

1 CURB STOP DETAIL

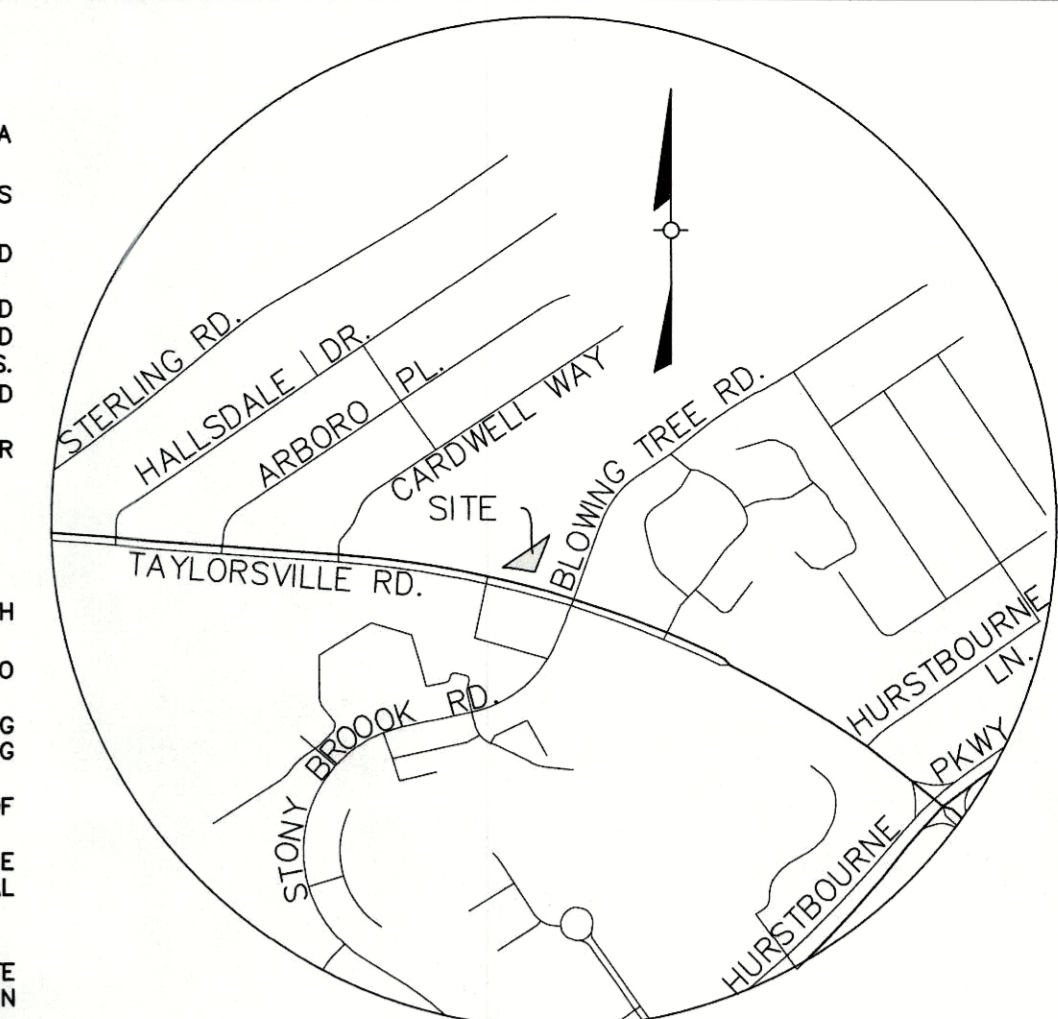
RDDDP NTS

MSD NOTES

1. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0062F & 21111C0046F, FEBRUARY 26, 2021).
2. SANITARY SEWER - MAINTAIN EXISTING SERVICE. NO NEW FLOW AS PART OF THIS SUBMITTAL.
3. DRAINAGE / STORM WATER DETENTION: DRAINAGE PATTERNS TO BE MAINTAINED AS IS. IMPERVIOUS AREA TO BE REDUCED WITH THIS SUBMITTAL.
4. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARDS SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
5. SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF THE JOB ONCE GRASS IS ESTABLISHED.
6. MSD SINGLE FAMILY, DEMOLITION, OR SMALL COMMERCIAL PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.

