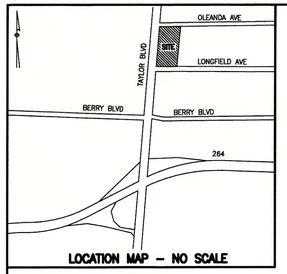


LOCATION MAP – NO SCALE

LEGEND

- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- ×469.62 EXISTING SPOT ELEVATION
- EXISTING STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- OHE EXISTING OVERHEAD ELECTRIC
- OHU EXISTING OVERHEAD UTILITY
- 100 EXISTING MAJOR CONTOUR
- 99 EXISTING MINOR CONTOUR
- PL PROPERTY LINE
- SETBACK LINE
- DRAINGE FLOW ARROW
- SETBACK/BUFFER LINE
- DRAINAGE EASEMENT

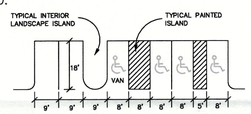
PROJECT SUMMARY

PROPERTY ADDRESS 3343–3415 TAYLOR BLVD
TAX BLOCK 51 LOTS 28–41,237–239

PRIMARY DEED BOOK/PAGE	DB 9720 PG 394
PROPERTY AREA	2.24 AC±
EXISTING FORM DISTRICT	TRADITIONAL NEIGHBORHOOD
EXISTING ZONING	C–3, R–6, R–7
PROPOSED ZONING	C–1/C–3
EXISTING USE	RESIDENTIAL/ADULT ENTERTAINMENT
PROPOSED USE	RESTAURANT/RETAIL
BUILDING HEIGHT	45' MAX.
FRONT YARD SETBACK	MIN 15 FT (0 FT FOR CORNER BUILDINGS)
FRONT YARD SETBACK	MAX 25 FT
STREET SIDE SETBACK	3 FT
SIDE YARD SETBACK	5 FT
REAR YARD SETBACK	5 FT
EXISTING IMPERVIOUS SURFACE	29,200 SF
PROPOSED IMPERVIOUS SURFACE	66,653 SF

PREVIOUS CASE

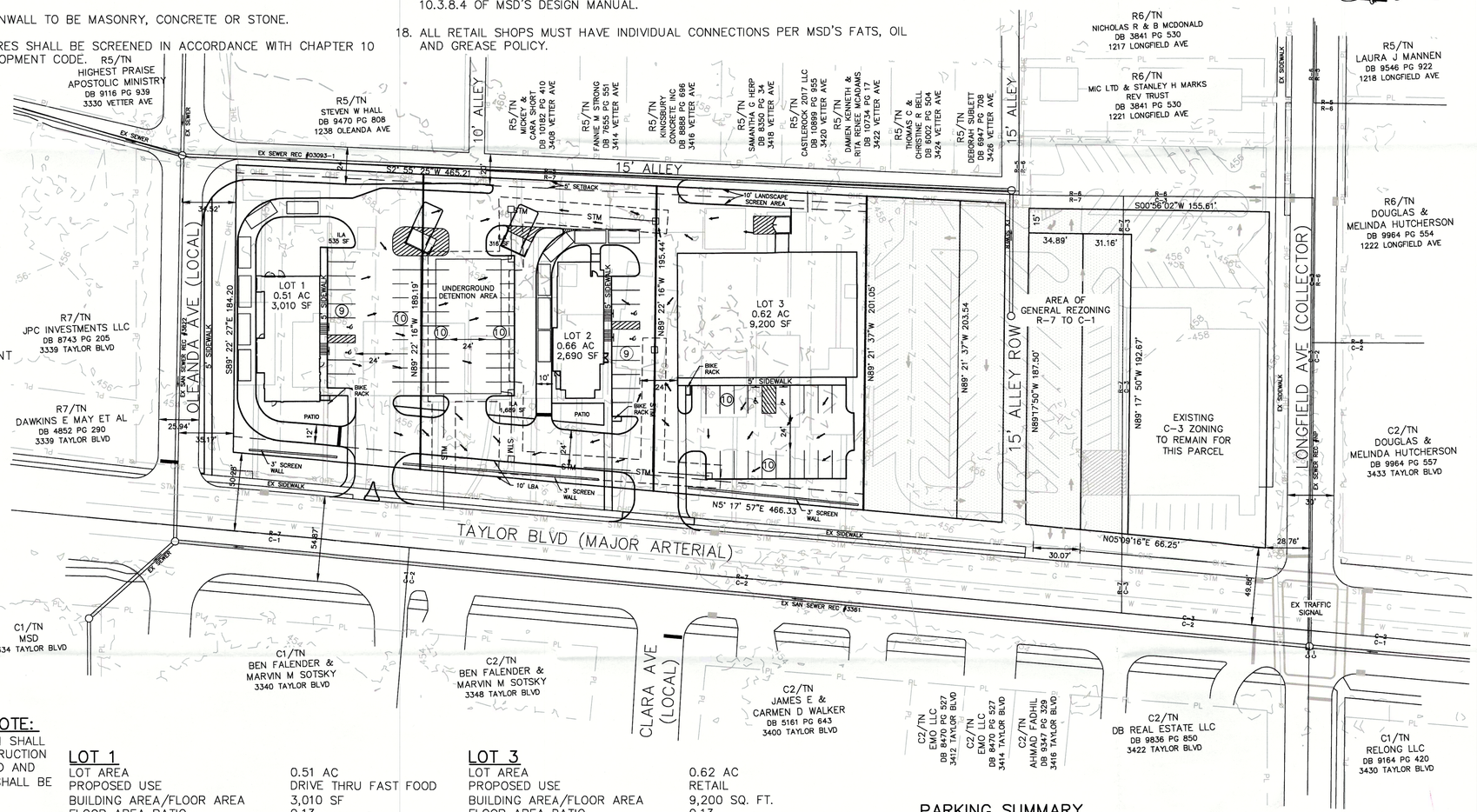
THE EXISTING PARKING LOT LOCATED AT 3409, 3411, 3415, 3419, 3421 TAYLOR BLVD AND 1225 LONGFIELD AVE WAS ISSUED A CUP FOR OFF–STREET PARKING UNDER DOCKET B–126–90.



