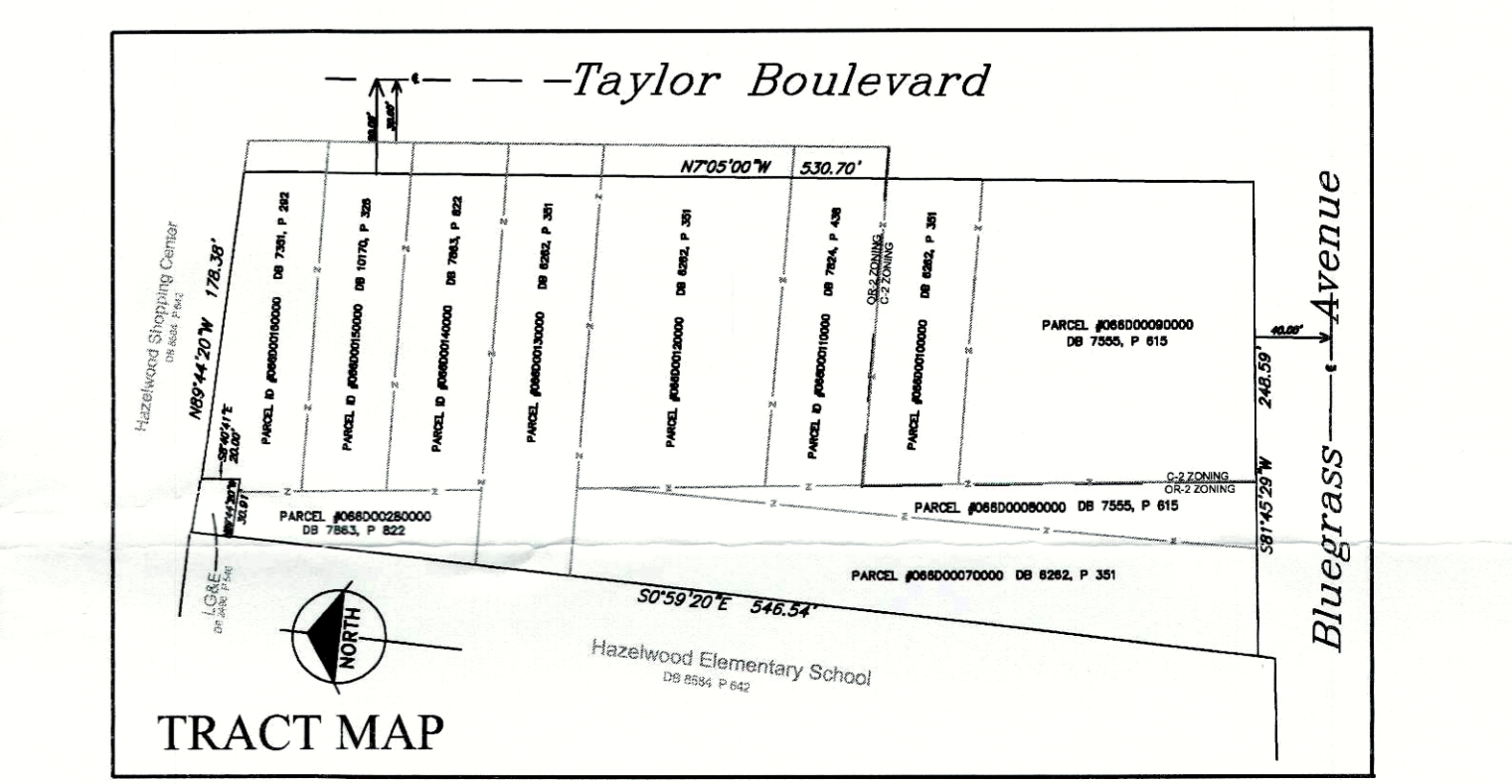


**NOTICE**  
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN

**APPROVED DISTRICT DEVELOPMENT PLAN**  
DOCKET NO. 14ZONE1037  
APPROVAL DATE 4/14/15  
SIGNATURE OF PLANNING COMMISSION

LOCATION MAP



**PROJECT DATA**

EXISTING ZONING: C-2 & OR-2 PROPOSED ZONING: C-1  
 EXISTING FORM DISTRICT: TRADITIONAL NEIGHBORHOOD  
 EXISTING LAND USE: SINGLE & MULTI-FAMILY RESIDENTIAL, VACANT OFFICE & UNDEVELOPED  
 TOTAL SITE AREA: 2.84 ACRES NET SITE AREA: 2.71 ACRES  
 11 lots to be consolidated to 3 per this plan.  
 TOTAL EXISTING BUILDING AREA: 16,140 SF TOTAL PROPOSED BUILDING AREA: 25,946 SF  
 EXISTING FAR: 0.13 PROPOSED FAR: 0.22

Proposed Tract #1 SITE AREA: 1.00 ACRES PROPOSED BUILDING AREA: 8,000 SF  
 PROPOSED USE: VIDEO STORE PROPOSED PARKING: 52 SPACES

Proposed Tract #2 SITE AREA: 0.91 ACRES PROPOSED BUILDING AREA: 10,696 SF  
 PROPOSED USE: RETAIL PROPOSED PARKING: 50 SPACES

Proposed Tract #3 SITE AREA: 0.80 ACRES PROPOSED BUILDING AREA: 7,250 SF  
 PROPOSED USE: AUTO PARTS STORE PROPOSED PARKING: 45 SPACES