GENERAL NOTES

1. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
2. EXISTING ENTRANCES SHALL BE MAINTAINED AND UTILIZED FOR THIS PROJECT. NO NEW CURB CUTS WILL BE REQUIRED.
3. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
4. MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
5. THE IMPROVEMENTS PROPOSED DO NOT MEET THE ARTICLE 12 LANDSCAPE THRESHOLDS FOR TREE CANOPY, ILA AND PERIMETER BUFFERS. THE PROPOSAL WILL PROVIDE VJA BUFFERING PER ARTICLE 12 LANDSCAPE REQUIREMENTS.
6. THE EXISTING TWO TRACTS WILL BE CONSOLIDATED.
7. STREET TREES ARE REQUIRED. THERE SHOULD NO LANDSCAPING IN THE STATE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT OF WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
8. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT OF WAY.
9. THERE IS NO ADDITIONAL RUNOFF TO THE STATE RIGHT OF WAY.
10. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED, OR TURNED OFF.
11. ALL DRAINAGE STRUCTURES WITHIN THE STATE RIGHT OF WAY SHALL BE STATE DESIGN.
12. OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
13. SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
14. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
15. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
16. MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
17. PLANS MUST BE SUBMITTED TO THE HEALTH DEPT. PRIOR TO CONSTRUCTION.



LOCATION MAP

NO SCALE

SITE DATA

SITE AREA:	0.37 AC (15,930 SF)
ZONING:	CAMPUS C1
FORM DISTRICT:	ANTIQUE STORE
EXISTING USE:	ADULT DAYCARE
PROPOSED USE:	3,950 SF
EX. GROSS BLDG. AREA:	7,900 SF
PROP. FOOTPRINT:	4,295 SF
PROP. GROSS BLDG. AREA:	8,245 SF
BLDG. HEIGHT:	+/-27' HT.

TREE CANOPY CALCULATIONS

SITE AREA:	15,930 SF
EX. TREE CANOPY:	3,410 SF (21%)
EX. TREE CANOPY TO REMAIN:	3,410 SF (21%)

ILA/ VJA CALCULATIONS

EX. VJA:	9,663 SF (60%)
PR. VJA:	5,430 SF (35%)
CHANGE IN VJA SF/%:	-4,233 SF (-44%)
*NO ILA IS REQUIRED DUE VJA BEING LESS THAN 6,000SF PER ARTICLE 12.E.2.	

PARKING CALCULATIONS

PROPOSED USE:	ADULT DAYCARE
PARKING REQUIREMENTS:	5 EMPLOYEES (CLIENTS ARE SHUTTLED TO THE FACILITY.)
PARKING PROVIDED:	6 SPACES (INCLUDES 1 HC SPACES)

IMPERVIOUS AREA CALCULATION

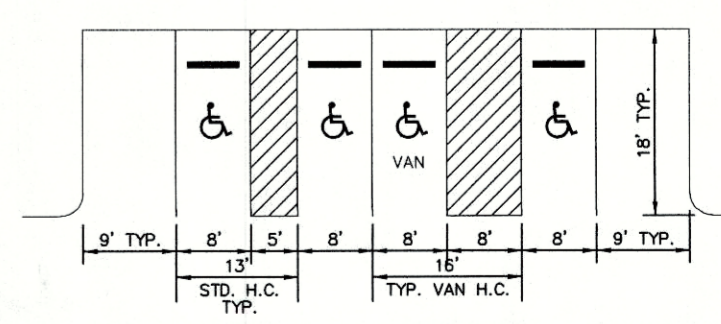
SITE AREA:	0.37 AC (15,930 SF)
EXISTING IMPERVIOUS AREA:	0.33 AC (14,234 SF)
PROPOSED IMPERVIOUS AREA:	0.24 AC (10,377 SF)
PERCENT DIFFERENCE:	-0.09 AC (3,857 SF) -24.2%