TYPICAL PARKING DETAIL
NO SCALE

GENERAL NOTES

1. ALL PARKING AND MANEUVERING AREAS ARE TO BE EITHER ASPHALT OR CONCRETE SURFACES.
2. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. BEARINGS AND DISTANCES SHOWN HEREON DO NOT CONSTITUTE A BOUNDARY SURVEY.
4. SANITARY SEWER SERVICE WILL BE PROVIDED BY PROPERTY SERVICE CONNECTION. WASTE WATER TREATMENT PROVIDED BY MORRIS FORMAN TREATMENT PLANT.
5. STORM SEWER DESIGN AS SHOWN ON THESE PLANS IS A COMBINATION OF EXISTING AND CONCEPTUAL LAYOUTS. SEE DRAINAGE PLANS FOR FINAL STORM LAYOUTS.
6. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE. ALL DISTURBED AREAS TO BE SEEDED.
7. SITE IS NOT LOCATED IN THE FLOODPLAIN PER FIRM MAP NUMBER 21111C0056E, DATED DECEMBER 5, 2006.
8. PROPOSED 3' SCREENWALL TO BE MASONRY, CONCRETE OR STONE.
9. DUMPSTER ENCLOSURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
10. SIGNAGE TO COMPLY WITH LOCAL ZONING REQUIREMENTS.
11. ALL PARKING SPACES TO BE 9' X 18' TYP, EXCEPT AS OTHERWISE NOTED.
12. CONSTRUCTION PLANS, BOND, AND KTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
13. RUNOFF VOLUME FOR PROPOSED CONDITION 100 YEAR STORM TO MEET EXISTING 10 YEAR STORM. DETENTION TO BE PROVIDED BY UNDERGROUND STORAGE.
14. 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.
15. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
16. CROSS ACCESS AND/OR SHARED PARKING AGREEMENT TO BE PROVIDED PRIOR TO CONSTRUCTION PLAN APPROVAL.
17. UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
18. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
19. NO DEMOLITION OF EXISTING STRUCTURES SHALL OCCUR EXCEPT IN ACCORDANCE WITH WRECKING ORDINANCE FOR CONTRIBUTING STRUCTURES.
20. CANOPIES SHALL HAVE THE SAME ARCHITECTURAL DETAILS, DESIGN ELEMENTS, BUILDING MATERIALS, AND ROOF DESIGN AS THE PRIMARY STRUCTURES.
21. EXISTING SIDEWALKS ALONG STREET FRONTAGES TO BE REPAIRED OR REPLACED AS DETERMINED BY METRO PUBLIC WORKS AT TIME OF CONSTRUCTION PLAN REVIEW. SIDEWALKS LESS THAN 5' WIDE SHALL BE REPLACED WITH A 5' WALK.
22. ALL DRIVING SURFACES TO BE A HARD AND DURABLE MATERIAL.
23. KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
24. NO DEMOLITION OF EXISTING STRUCTURES SHALL OCCUR EXCEPT IN ACCORDANCE WITH WRECKING ORDINANCE FOR CONTRIBUTING STRUCTURES.
25. THE PORTION OF THE PUBLIC ALLEY TO BE CLOSED WHICH CONTAINS AN EXISTING MSD SANITARY SEWER SHALL BE DEDICATED TO AN EASEMENT.
26. EXISTING 15' ALLEY TO BE CLOSED WITH FUTURE REDEVELOPMENT OF 3415 AND 3419 TAYLOR BLVD.



