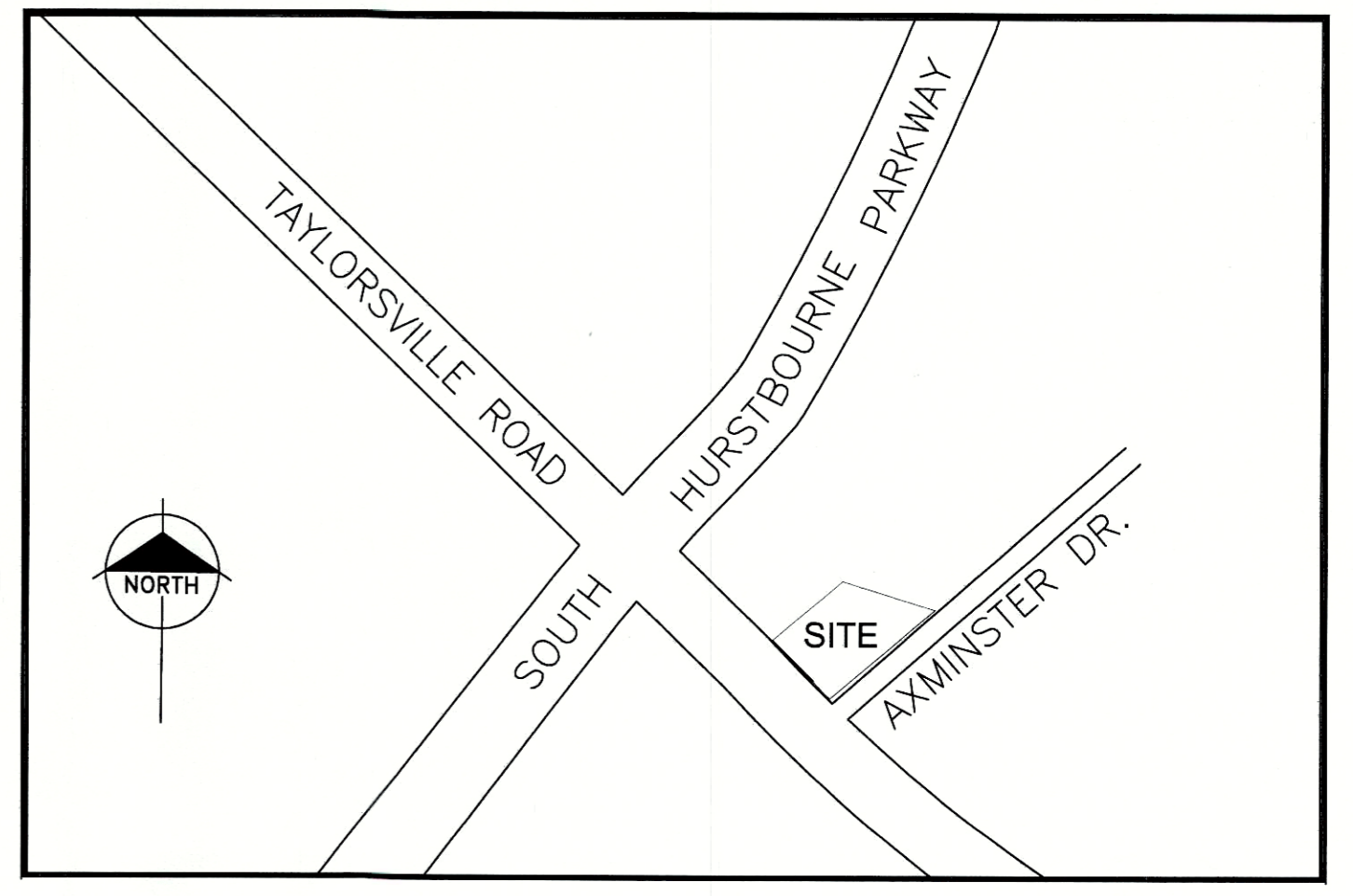


EROSION PREVENTION AND SEDIMENT CONTROL NOTES: The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land disturbing activity on the construction site. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's Private Development Review 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.

