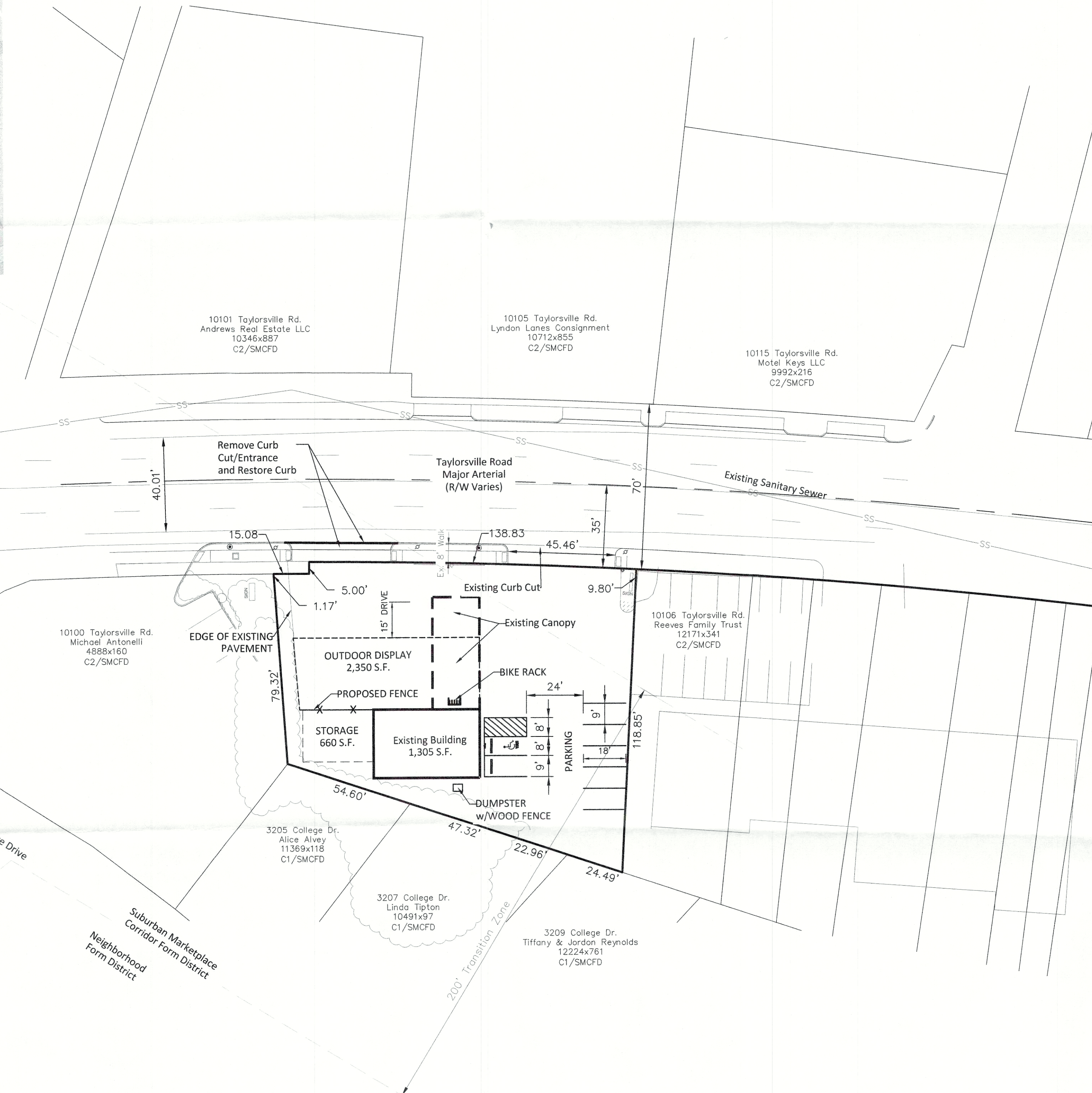
