

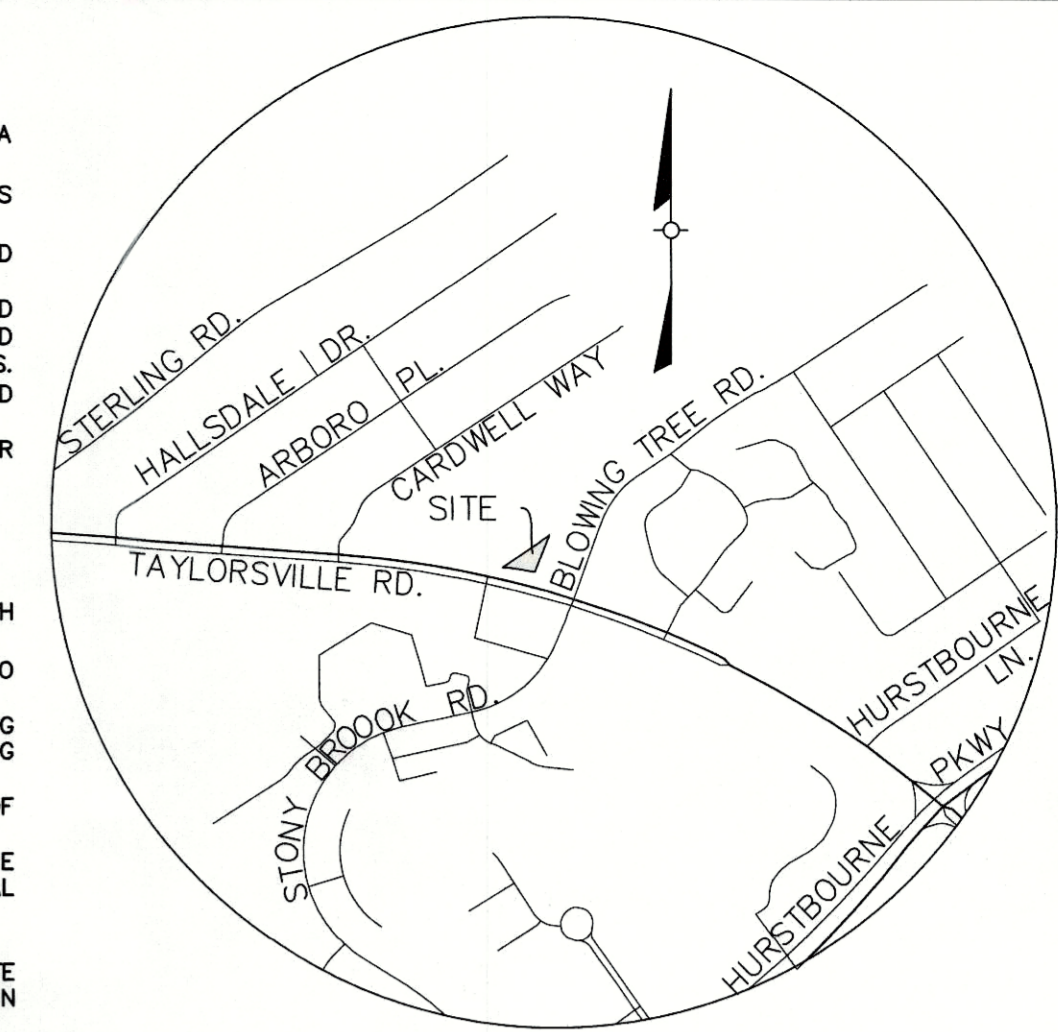
1 RDDDP NTS CURB STOP DETAIL

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. FOOTPRINT:	7,900 SF
EX. GROSS BLDG. AREA:	4,295 SF
PROP. FOOTPRINT:	8,245 SF
PROP. GROSS BLDG. AREA:	+/-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

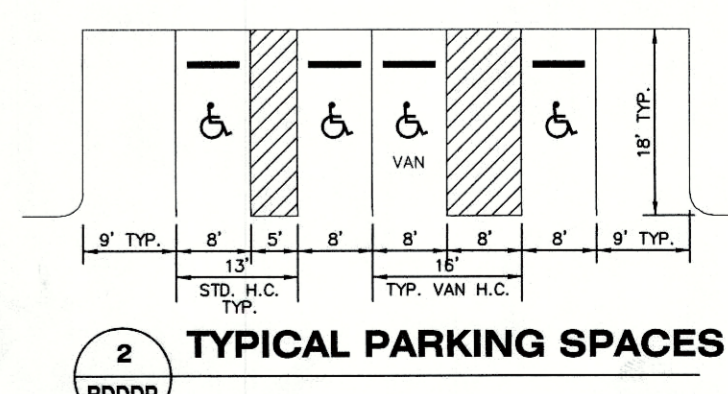
SITE AREA:	0.37 AC (15,930 SF)
EXISTING IMPERVIOUS AREA:	0.33 AC (14,234 SF)
PROPOSED IMPERVIOUS AREA:	0.24 AC (10,377 SF)
PERCENT DIFFERENCE:	-0.09 AC (3,857 SF) -24.2%

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
	BUILDING TIE		VARIANCE REQUEST
	OVERHEAD ELECTRIC		

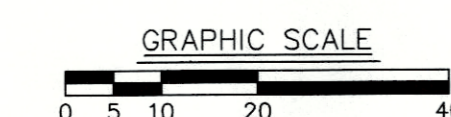


2 RDDDP NTS TYPICAL PARKING SPACES

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, THE HENRY CLAY
 (502) 364-6271



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

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 40299-1841
 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