

**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**  
2114 Canterbrook Dr.  
Tax Block 1834, Lot 31  
DB 8962 P 45

**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

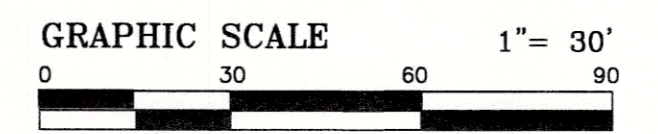
**Taylorsville Road**  
(major arterial)

**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

**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 |                           | Abbreviations |                           |
|---------|---------------------------|---------------|---------------------------|
| ●       | Monument Found (As Noted) | EP            | Edge of Pavement          |
| □       | Catch Basin               | R/W           | Right of Way              |
| ○       | Utility Pole              | TBR           | To be removed             |
| ○       | Manhole                   | Line Types    |                           |
| ○       | Fire Hydrant              | —●—●—●—●—     | Overhanging Electric Line |
| ○       | Existing Tree             | —             | Sanitary Sewer Line       |
|         |                           | -x-x-         | 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.

**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 ADJACENT PROPERTIES. PROPERTIES OR PUBLIC RIGHT OF WAYS TO PROTECT LANDSCAPED AREAS AND ADJACENT PROPERTIES. SUCH WHEELSTOPS 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.

**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

**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