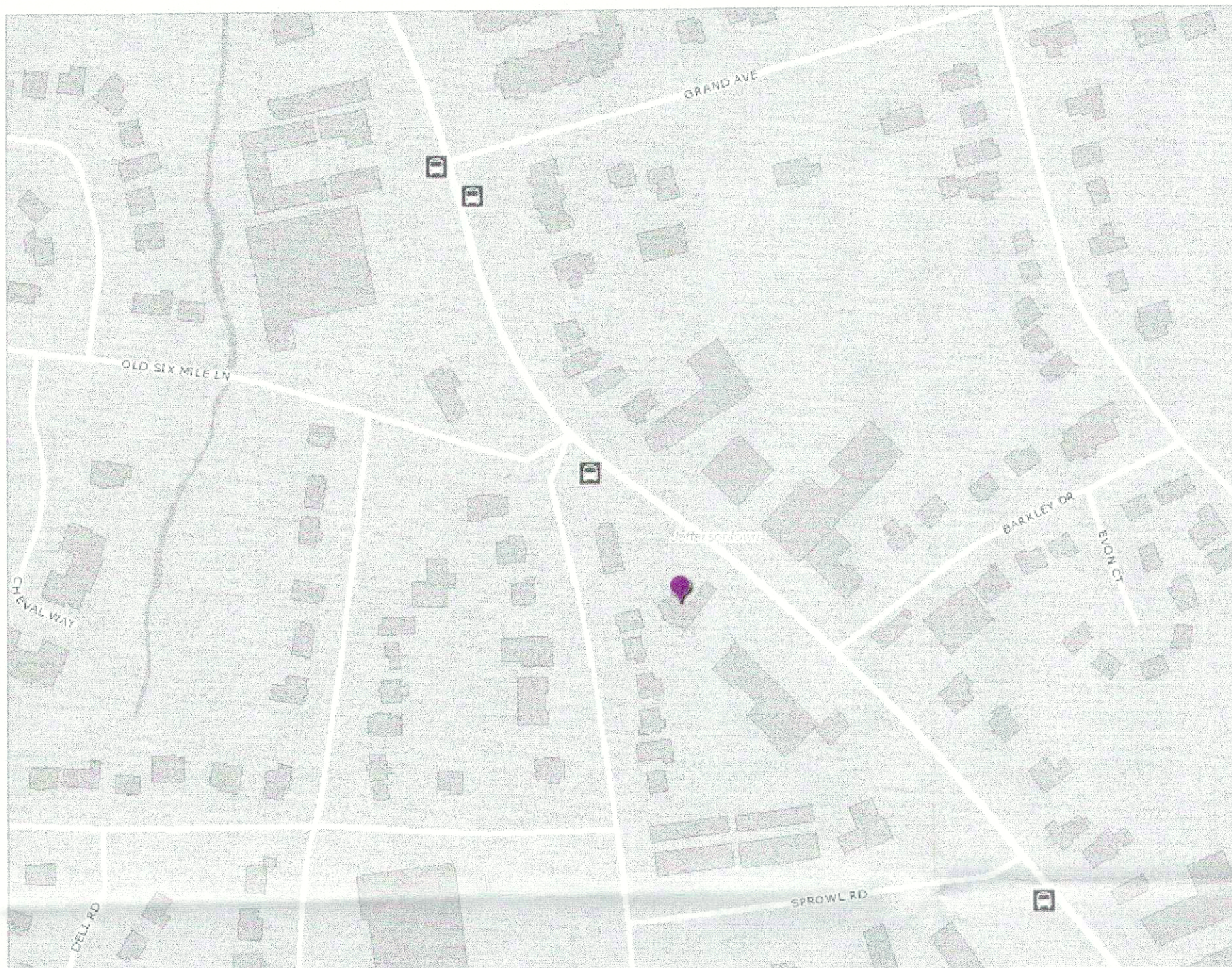


