

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Guadalupe W. Ortiz*
DATE: 9/14/22
LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
Condition of Approval: _____
Development Review Date: *9-14-22*
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

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

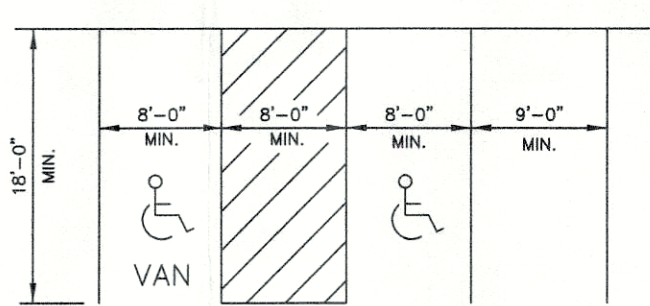
LOUISVILLE METRO APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. *22-ZONE-0014*
APPROVAL DATE *Oct 10, 2022*
EXPIRATION DATE *Nov 10, 2024*
SIGNATURE OF PLANNING COMMISSION

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
AC = 0.43 - 0.36 = 0.07
A = 2.25 ACRES
R = INCHES
X = (0.07)(2.25)(12) = 0.37 AC.-FT.
REQUIRED X = 1,600 CU.FT.
PROVIDED BASIN = 3,500 SQ.FT.
TOTAL = 3,500 SQ.FT. @ APPROX. 1 FT. DEPTH = 3,500 CU.FT. > 1,600 CU.FT.

LEGEND

- STM = PROPOSED STORM SEWER, CATCH BASIN
- SMH = PROPOSED SEWER AND MANHOLE
- DSW = PROPOSED DRAINAGE SWALE
- ESW = EXISTING DRAINAGE SWALE
- 472 = EXISTING CONTOURS
- TC = EXISTING TREE CANOPY
- OHE = EXISTING OVERHEAD ELECTRIC

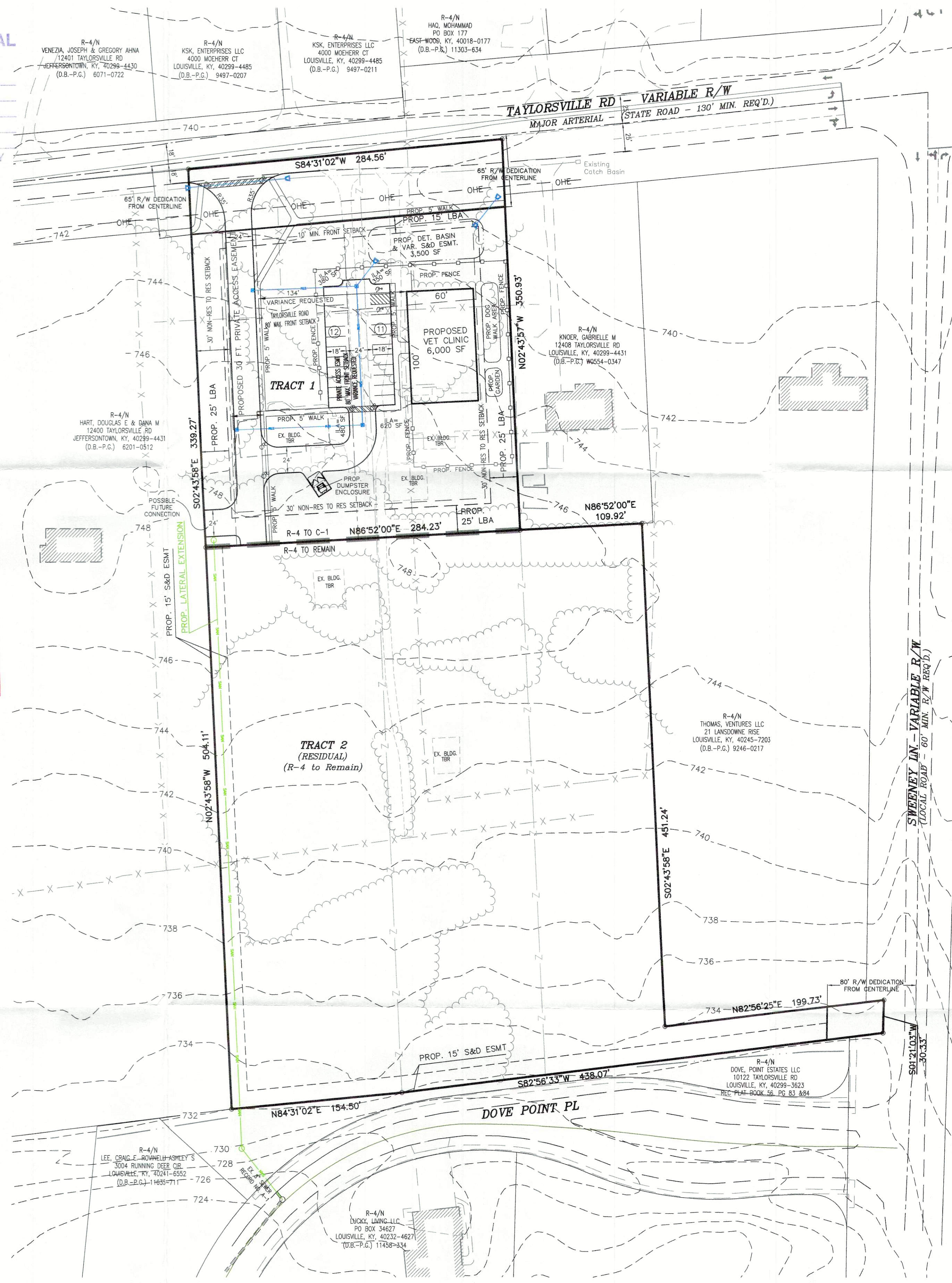
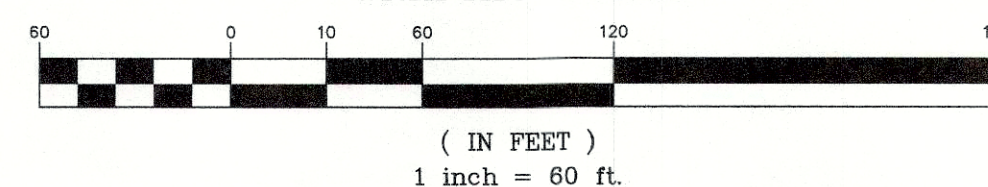


