

**VICINITY MAP
NOT TO SCALE**

LEGEND

- N/F = NOW OR FORMALLY
- = ZONING LINE
- 2" FM = CONCEPTUAL 2" FORCE MAIN
- SAN = EXISTING SANITARY
- 6" SAN = CONCEPTUAL SEWER (WITH EASEMENTS AS REQUIRED)
- W = CONCEPTUAL WATER SERVICE
- SF = CONCEPTUAL SILT FENCE
- ST = CONCEPTUAL STORM PIPE
- = PROPERTY LINE
- = PROPOSED MSD STORM EASEMENT
- = SETBACK LINE
- = TREE PROTECTION FENCING
- = OPEN SPACE PLAN BOUNDARY
- = EXISTING VEGETATION LINE
- = CONCEPTUAL DRAINAGE PATTERN (SURFACE)
- = SANITARY SEWER AND STORM PIPE FLOW DIRECTION
- = CONCEPTUAL (ILA) INTERIOR LANDSCAPE AREA
- = CONCEPTUAL STORM CLEANOUT
- = CONCEPTUAL STORM CATCH BASIN

ON JULY 22, 2016 THE PROPERTY LOCATED AT 4208 TAYLORSVILLE ROAD WAS REVIEWED FOR KARST FEATURES BY LAND DESIGN & DEVELOPMENT, INC. 503 WASHBURN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40222. MSD LOGIC MAPPING WAS REVIEWED AND THE SITE WAS FIELD INSPECTED. PER THIS INSPECTION, NO KARST FEATURES WERE NOTED AS CERTIFIED BY KEVIN M. YOUNG, PRINCIPAL, PLA.