ADDITIONAL REQUESTS

1. VARIANCE OF LDC 5.3.5.C.1.A - TO ALLOW A BUILDING TO ENCRACH 22 FEET INTO THE 25 FOOT STREET-SIDE SETBACK.
2. VARIANCE OF LDC 5.5.2.C.2 - TO ALLOW PARKING WITHIN THE SETBACKS.

LEGEND

	WATER METER		6' CHAIN LINK FENCE
	WATER VALVE		LIMIT OF DISTURBANCE 1,950SF
	GUY WIRE		EX. TREELINE
	UTILITY POLE		EX. TREE
	SERVICE POLE		PR. VJA SHRUB BUFFER
	SIGNAL POLE		REMOVE ASPHALT
	AIR CONDITIONER		PR. CONCRETE PAVEMENT
	TELECOMM POLE		PR. SEED & STRAW
	VARIANCE REQUEST		



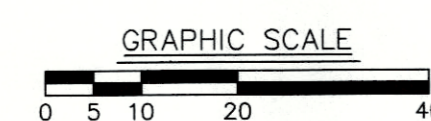
2 TYPICAL PARKING SPACES

RDDDP NTS

RECEIVED

DEC 07 2022

PLANNING & DESIGN SERVICES



CASE # 22-DDP-0117
RELATED CASE #09-120-89
TAX BLOCK 0037, LOT 0110
DB. 12182, PG. 214

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
LOUISVILLE, KENTUCKY 40202
608 S. THIRD STREET,
LOUISVILLE, KY 40203-1841



DATE	12/05/22
NO.	
NO. REVISION	
AGENCY COMMENTS	

SHEET TITLE: REVISED DETAILED DISTRICT DEVELOPMENT PLAN
PROJECT TITLE: 4545 TAYLORSVILLE RD LOUISVILLE, KY 40220
OWNER/DEVELOPER: ZOOM GROUP, INC. 1904 EMBASSY SQUARE BLVD LOUISVILLE, KY 40203-1841
JOB NO. 3361
SCALE: 1"=20'
DATE: 10/17/2022
DRAWING NO:
RDDDP
SHEET 1 OF 1

K:\JOBS\3361\Planning\DDP\3361-DEVELOPMENT PLAN - 001-RDDDP - Matt Wolff, 12/6/2022

C1SMC
CONLEY SURVIVORS TRUST
DEED BOOK 10450, PAGE 459
TX BLK 38, LOT 810

C1SMC
C & D PROPERTIES 2, LLC
DEED BOOK 10330, PAGE 745
TX BLK 38, LOT 777

R61C
MEADOWS CRA-B1 LLC
DEED BOOK 9808, PAGE 48
TX BLK 2933, LOT 5

C11C
SPEEDWAY SUPERAMERICA, LLC
DEED BOOK 7001, PAGE 718
TX BLK 38, LOT 371

R41C
JEFFERSON COUNTY SCHOOL DISTRICT
FINANCE CORPORATION
KENNEDY METRO MIDDLE SCHOOL
DEED BOOK 7472, PAGE 643
TX BLK 37, LOT 13

TRACT 2
LDC 5.5.2.C.2
0.135 ACRES
5890 SQUARE FEET

EXISTING BUILDING
2-STORY
3,950SF FOOTPRINT
TRACT 1
0.231 ACRES
10,040 SQUARE FEET

TAYLORSVILLE ROAD
(aka KENTUCKY STATE HIGHWAY 155)
RIGHT-OF-WAY VARIES
PER KENTUCKY TRANSPORTATION
CABINET ROADWAY PLANS
(STATE PROJECT: 98-98-14)

BLOWING TREE ROAD
70' RIGHT-OF-WAY

22-DDP-0117