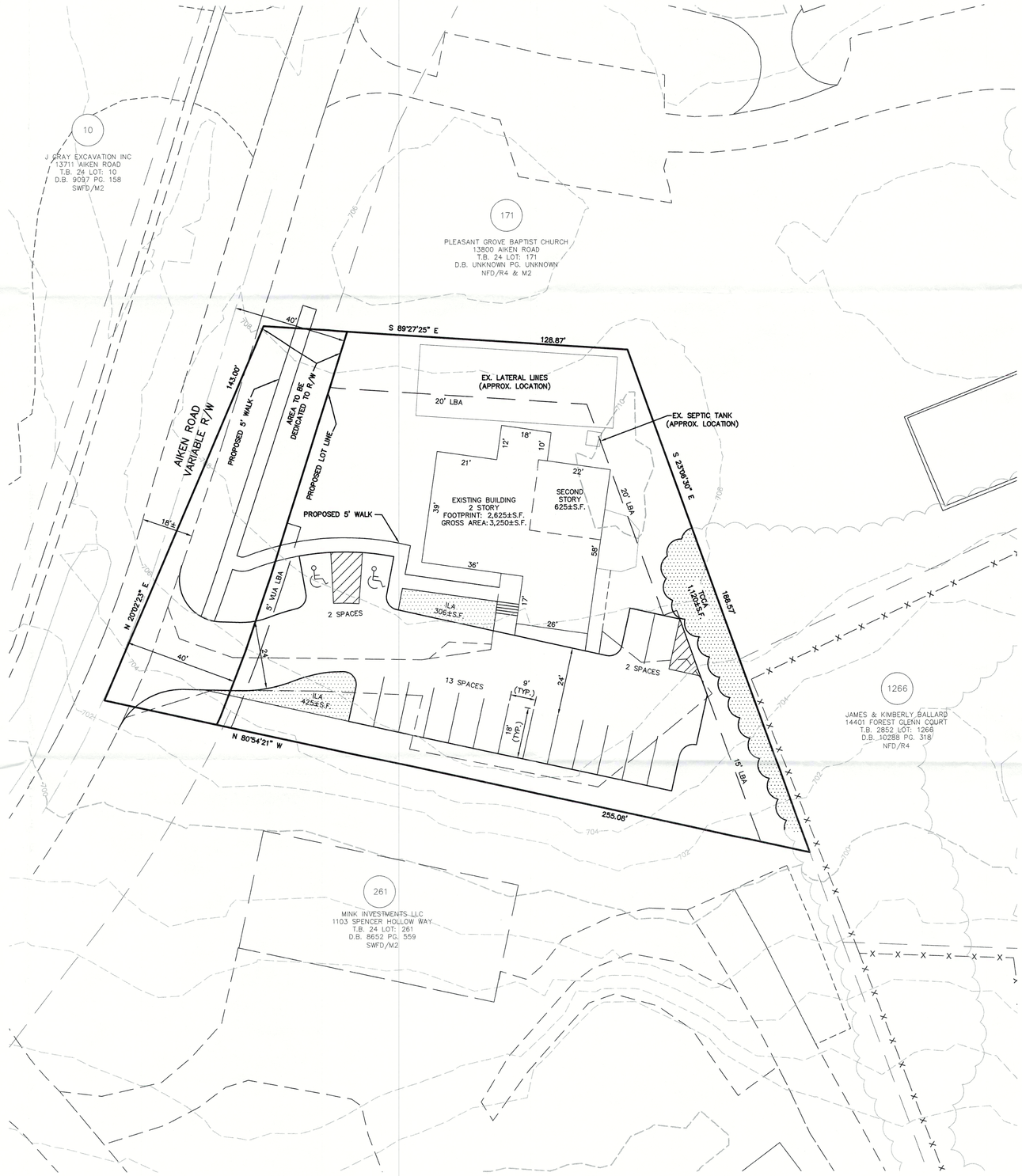
MSD NOTES:
1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND SPECIAL SPECIFICATIONS.
2. WASTEWATER:
   EXISTING SEPTIC SYSTEM (SEWERS NOT AVAILABLE). BOARD OF HEALTH APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
3. DRAINAGE/STORMWATER DETENTION:
   DETENTION TO BE COMPENSATED THROUGH REGIONAL FACILITY FEES. DRAINAGE PATTERN (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 IMPLEMENTED IN ACCORDANCE WITH MSD 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 (21111C0034E).
6. SITE SHALL SHEET FLOW ONLY, NO CONCENTRATED FLOW AND NO INCREASE ONTO 1101 AIKEN ROAD PRIOR TO THE RIGHT-OF-WAY.

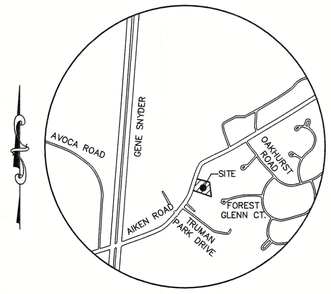
PUBLIC WORKS AND KTC NOTES:
1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
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 CONSTRUCTION OF THE FIRST RESIDENCE OR 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 LOCATIONS 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 SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER METRO STANDARD DRAWINGS.
10. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.



PLAN VIEW

TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE





LOCATION MAP
NO SCALE

LEGEND
- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING CATCH BASIN & YARD DRAIN W/ PIPE
- EXISTING HEADWALL W/ PIPE
- EXISTING SANITARY MANHOLE W/PIPE
- EXISTING PROPERTY SERVICE CONNECTION
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED SLOPED & FLARED HEADWALL W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED 6" PROPERTY SERVICE CONNECTION
- PROPOSED DRAINAGE ARROW
- REVISED TREE LINE

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 (INCLUDES 2 ACCESSIBLE SPACES)	17 SPACES

IMPERVIOUS AREA DATA:

TOTAL SITE DISTURBANCE (PROP. PVMT & PVMT AREA TO BE REMOVED)	4,313± S.F.
EXISTING IMPERVIOUS AREA	8,106± S.F.
PROPOSED IMPERVIOUS AREA (TOTAL PROP. BLDG & PVMT - EX. BLDG & PVMT)	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.

TREE CANOPY DATA:

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. (19%)
TOTAL TREE CANOPY PROVIDED	3,666± S.F. (15%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

RECEIVED
JUL 09 2018
PLANNING & DESIGN SERVICES

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 LANDSCAPE ARCHITECT 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 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE 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 PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE ANCHORAGE MIDDLETOWN FIRE DISTRICT.
6. IF PROPOSED, SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
7. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
8. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
9. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
10. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.

CASE # 18ZONE1040
MSD WM # 4964

GRAPHIC SCALE 1"=20'
0 5 10 20 40

MINDEL SCOTT
SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
ENGINEERING ▶ 5151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 ▶ MindelScott.com

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

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

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

Revisions	
7/9/18	PER AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=20'
Date: 6/18/18
Job Number: 3527
Sheet 1 of 1

18 ZONE 1040

I:\3527\13501 Aiken Road\DWG\PLANNING\3527-DDDP (FILED 7-9-18).dwg, 7/9/2018 9:13:58 AM, \\server1\Oce TDS 700 - WP02