PRELIMINARY DRAINAGE CALCULATION
 DISTURBED AREA : 37,080 SF
 EXISTING IMPERVIOUS AREA : 12,000 SF PROPOSED IMPERVIOUS AREA : 25,416 SF
 PRELIMINARY DETENTION CALCULATIONS
 DELTA C * 7.2 * AC * 10MIN = REQUIRED VOLUME CF
 (0.35 * 7.2 * 20.31 * 2.812) = 0.119 AC-FT OR 1873 CF



- 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 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.
 - LANDSCAPE DESIGN REQUIREMENTS APPLY TO ENTIRE SITE.
 - A KARST SURVEY WAS CONDUCTED ON THE PROPERTY ON FEBRUARY 9, 2017 BY GREENBAUM ASSOCIATES INC.

- 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 ERRECTED 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.
 - 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, IT IS MORE RESTRICTIVE.

Development Data

EXISTING ZONING : OR-3 PROPOSED ZONING : C-1
 EXISTING FORM DISTRICT : SUBURBAN MARKETPLACE CORRIDOR
 EXISTING LAND USE : EXISTING OFFICE (VACANT)
 PROPOSED LAND USE : MARTIAL ARTS FACILITY & MEDICAL OFFICE
 TOTAL SITE AREA : 1.11 ACRES / 48471 SF
 EXISTING BUILDING AREA : 2,460 SF EXISTING BUILDING HEIGHT : 26'
 PROPOSED BUILDING AREA : 14,996 SF PROPOSED BUILDING HEIGHT : 32'
 MEDICAL OFFICE : 320 SF - FIRST FLOOR & 7,498 SECOND FLOOR
 MARTIAL ARTS STUDIO : 7,178 SF - FIRST FLOOR
 EXISTING FAR : 0.17 PROPOSED FAR : 0.33

PARKING CALCULATION:

REQUIRED PARKING: MEDICAL OFFICE MINIMUM 7,178 SF/250 : 29 SPACES
 MAXIMUM 7,178 SF/150 : 48 SPACES
 MARTIAL ARTS FACILITY MINIMUM 7,818 SF/300 : 26 SPACES
 MAXIMUM 7,818 SF/100 : 72 SPACES

TOTAL REQUIRED PARKING MAXIMUM :120 SPACES MINIMUM :50 SPACES *
 *55 spaces minus %10 reduction for proximity to mass transit

TOTAL PROPOSED PARKING : 50
 On-site spaces include 2 ADA accessible spaces; 3 compact, 2 carpool, 1 motorcycle space and 1 bus space.

BICYCLE PARKING - 4 RACK SPACES
 One short-term and one long-term space required.

VUA/ILA CALCULATIONS PROPOSED VUA : 16,685 SF
 REQUIRED ILA @10% : 1,668 SF PROPOSED ILA : 1,700 SF

TREE CANOPY CALCULATIONS
 TOTAL SITE AREA 48,471 SF COMMERCIAL AREA CLASS "A" *
 TREE CANOPY REQUIRED 9%
 EXISTING TREE CANOPY TO REMAIN 9,040 SF or 21%

A sidewalk waiver is being requested to omit the required sidewalk along Axminster Drive.

PDS Case #16ZONE1071
Detailed District Development Plan
Hwangs Martial Arts
 9017 TAYLORSVILLE ROAD, LOUISVILLE, KY 40203

DB 6081 P 660 TAX BLOCK 2338 LOT 1 PARCEL ID: 233800010000

DEVELOPER - HWANGS MARTIAL ARTS
 1817 N HURSTBOURNE PARKWAY LOU., KY 40203
 OWNER - MOHAMMED & ASIA MIAN
 9 WOLF PEN LANE LOUISVILLE, KY 40059



Legend

Symbols	Abbreviations
● Monument Found (As Noted)	EP Edge of Pavement
○ 5/8" Rebar w/cap set (Graham #3893) (Unless Otherwise Noted)	R/W Right of Way
○ UP Utility Pole	Typ. Typical
○ MH Manhole	C.B. Catch Basin
○ FH Fire Hydrant	Overhanging Electric Line
○ Existing Tree	Sewer Line
○ Tree to be removed	Silt Fence

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

REVISIONS	SCALE
	1" = 20'
DR.	
CK.	
DATE	3/3/2017

FILE	25000
NO.	
DP	

WM# 2837