

SMC / C2
2131 S Hurstbourne Parkway
Tax Block 2338, Lot 2
Halle Properties LLC
DB 9749 P 781

SMC / C1
9217 Taylorsville Road
Tax Block 2289, Lot 0001
HMA Holdings LLC
DB 9749 P 781

N / R4
Dustine & Stephen Bosco
9201 Axminster Drive
Tax Block 1834, Lot 32
DB 8162 P 457

N / R4
2117 Canterbrook Dr.
Tax Block 2289, Lot 27
DB 9664 P 78

N / R4
9200 Axminster Drive
Tax Block 1834, Lot 9
Ivan Salazar & Maria Luz
DB 10360 P 380

SMC / C1
9200 Taylorsville Road
Tax Block 2684, Lot 9
Jeffrey Doerr & Ramon Stone
DB 7887 P 722

SMC / C1
9101 Taylorsville Road
Tax Block 2289, Lot 0001
Robert Childers
DB 8447 P 572

Taylorsville Road
(major arterial)

SMC / C1
9100 Taylorsville Road
Tax Block 2289, Lot 1B
Hourset Family Limited Partnership
DB 9749 P 781

OR3 / R5A
9101 Taylorsville Road
Residential Care XII LLC
DB 10285 P 396

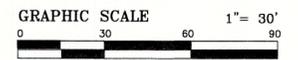
- GENERAL NOTES**
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - WHEELSTOPS AND PROTECTIVE CURBING AT LEAST 6" HIGH AND 6" WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS. PROPERTIES OR PUBLIC RIGHT-OF-WAYS TO PROTECT LANDSCAPED AREAS AND ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE THREE FEET FROM ANY ADJACENT PROPERTY LINE, WOODY VEGETATION OR STRUCTURE.
 - LANDSCAPE DESIGN REQUIREMENTS APPLY TO ENTIRE SITE.
 - NO KARST FEATURES WERE FOUND ON SITE PER SURVEY BY GREENBAUM ASSOCIATES INC. DATED 9-24-2021.
 - OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS OR RESIDENTIAL AREAS.
- KYTC NOTES**
- KYTC APPROVAL, BOND, AND PERMIT REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
 - THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
 - THERE SHALL BE NO LANDSCAPING IN RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
 - SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES IT SHOULD BE RE-ARMED, SHIELDED, OR TURNED OFF.
 - ALL NEW OR EXISTING SIDEWALKS SHALL BE BUILT OR RE-BUILT TO ADA CURRENT STANDARDS.
- WORKS NOTES**
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- APCD NOTES**
- 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**
- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FIRM PANEL 2111C0019E, DATED DECEMBER 5, 2006.
 - 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.
 - EROSION & SILT CONTROL: PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD.
 - 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.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - NO INCREASE IN VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE.
 - ON-SITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 & 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, IF IT IS MORE RESTRICTIVE.
 - THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE. PER THIS PRELIMINARY DEVELOPMENT PLAN THE AREA OF DISTURBANCE IS 29,375 SF.
 - CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS' DESIGN MANUAL & STANDARD SPECIFICATIONS AND OTHER LOCAL STATE AND FEDERAL ORDINANCES.

PRELIMINARY APPROVAL
Condition of Approval:

Muller for TK 1-12-22
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:

BY: *E. W. Miller* for PAZ
DATE: 1/12/22
LOUISVILLE & JEFFERSON COUNTY
METRO PUBLIC WORKS



- Legend**
- Symbols**
- Monument Found (As Noted)
 - Catch Basin
 - Utility Pole
 - Manhole
 - Fire Hydrant
 - Existing Tree
- Abbreviations**
- EP Edge of Pavement
 - R/W Right of Way
 - TBR To be removed
- Line Types**
- Overhanging Electric Line
 - Sanitary Sewer Line
 - Silt Fence

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 MSD's standards.

Detention basins, if applicable, 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.

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

FILE	25092	SCALE	1" = 30'
		DR.	
		CK.	
		DATE	12/22/21

Development Data

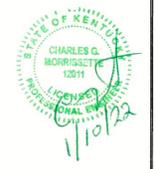
EXISTING ZONING : R-4 PROPOSED ZONING : C-1
EXISTING FORM DISTRICT : NEIGHBORHOOD
EXISTING LAND USE : RESIDENCE PROPOSED LAND USE : MEDICAL LAB
TOTAL SITE AREA : 1.49 ACRES / 64,892 SF
EXISTING BUILDING AREA : 3,712 SF (INCLUDES EXISTING GARAGE)
EXISTING FAR : 0.06
EXISTING BUILDING HEIGHT : 28'

TREE CANOPY CALCULATIONS
TOTAL SITE AREA 64,892 SF REQUIRED TREE CANOPY 35% OR 22,712SF
EXISTING TREE CANOPY TO REMAIN 23,708 SF or 36%

PDS Case #21-ZONEPA-0019
General District Development Plan
Hurstburne Labs
9101 TAYLORSVILLE ROAD, LOUISVILLE, KY 40223
WB 570 P 917 TAX BLOCK 1834 LOT 35 PARCEL ID: 183400350000

OWNERS/DEVELOPERS
BARRY & DALE CRAWFORD
9101 TAYLORSVILLE ROAD
LOUISVILLE, KY 40223

RECEIVED
JAN 10 2022
PLANNING & DESIGN SERVICES
DP



21-ZONE-0075 Binding Elements

1. The development shall be in accordance with the approved general district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Prior to development (includes clearing and grading) of each site or phase of this project, the applicant, developer, or property owner shall obtain approval of a detailed district development plan in accordance with Chapter 11, Part 6. Each plan shall be in adequate detail and subject to additional binding elements.
3. There shall be no vehicular access from the site to Axminister Drive.
4. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
5. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
6. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.
 - c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance
7. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
8. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
9. The property owner shall provide a cross over access easement if the property to the south is ever developed for a nonresidential use. A copy of the signed easement agreement shall be provided to Planning Commission staff upon request.
10. No idling of trucks shall take place within 200 feet of single-family residences. No overnight idling of trucks shall be permitted on-site.