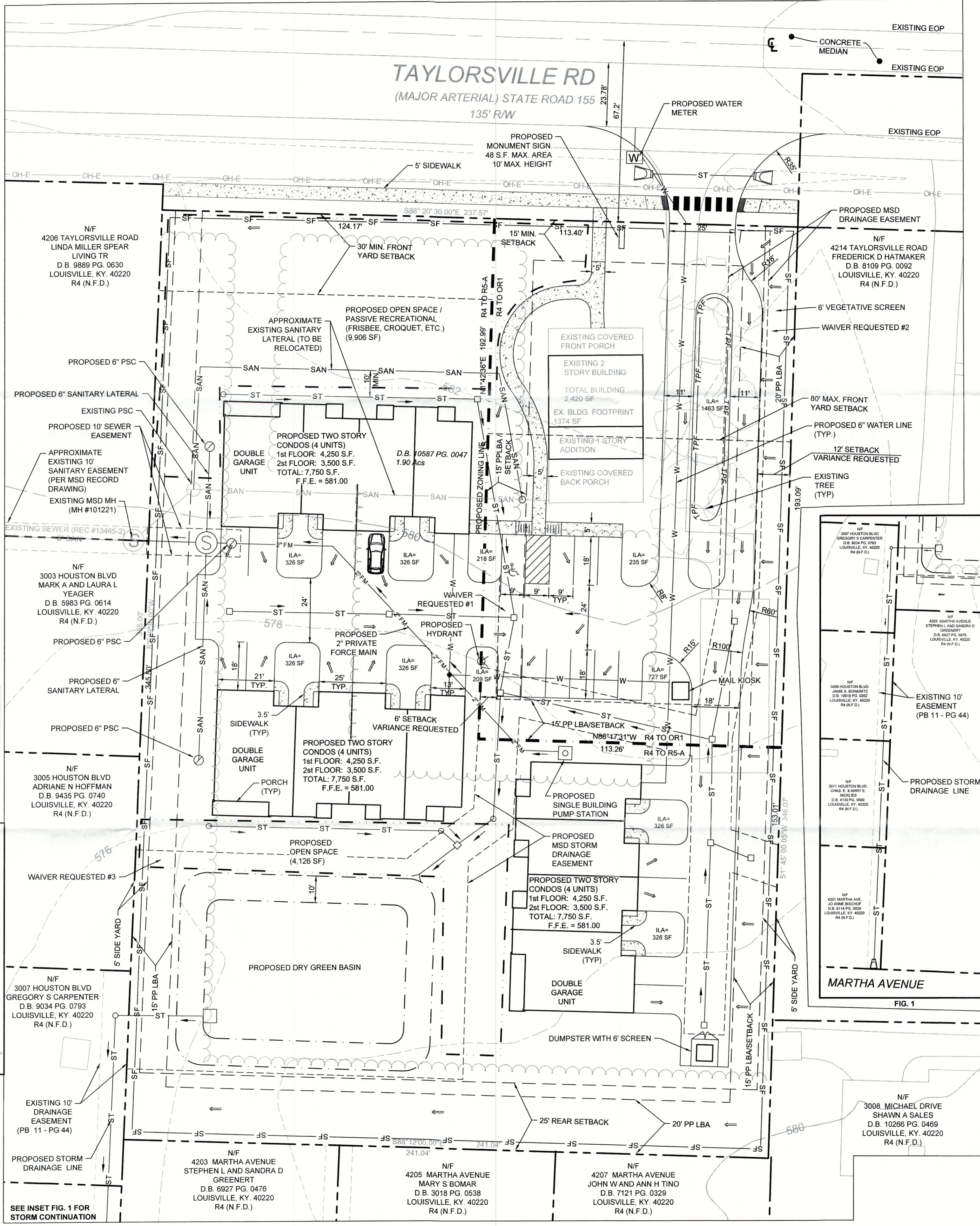
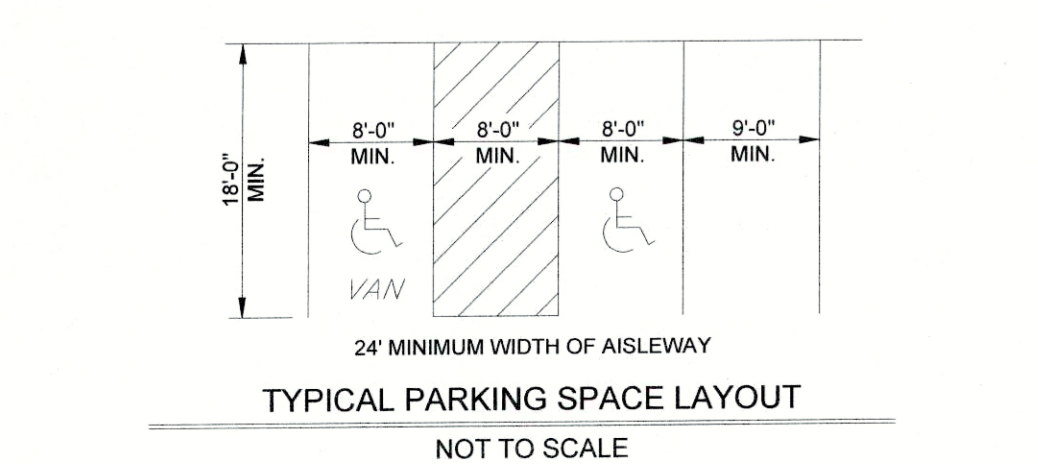
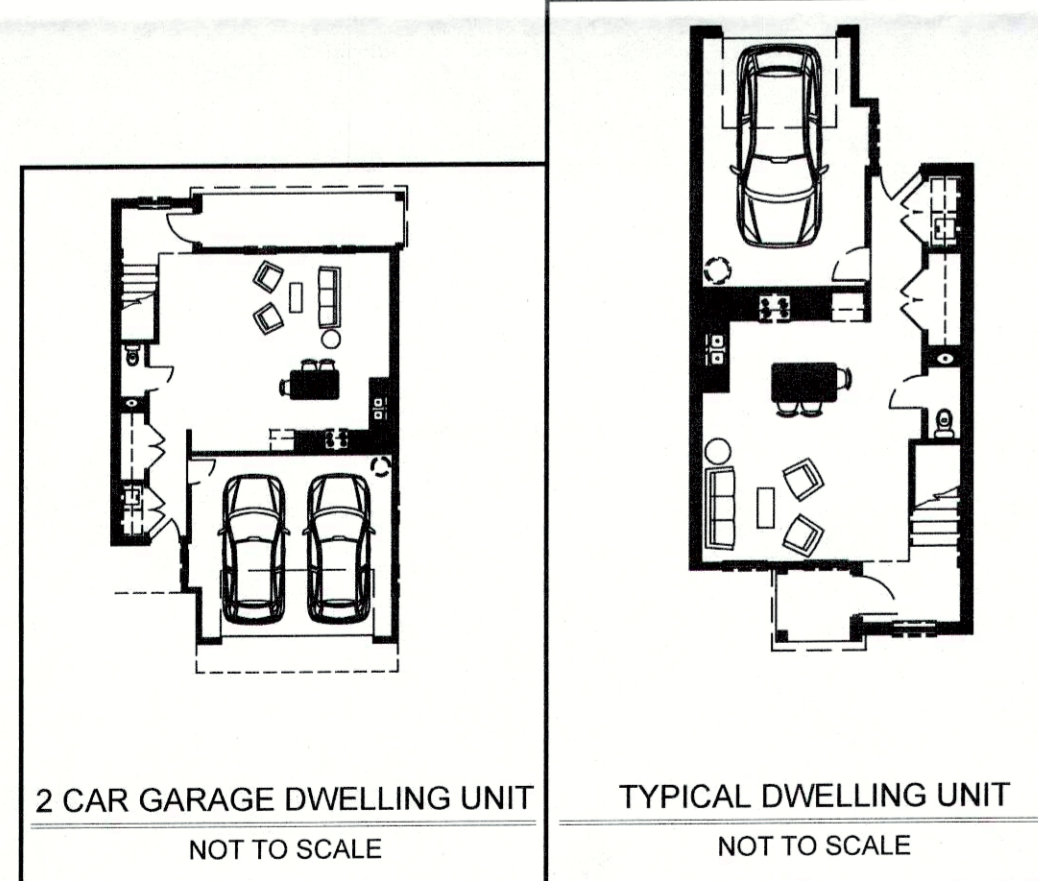
STORMWATER CALCULATIONS

