



PROJECT DATA

EXISTING 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.

Proposed Tract #1 SITE AREA : 0.76 ACRES 33,198 SF
 PROPOSED USE : RESTAURANT PROPOSED BUILDING AREA : 2,866 SF
 PROPOSED PARKING : 22 SPACES

Proposed Tract #2 SITE AREA : 1.15 ACRES 50,198 SF
 PROPOSED USE : C-STORE PROPOSED BUILDING AREA : 3,702 SF PROPOSED FAR : 0.22
 PROPOSED PARKING : 26 SPACES Includes 10 spaces at pumps.
 REQUIRED PARTS STORE PARKING MAXIMUM 3,702 SF/100 : 37 SPACES MINIMUM 3,702 SF/500 : 7 SPACES
 REQUIRED BICYCLE PARKING : 2 PROPOSED : 2

VUA/ILA CALCULATIONS
 PROPOSED VUA : 33,650 SF REQUIRED ILA @ 7.5% : 2,523 SF PROPOSED ILA : 3,164 SF
 TREE CANOPY CALCULATIONS
 TOTAL SITE AREA 50,084 SF COMMERCIAL AREA CLASS "A" EXISTING TREE CANOPY TO REMAIN 0%
 REQUIRED NEW TREE CANOPY 10% REQUIRED NEW TREE CANOPY COVERAGE = 5,009 SF
 PROPOSED NEW TREE CANOPY COVERAGE = 5,040 SF (7 TYPE "A" 1-3/4" CALIPER TREES 720 SF EACH)

Proposed Tract #3 SITE AREA : 0.80 ACRES 34,985 SF
 PROPOSED USE : AUTO PARTS STORE PROPOSED BUILDING AREA : 7,125 SF PROPOSED FAR : 0.20
 PROPOSED PARKING : 42 SPACES
 REQUIRED PARTS STORE PARKING MAXIMUM 7,125 SF/150 : 48 SPACES MINIMUM 7,250 SF/500 : 14 SPACES
 VUA/ILA CALCULATIONS
 PROPOSED VUA : 18,318 SF REQUIRED ILA @ 7.5% : 1,374 SF PROPOSED ILA : 1,380 SF

TREE CANOPY CALCULATIONS
 TOTAL SITE AREA 34,848 SF COMMERCIAL AREA CLASS "A" EXISTING TREE CANOPY TO REMAIN 0%
 REQUIRED NEW TREE CANOPY 10% REQUIRED NEW TREE CANOPY COVERAGE = 3,484 SF
 PROPOSED NEW TREE CANOPY COVERAGE = 3,600 SF (5 TYPE "A" 1-3/4" CALIPER TREES 720 SF EACH)

A WAIVER IS REQUESTED FROM LDC SECTION 5.5.1. TO ALLOW THE BUILDING ON TRACT 2 NOT BE FACING THE STREET.
 A VARIANCE WAS GRANTED 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 WAS GRANTED FROM LDC SECTION 5.5.1.A3.a TO ALLOW PARKING TO BE IN FRONT OF THE BUILDING ON TRACT 2.

SCHRADER ESTATE, 7001 BRISCOE LANE, LOUISVILLE, KY 40228
 PARCEL ID #066D00120000 DB 6262, P 351 PARCEL ID #066D00130000 DB 6262, P 351
 PARCEL ID #066D00070000 DB 6262, P 351 PARCEL ID #066D00100000 DB 7824, P 438
 PARCEL ID #066D00080000 DB 7555, P 615 PARCEL ID #066D00090000 DB 7555, P 615
 LOUISVILLE RENTALS LLC, 3361 TAYLOR BOULEVARD, LOUISVILLE, KY 40206
 PARCEL ID #066D00100000 DB 7824, P 438
 PAT HEMMERLE, 4256 TAYLOR BOULEVARD, LOUISVILLE, KY 40215
 PARCEL ID #066D00100000 DB 7824, P 438
 H S ROBINSON, 1520 OAKMONT DRIVE, JEFFERSONSVILLE, IN 47130
 PARCEL ID #066D00150000 DB 10170, P 326
 RAY LOSSDEN, 4152 TAYLOR BOULEVARD, LOUISVILLE, KY 40215
 PARCEL ID #066D00160000 DB 7351, P 292

PDS Case # 14ZONE1037
DETAILED DISTRICT DEVELOPMENT PLAN RECEIVED
Taylor Boulevard
Commercial Subdivision
 4152-4178 TAYLOR BOULEVARD
 LOUISVILLE, KY 40215
 Developers: MAC Development Partners
 312 S. Fourth Street, Louisville, KY 40202

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

APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 14 DEV PLAN 1044
 APPROVAL DATE 4/16/16
 EXPIRATION DATE 4/20/18
 SIGNATURE OF PLANNING COMMISSION
 CC-MISSION PLANNING

LEGEND

Existing	Proposed	Description
-50-		EXISTING CONTOUR
— —		SILT FENCE
— — —		UPDLE 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, UNIFIED 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

NOTE: CALCULATIONS INCLUDE DETENTION & QVY FOR TRACT #1 REVIEWED AS WM11354.
 EXISTING IMPERVIOUS AREA : 33,120 SF PROPOSED IMPERVIOUS AREA : 36,660 SF

PRELIMINARY DETENTION CALCULATIONS

NEW IMPERVIOUS CF = 2" AC (10MIN) @ 0.55" 7.21" 1.21" 600" = 2,953 CF
 NEW QVY = 0.55" 1.01" 21" 43,560" 12" = 2,416 CF
 at TC = 10min, Existing 10 Yr = 5.6" 0.39" AC = 2.8 (C*)
 at TC = 10min, Proposed 100 Yr = 7.2" 0.54" AC = 5.4 (C*)
 5.4 - 2.8 = 2.6 (C*)

REQUIRED RAIN GARDEN VOLUME = 2.6" 71AC (10MIN) = 4,228 CF
 PROPOSED RAIN GARDEN VOLUME = 4,488 SF x 1' d = 4,488 CF

MSD NOTES

- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111C04E 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 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.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

PRELIMINARY APPROVAL DEVELOPMENT PLAN CONDITIONS:

BY: *Danny Medley*
 DATE: 3-23-16

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT
 Condition of Approval:
Tony Kelly 4/16/16
 Developer/Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

MILLER • WILHRY
 MWGLLC
 Land Planners • Engineers • Surveyors
 1387 South Fourth St. Louisville, KY 40208 Tel (502)636-5501 Fax (502)638-9538

REVISIONS	SCALE
2-26-2016	1"=30'
DR.	
CK.	
DATE	
12-8-2015	