User: abartley Plot Date: April 18, 2022 11:40 AM
File Name: U:\22311\000 - 10104 Taylorsville Road\Civil Site Drawings\Development Plans\22311 - RDP (2022-04-18).dwg

Vicinity Map

NTS



SITE DATA

LAND USE: 10104 TAYLORSVILLE RD. 40299
SITE ADDRESS: T.B. 488; T.L. 0127
TAX BLOCK & LOT: C2
EXISTING ZONING DISTRICT: SUBURBAN MARKETPLACE CORRIDOR
EXISTING FORM DISTRICT: VACANT (FORMERLY GARAGE)
EXISTING USE: RETAIL
PROPOSED USE: 0.4301 ACRES
EXISTING PARCEL AREA: 12247x377
DEED BOOK & PAGE:

BUILDING DATA/OPEN SPACE
BUILDING HEIGHT: ONE STORY
BUILDING FOOTPRINT: 1,305 S.F.
GROSS FLOOR AREA: 1,305 S.F.
FLOOR TO AREA RATIO: 0.07

PARKING CALCULATIONS
MIN. PARKING REQUIRED 1/500 S.F. BUILDING 3 SPACES
1/1000 S.F. OUTDOOR DISPLAY 2 SPACES
MAX. PARKING PERMITTED 1/250 S.F. BUILDING 5 SPACES
1/500 S.F. OUTDOOR DISPLAY 5 SPACES
PARKING PROVIDED: 7 SPACES MAX.
ACCESSIBLE PARKING PROVIDED: 1 VAN SPACE
BIKE PARKING REQUIRED: 1 LONG TERM INDOORS; 1 SHORT TERM

TREE CANOPY CALCULATIONS
NOT REQUIRED PER 10.1.2.3.B

ILAN/JA CALCULATIONS
NOT REQUIRED PER 10.2.2.A.3

EPSC DATA (IN DISTURBED AREA)
NO CHANGE IN IMPERVIOUS SURFACE
SENSITIVE FEATURES:
SOIL TYPE: URBAN LAND
HYDROLOGIC SOIL GROUP: ASSUMED C

BUILDING SETBACKS
EXTERIOR OF STRUCTURE IS NOT BEING MODIFIED THEREFOR COMPLIANCE WITH SETBACKS IS NOT REQUIRED.

AGENCY NOTES

- MSD
- SANITARY SEWER WILL UTILIZE EXISTING PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE CEDAR CREEK WQTC.
 - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.
 - SITE GENERALLY DRAINS TOWARD AND IS CONVEYED IN TAYLORSVILLE ROAD STORM SYSTEM. NO ADDITIONAL RUN-OFF TO RIGHT-OF-WAY.
 - NO SITE WORK PROPOSED WITH THIS DISTRICT DEVELOPMENT PLAN OTHER THAN A PROPOSED FENCE AND ENTRANCE REMOVAL. A MSD SINGLE FAMILY, DEMOLITION, OR SMALL COMMERCIAL PERMIT MAY BE REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.

- APCD
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

- HEALTH DEPARTMENT
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

- PDS
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
 - ALL SIGNAGE SHALL COMPLY WITH CHAPTER 8 OF THE LDC AND THE JEFFERSONTOWN SIGN ORDINANCE.
 - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

- MPW
- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - JEFFERSONTOWN APPROVAL REQUIRED.
 - THE PROPERTY OWNER SHALL PROVIDE A CROSS OVER ACCESS EASEMENT IF THE PROPERTY TO THE NORTHWEST OR SOUTHEAST IS EVER DEVELOPED FOR A NONRESIDENTIAL USE. A COPY OF THE SIGNED EASEMENT AGREEMENT SHALL BE PROVIDED TO PLANNING COMMISSION STAFF UPON REQUEST.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FORM DISTRICT
- ROAD STRIPE
- TREE LINE
- LIGHT POLE
- ELECTRIC UTILITY POLE
- SANITARY SEWER LINE
- ACCESSIBLE PARKING SYMBOL
- WHEEL STOP/ BUMPER BLOCK
- ACCESSIBLE PARKING SIGN

SCALE: 1" = 30'
30' 15' 0' 30' 60'
GRAPHIC SCALE



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PLANNING & DESIGN SERVICES

22-RDDP-0030, WM# XXXX

Engineering
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Kentucky · Indiana · Georgia · Tennessee

Seals

Above the Dirt Garden Shop
Revised Detailed District Development Plan
10104 Taylorsville Road

Owner: Jeffrey Hammer
12323 Taylorsville Road, Louisville, KY 40299
Developer: Chris Henson
10104 Taylorsville Road, Louisville KY 40299

REV #	DATE	DESCRIPTION

RDDDP

Job No: 22311.000

Date: March 14, 2022

Scale: 1"=30'

Drawn By: AWB

Checked By: AWB

Drawing Title:
10104 Taylorsville Rd.
Garden Center
Revised
Detailed District
Development
Plan

Drawing No:
1 of 1

22-DDP-0030