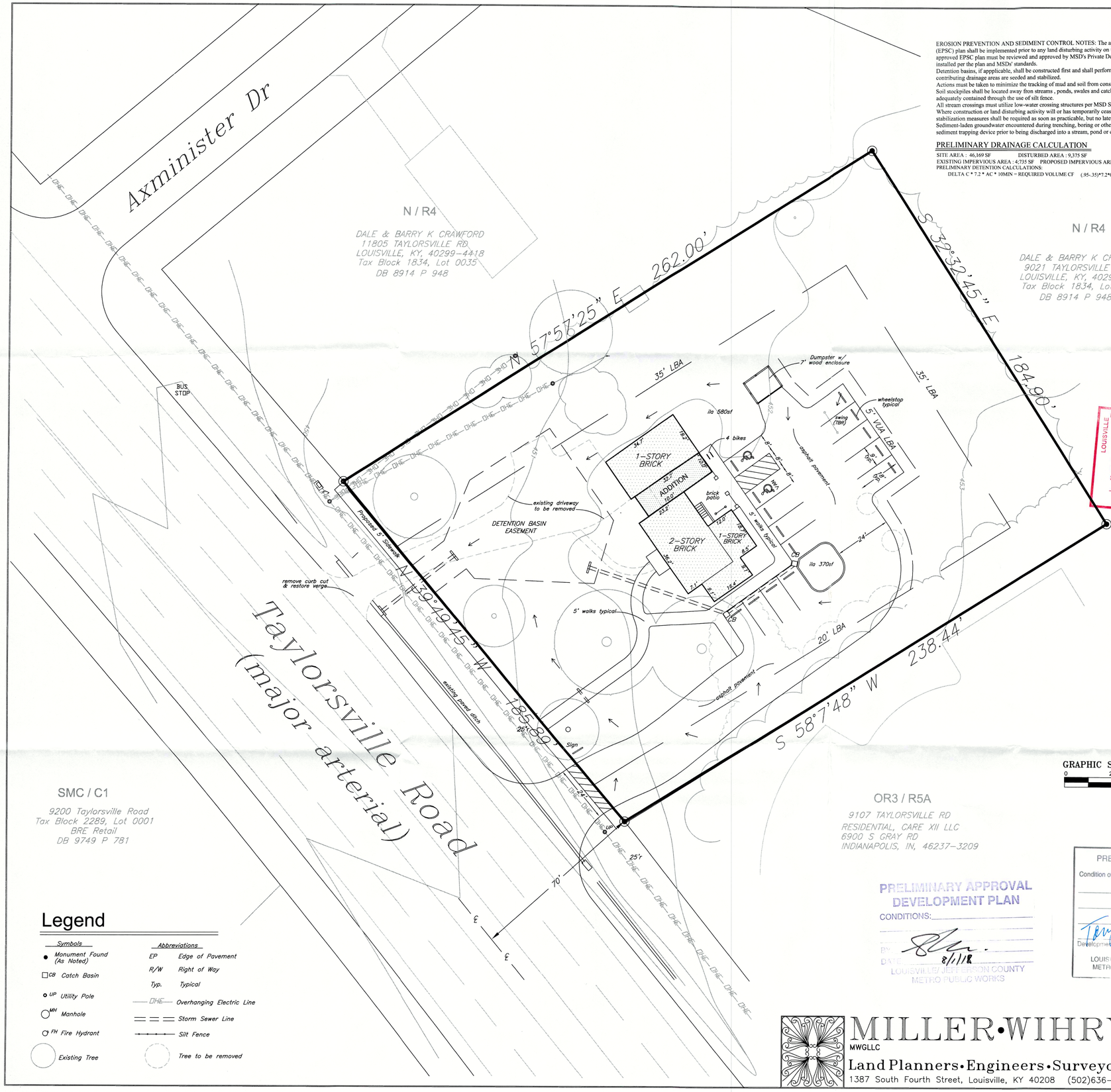


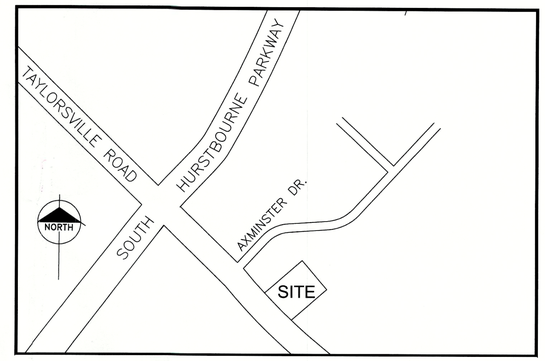
Legend

Symbols		Abbreviations	
●	Monument Found (As Noted)	EP	Edge of Pavement
□CB	Catch Basin	R/W	Right of Way
○UP	Utility Pole	Typ.	Typical
○MH	Manhole	-OHE-	Overhanging Electric Line
○FH	Fire Hydrant	= = =	Storm Sewer Line
	Existing Tree	-+-+-+-	Silt Fence
	Tree to be removed		

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 MSDs' 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 fron 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.