TYPICAL PARKING SPACE LAYOUT
NO SCALE

TREE CANOPY CALCULATIONS

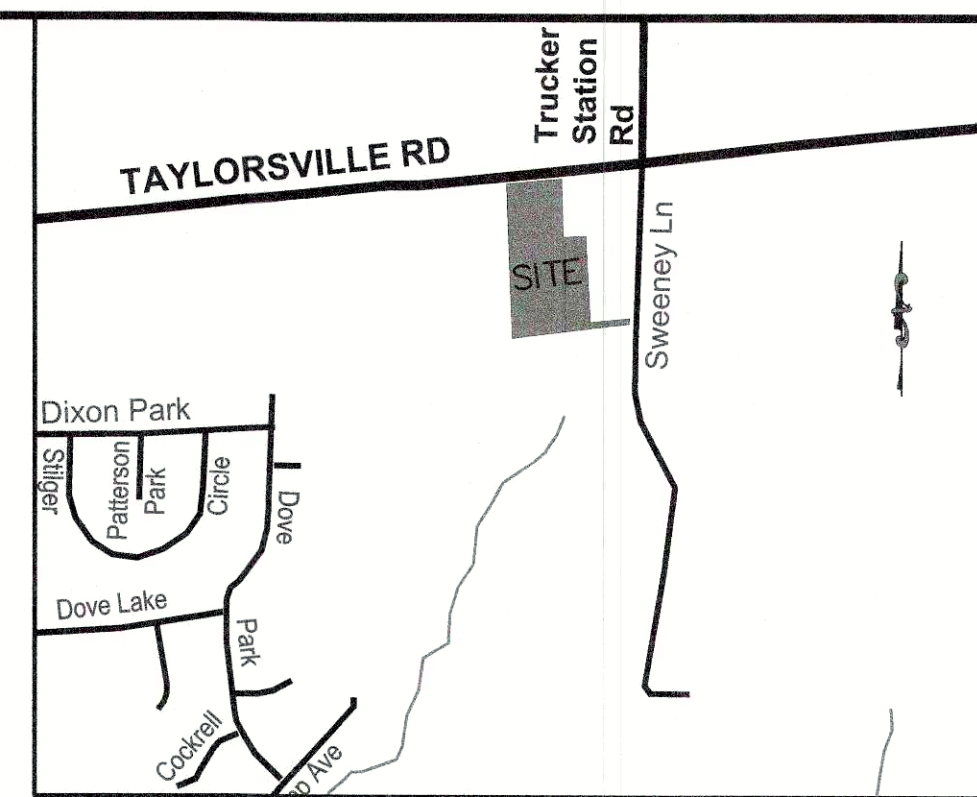
TRACT 1 = 98,085 SF
EXISTING TREE CANOPY = 43% (42,569 SF)
EXISTING TREE CANOPY TO BE PRESERVED = 0%
TOTAL TREE CANOPY AREA TO BE PROVIDED = 35% (34,330 SF)