COMBINED PARKING CALCULATION:  
 REQUIRED PHARMACY PARKING: MAXIMUM 12,900 SF/200 : 65 SPACES MINIMUM 12,000 SF/500 : 26 SPACES  
 REQUIRED CLINIC PARKING: MAXIMUM 5,800 SF/150 : 39 SPACES MINIMUM 5,800 SF/500 : 12 SPACES  
 REQUIRED PARTS STORE PARKING: MAXIMUM 7,250 SF/150 : 48 SPACES MINIMUM 7,250 SF/500 : 15 SPACES  
 TOTAL REQUIRED PARKING: MAXIMUM : 152 SPACES MINIMUM : 52 SPACES

PROPOSED VIDEO RENTAL PARKING 52 SPACES  
 PROPOSED CLINIC PARKING 39 SPACES  
 REQUIRED AUTO PARTS STORE PARKING 45 SPACES  
 TOTAL PROPOSED PARKING: 147 SPACES  
 REQUIRED BICYCLE PARKING: 2 PROPOSED: 8

VUA/LA CALCULATIONS  
 PROPOSED VUA: 63,332 SF REQUIRED ILA @ 7.5%: 4,750 SF PROPOSED VUA: 4,850 SF

TREE CANOPY CALCULATIONS  
 TOTAL SITE AREA 118,476 SF COMMERCIAL AREA CLASS "A" EXISTING TREE CANOPY TO REMAIN 4,500 SF  
 EXISTING TREE CANOPY TO REMAIN 0% REQUIRED NEW TREE CANOPY 10%  
 REQUIRED NEW TREE CANOPY COVERAGE = 11,848 SF  
 PROPOSED NEW TREE CANOPY COVERAGE = 14,400 SF (20 TYPE "A" 1-3/4" CALIPER TREES 720 SF EACH)

A VARIANCE IS REQUESTED TO ALLOW THE BUILDING ON TRACT 2 TO BE LOCATED BEYOND THE MAXIMUM 25' SETBACK, TO 130' AS SHOWN, AS NECESSITATED BY THE REQUIRED DRIVEWAY LOCATION.  
 A WAIVER IS REQUESTED FROM LDC SECTION 5.5.1.A3.a TO ALLOW PARKING TO BE IN FRONT OF THE BUILDING ON TRACT 2.

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:

BY: *Jane Boyer*  
 DATE: 4/8/15  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

**LEGEND**

Existing Proposed

- EXISTING CONTOUR
- SILT FENCE
- UPOLE W/ OVERHEAD ELECTRIC
- COMBINED SEWER
- CATCH BASIN
- SHEET DRAINAGE FLOW
- SIGNAL POLE
- LIGHT POLE
- INLET PROTECTION
- TREES

**GENERAL NOTES**

- ALL EXISTING STRUCTURES AND PAVEMENTS TO BE REMOVED.
- 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 RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEELSTOPS OR CURBING SHALL BE AT LEAST THREE FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION OR STRUCTURE.

**WORKS NOTES**

- CONSTRUCTION BOND AND PERMIT ARE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- UPON DEVELOPMENT OR REDEVELOPMENT OF PROPERTY TO THE NORTH, ALIGNED ACCESS AND CIRCULATION SYSTEM BE DEVELOPED TO ELIMINATE EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- RIGHT OF WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
- A GENERAL CROSS-OVER AND SHARED PARKING AGREEMENT WILL BE RECORDED BETWEEN THE THREE LOTS PRIOR TO CONSTRUCTION APPROVAL.
- ANY EXISTING CURB CUTS OTHER THAN WHAT IS PROPOSED ON THIS PLAN WILL BE REMOVED, CURB LINE RESTORED AND SIDEWALKS EXTENDED.

**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.

**IMPERVIOUS AREA**

EXISTING IMPERVIOUS AREA: 33,120 SF PROPOSED IMPERVIOUS AREA: 94,139 SF  
 PRELIMINARY DETENTION CALCULATIONS:  
 NEW IMPERVIOUS: 7.27 AC \* (0.06 IN) @ 0.55" \* 2.144 \* 600 = 3,421 CF  
 NEW WQV: 0.55" @ 6.144 \* 44 \* 3,560 / 12 = 1,725 CF  
 PROPOSED RAIN GARDEN VOLUME = 2,640 SF \* 2' 4" = 5,280 CF

**MSD NOTES**

- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111C004E 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 ENCLOSE THE AREA BENEATH THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- AN MSD DRAINAGE BOND WILL BE REQUIRED.
- ON-SITE DETENTION WILL BE REQUIRED. POST-DEVELOPED 100-YEAR FLOWS MUST BE REDUCED TO AT OR BELOW PRE-DEVELOPED 10-YEAR FLOWS FOR THE 2, 10, AND 100 YEAR DESIGN STORMS.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REQUIREMENTS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING FOR GREEN BEST MANAGEMENT PRACTICES.

**PRELIMINARY APPROVAL**

Condition of Approval:

*Maury* 4/8/15  
 Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

NORTH

SCALE: 1" = 30'

**MILLER • WILHRY**  
 MWGLLC  
 Land Planners • Engineers • Surveyors

1387 South Fourth St. Louisville, KY 40208 Tel (502)636-5501 Fax (502)638-9538

REVISIONS	SCALE
DR.	1"=30'
CK.	
DATE	
3-31-2015	

PDS Case # 14ZONE1037

**DETAILED DISTRICT DEVELOPMENT PLAN**

**Taylor Boulevard Commercial Subdivision**

4152-4178 TAYLOR BOULEVARD  
 LOUISVILLE, KY 40215

Developers: MAC Development Partners  
 312 S. Fourth Street, Louisville, KY 40202

RECEIVED  
 APR 08 2015  
 PLANNING & DESIGN SERVICES  
 FILE 24944  
 NO. DP