LOT 1

LOT AREA	0.51 AC
PROPOSED USE	DRIVE THRU FAST FOOD
BUILDING AREA/FLOOR AREA	3,010 SF
FLOOR AREA RATIO	0.13
MIN REQUIRED PARKING =	12 SPACES (1/250 SF)
MAXIMUM ALLOWED =	24 SPACES
HEIGHT	ONE STORY

BICYCLE PARKING = 4 SHORT TERM AND 2 LONG TERM

LOT 2

LOT AREA	0.66 AC
PROPOSED USE	DRIVE THRU FAST FOOD
BUILDING AREA/FLOOR AREA	2,690 SF
FLOOR AREA RATIO	0.12
HEIGHT	ONE STORY
MIN REQUIRED PARKING =	11 SPACES (1/250 SF)
MAXIMUM ALLOWED =	22 SPACES (1/125 SF)
HEIGHT	ONE STORY

BICYCLE PARKING = 4 SHORT TERM AND 2 LONG TERM

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

LOT 3

LOT AREA	0.62 AC
PROPOSED USE	RETAIL
BUILDING AREA/FLOOR AREA	9,200 SQ. FT.
FLOOR AREA RATIO	0.13
MIN REQUIRED PARKING =	18 SPACES (1/500 SF)
MAXIMUM ALLOWED =	46 SPACES (1/200 SF)
HEIGHT	ONE STORY

BICYCLE PARKING = 4 SHORT TERM AND 2 LONG TERM

VARIANCES AND WAIVERS

A VARIANCE IS REQUESTED OF LDC 5.2.2 TO ALLOW THE BUILDING LOCATION TO EXCEED THE MAXIMUM SETBACK.

A VARIANCE IS REQUESTED OF LDC 5.5.1.A.2 TO ALLOW THE BUILDING ON LOT 1 TO BE SETBACK FROM THE CORNER.

A WAIVER IS REQUESTED OF LDC 5.5.1.A.3 TO ALLOW PARKING AND DRIVE LANES TO BE LOCATED IN FRONT OF THE BUILDINGS.

PRELIMINARY DRAINAGE CALCULATIONS

AREA = 1.79 AC
C_{EX} = 0.50
Q_{10EX} = (0.50)(1.79AC)(5.3IN)/12 = 0.40 AC–FT
C_{PROP} = 0.86
$Q_{100PROP}$ = (0.86)(1.79AC)(7.2IN)/12 = 0.92 AC–FT
REQUIRED STORAGE VOLUME = 0.50 AC–FT

PARKING SUMMARY

MIN PARKING REQUIRED =	41 SPACES
TRANSIT REDUCTION 9.1.3.F.1 (10%)=	4 SPACES
REDUCTION 9.1.3.F.9 (20%) =	8 SPACES
TOTAL MIN PARKING WITH REDUCTION=	29 SPACES
TOTAL MAX PARKING ALLOWED=	92 SPACES
PARKING PROVIDED =	68 SPACES (INCLUDING 6 ACCESSIBLE)

(LONG TERM BIKE PARKING TO BE PROVIDED INSIDE BUILDINGS)

VUA/ILA DATA

VEHICLE USE AREA:	44,187 S.F.
INTERIOR LANDSCAPE AREA REQUIRED (5.0%):	2,209 S.F.
PROPOSED:	2,540 S.F.

TREE CANOPY CALCULATIONS

PROPERTY AREA	3.45 AC± (150,282 SQ. FT.)
EXISTING TREE CANOPY	6% (0–40%)
EXISTING TREE CANOPY TO BE PRESERVED	0%
PROPOSED TREE CANOPY TO BE PLANTED	20% OF AREA (30,056 SQ. FT.)

RECEIVED
NOV 26 2018
PLANNING & DESIGN SERVICES

WM#1959

Prepared By:
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2730 JEFFERSON CENTRE WAY, SUITE 204
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WWW.ACCUBUSENG.COM
SITE PLANS ■ SUBDIVISION DESIGN ■ TRAFFIC ENGINEERING ■ ROADWAY AND DRAINAGE DESIGN

Date
Signature
Date
Signature

Scale:
Designed By: JCK
Drawn By: JCK
Design Date: 6/21/17
Print Date & Time:
CAD Drawing Name:
Surveyed By:
Survey Date:

NO.	DATE	REVISION DESCRIPTION	BY

Project: TAYLOR CENTER
3343-3425 TAYLOR BLVD
LOUISVILLE, KY 40215

Owner: STANLEY MARKS TRUST & MIC LIMITED
8252 E LANSING RD
DURAND, MI 48429

Developer: THE McCARTIN COMPANY, INC
1722 McDONALD LANE
NEW ALBANY, IN 47150

Sheet Title: REZONING DEVELOPMENT PLAN

Sheet: 1 of 2

MSD EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

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 BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
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.

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, SWALE, OR CATCH BASIN.

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.

17 ZONE 1038