PRELIMINARY DRAINAGE CALCULATION

SITE AREA : 46,169 SF DISTURBED AREA : 9,375 SF
EXISTING IMPERVIOUS AREA : 4,735 SF PROPOSED IMPERVIOUS AREA : 12,373 SF NEW IMPERVIOUS : 7,638 SF
PRELIMINARY DETENTION CALCULATIONS:
DELTA C * 7.2 * AC * 10MIN = REQUIRED VOLUME CF (.95-.35)*7.2*0.173*(2.8/12) = 0.17 AC-FT OR 7,405 CF



LOCATION MAP

GENERAL NOTES

1. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
2. WHEELSTOPS AND PROTECTIVE CURBING AT LEAST 6" HIGH AND 6' WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHT-OF-WAYS TO PROTECT LANDSCAPED AREAS AND ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE AT LEAST THREE FEET FROM ANY ADJACENT PROPERTY LINE, WOODY VEGETATION OR STRUCTURE.
3. LANDSCAPE DESIGN REQUIREMENTS APPLY TO ENTIRE SITE.
4. A KARST SURVEY WAS CONDUCTED ON THE PROPERTY BY GREENBAUM ASSOCIATES INC..
5. VEHICULAR AND PEDESTRIAN CONNECTIONS TO ADJACENT SITES SHALL BE MADE IN THE EVENT OF NON-RESIDENTIAL DEVELOPMENT ALONG THE NORTHWEST BOUNDARY.

WORKS NOTES

1. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
2. KYTC APPROVAL, BOND, AND PERMIT REQUIRED PRIOR TO CONSTRUCTION APPROVAL.

APCD NOTES

1. 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

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S STANDARD SPECIFICATIONS AND OTHER LOCAL STATE AND FEDERAL ORDINANCES.
1. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FIRM PANEL 21111C0019E, DATED DECEMBER 5, 2006.
2. 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.
3. EROSION & SILT CONTROL : PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD.
4. 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.
5. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
6. NO INCREASE IN VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE.
7. ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FLOWS FOR THE 2, 10, 25 & 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, IF IT IS MORE RESTRICTIVE.
8. KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

Development Data

EXISTING ZONING : R-4 PROPOSED ZONING : C-1
EXISTING FORM DISTRICT : NEIGHBORHOOD
EXISTING LAND USE : RESIDENCE
PROPOSED LAND USE : SALON (1st Floor) / RECORDING STUDIO (2nd Floor)
TOTAL SITE AREA : 1.06 ACRES / 46,169 SF
EXISTING BUILDING AREA : 2,820 SF
PROPOSED BUILDING AREA : 327 SF (BUILDING AREA TO BE REMOVED 100 SF)
TOTAL BUILDING AREA : 3,047 SF
EXISTING FAR : 0.06 PROPOSED FAR : 0.07
EXISTING BUILDING HEIGHT : 28'
PARKING CALCULATION:
REQUIRED PARKING: BEAUTY SALON MINIMUM 2,207 SF/250 : 9 SPACES
MAXIMUM 2,016 SF/100 : 22 SPACES
RECORDING STUDIO - MINIMUM : 4 SPACES
(2 spaces plus 1space for each of 2 maximum shift employees)
MAXIMUM
(5 spaces plus 1space for each of 2 maximum shift employees) : 7 SPACES

TOTAL REQUIRED PARKING MAXIMUM :29 SPACES MINIMUM :13 SPACES
TOTAL PROPOSED PARKING : 14 SPACES
BICYCLE PARKING - 4 RACK SPACES Two short-term and two long-term space required.
VUA/ILA CALCULATIONS PROPOSED VUA : 8,768 SF
REQUIRED ILA @10% : 876 SF PROPOSED ILA : 950 SF
TREE CANOPY CALCULATIONS
TOTAL SITE AREA 46,169 SF COMMERCIAL AREA CLASS "C"
TREE CANOPY REQUIRED 9%
EXISTING TREE CANOPY TO REMAIN 6,426 SF or 21%

METRO LOUISVILLE
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO.
APPROVAL DATE
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:
BY
DATE 8/1/18
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval:
Development Coordinator 8-1-18 Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

COMMONWEALTH OF KENTUCKY CHARLES G. MORRISSETTE 12011 LICENSED PROFESSIONAL ENGINEER 6/14/18

RECEIVED JUN 15 2018 PLANNING & DESIGN SERVICES

PDS Case #17ZONE1043

Detailed District Development Plan
Taylor Styles Studio

9101 TAYLORSVILLE ROAD, LOUISVILLE, KY 40223

DB 8447 P 572 TAX BLOCK 2338 LOT 122 PARCEL ID: 233801220000

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

REVISIONS	SCALE 1" = 20'
	DR.
	CK.
	DATE 6/13/2018

OWNER/DEVELOPER - ROBERT W. CHILDERS
1917 PRAIRIE HEIGHTS DRIVE
FORT WORTH, TEXAS 76108-6996

FILE 25092
NO.
DP

WM# 3728

17ZONE1043