GRAPHIC SCALE



VARIANCE REQUESTED

1. A VARIANCE IS REQUESTED FROM SECTION 5.3.1.C.5 TABLE 5.3.2 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO EXCEED THE PROPOSED 30 FT PRIVATE ACCESS EASEMENT 80 FT MAXIMUM BUILDING SETBACK AS SHOWN.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 6.8± AC (298,753 SF)
TRACT 1	= 2.25± AC (98,085 SF)
TRACT 2 (RESIDUAL)	= 4.61± AC (200,669 SF)
R/W DEDICATION AREA @ TAYLORSVILLE RD	= 0.4± AC (16,944 SF)
R/W DEDICATION AREA @ SWEENEY LN	= 0.04± AC (1,541 SF)
NET SITE AREA	= 6.43± AC (280,268 SF)
EXISTING ZONING	= R-4
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
TRACT 1	
TRACT 1 AREA	= 2.25± AC (98,085 SF)
R/W DEDICATION AREA	= 0.4± AC (16,944 SF)
NET AREA	= 1.86± AC (81,141 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-1
PROPOSED USE	= VETERINARY CLINIC
BUILDING HEIGHT	= 1 STORY (45' MAX. ALLOWED)
BUILDING AREA	= 6,000 SF
F.A.R.	= 0.07 (1.0 MAX. ALLOWED)
PARKING REQUIRED	
1 SP/400 SF (6,000 SF)	= MIN. 15 SP
1 SP/150 SF (6,000 SF)	= MAX. 40 SP
TOTAL PARKING PROVIDED	= 23 SPACES (2 HC SP INCLUDED)
TOTAL VEHICULAR USE AREA	= 17,107 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,283 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 1,830 SF
EXISTING IMPERVIOUS	= 15,618 SF (±0.36 AC)
PROPOSED IMPERVIOUS	= 25,468 SF (±0.58 AC) (61% INCREASE)

GENERAL NOTES:

- The R-4 portion of the subject property (Tract 2) shall not be developed in any manner, including a building permit for a single family residence, without written approval from the Kentucky Transportation Cabinet (KYTC). Development of said parcel may require additional roadway improvements and such improvements will be noted in the approval from KYTC.
- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the Taylorsville Road & Sweeney Lane right-of-ways.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- 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 drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Topographical information shown hereon were derived from Logic data. Boundary information was taken from deeds.
- Street trees are required to be planted on the Taylorsville Road right-of-way.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- There should be no commercial signs on the right of way.
- There should be no landscaping in the right of way without an encroachment permit.
- Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
- Upon development of the Douglas and Dana Hart property to the west, a unified access and circulation system shall be developed to eliminate preexisting curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by Dept. of Public Works. A cross access agreement to run with the land and in a form acceptable to Planning Commission legal counsel shall be recorded prior to construction approval for the subject site.
- Boundary per Deed and does not constitute a boundary survey.
- A Karst survey was conducted 04-04-2022 by Kevin Young RLA, and no Karst features were noticed.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0082 F dated February 26, 2021.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plan will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
- MSD Drainage Bond required prior to construction plan approval.
- Site is subject to KYTC approval prior to MSD construction plan approval.

SITE ADDRESSES:
12404 TAYLORSVILLE RD
TAX BLOCK 46, LOT 224
D.B. 11955, PG. 576
12406 TAYLORSVILLE RD
TAX BLOCK 46, LOT 237
D.B. 11901, PG. 435
3830 SWEENEY LN
TAX BLOCK 46, LOT 249
D.B. 11901, PG. 435

OWNER:
AFB PROPERTIES LLC
3701 HOPWELL RD STE 500
LOUISVILLE, KENTUCKY 40299
RECEIVED
SEP 07 2022
PLANNING & DESIGN SERVICES

COUNCIL DISTRICT - 20
FIRE PROTECTION DISTRICT - JEFFERSONSTONTOWN
MUNICIPALITY - LOUISVILLE

CASE # 22-ZONE-0014
RELATED CASE # 21-ZONEPA-0143

WM#12381/21 1204

REVISIONS

NO.	DATE	DESCRIPTION
1	03/21/22	PER AGENCY REVIEW COMMENTS (2-23-22)
2	04/04/22	PER AGENCY COMMENTS
3	04/25/22	PER AGENCY COMMENTS
4	08/29/22	PER AGENCY COMMENTS
5	09/07/22	Add Private Access Esm't

PROJECT DATA
FILE NAME: 19068-DOOP.dwg
DATE: 02/07/2022
SCALE: AS SHOWN
CHECKED BY: AR
DRAWN BY: TF/AR/BB

PROJECT DATA
FILE NAME: 19068-DOOP.dwg
DATE: 02/07/2022
SCALE: AS SHOWN
CHECKED BY: AR
DRAWN BY: TF/AR/BB

LD&D
LAND DESIGN & DEVELOPMENT, INC.
PLANNING & DESIGN SERVICES
607 WESTBURN AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40222
PHONE: 502.464.9774
FAX: 502.464.9774
WEB SITE: WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN
12404 TAYLORSVILLE RD
OWNER/DEVELOPER
AFB PROPERTIES LLC
3701 HOPWELL RD STE 500
LOUISVILLE, KY 40299

JOB NO. 19068
SHEET 1 OF 1