DISTURBED SITE AREA: ±1.65 AC
 SITE IMPERVIOUS: ±75%
 -Green Infrastructure Calculations:
 $WQ_v = (A/12)(R_{eq}wq)(R_v)$
 A: Site Area in SF
 R_{eq}Wq = Require Water Quality Rainfall Event = 0.6 inch
 I = Percent Site Impervious
 R_v = 0.05 + 0.009 (I)
 Required WQ_v = 2,600 cf
 Provided WQ_v = 3,750 cf

-DETENTION
 Q100 (PRE): 8.7 CFS
 Q100 (POST): 10.0 CFS
 Vol 100 (POST): 26,500 CF

Q100 PRE / Q100 POST = 0.87
 TR-55 (REF 46) RATIO = 0.18, USE 0.20
 Req. STORAGE VOL = 0.2 * Vol 100 (POST) =
 = 0.2 * 26,500 cf = 5,300 CF
 Provided STORAGE VOL = 7,500 CF

THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.



GENERAL PROJECT SUMMARY

RSA SITE AREA	60,869.00 SF	1.40 ACRES
OR-1 SITE AREA	21,878.00 SF	0.50 ACRES
TOTAL SITE AREA	82,747 SF	1.90 ACRES
EXISTING ZONING	R4	
PROPOSED ZONING	R-5A/OR1	
EXISTING FORM DISTRICT	NEIGHBORHOOD	
PROPOSED FORM DISTRICT	SAME	
EXISTING USE	VACANT HOUSE	
PROPOSED USE	RESIDENTIAL CONDO/OFFICE	
EXISTING IMPERVIOUS (6%)	0.130 AC	
PROPOSED IMPERVIOUS (38%)	0.730 AC	

SUMMARY

BUILDING AREA	CONDO BLDG/EA	4,250 SF (FOOTPRINT)	7,750 SF (TOTAL INCLUDING 2ND FLOOR)
(3) 2-STORY BUILDINGS			
BUILDING AREA (EXST. HOUSE)	OFFICE	2,420 SF	2,420 SF
TOTAL BUILDING AREA		25,670 SF	
BUILDING HEIGHT	CONDO/R5-A	2 STORY (35' MAX.)	
BUILDING HEIGHT	OFFICE/OR-1	2 STORY (25' MAX.)	
FLOOR AREA RATIO (1.0 MAX)	OFFICE/OR-1	0.11 F.A.R.	
FLOOR AREA RATIO (0.5 MAX)	CONDO/R5-A	0.38	
UNITS (RSA)		12 DU	
DENSITY		8.59 DU/AC	
OPEN SPACE			
OPEN SPACE REQUIRED	15% OF SITE AREA	12,415 S.F.	
OPEN SPACE PROVIDED	15% OF SITE AREA	14,032 S.F.	

CHAPTER 9, BICYCLE AND PARKING SUMMARY

MINIMUM PARKING REQUIRED	1 SPACE/300 S.F. OFFICE	8 SPACES
	1.5 SPACE/DU CONDO	18 SPACES
TOTAL		26 SPACES
MAXIMUM PARKING ALLOWED	1 SPACE/300 S.F. OFFICE	12 SPACES
	3 SPACES/DU CONDO	36 SPACES
TOTAL		48 SPACES
PARKING PROVIDED	OFFICE/OR-1	10 SURFACE SPACES
		(INCLUDING 1 HANDICAP SPACES)
PARKING PROVIDED	CONDO/R5A	15 GARAGE SPACES
		15 SURFACE SPACES
TOTAL CONDO/R5A		30 SPACES
TOTAL PARKING PROVIDED		40 SPACES

CHAPTER 10 - PART 1, TREE CANOPY REQUIREMENTS

CANOPY COVERAGE CLASS	CLASS "C"	
PERCENTAGE OF EXISTING TREE CANOPY	41%	33,859 SF (OR) 0.78 ACRES
PERCENTAGE OF TREE CANOPY PRESERVED	0%	0 SF (OR) 0.00 ACRES
TOTAL TREE CANOPY REQUIRED	25%	20,691 SF (OR) 0.48 ACRES

CHAPTER 10 - PART 2, VEHICLE USE AREA / INTERIOR LANDSCAPE AREA

TOTAL VUA	17,280 SF
ILA REQUIRED	7.5% SF 1,296 SF
ILA PROVIDED	7.5% SF 4,808 SF

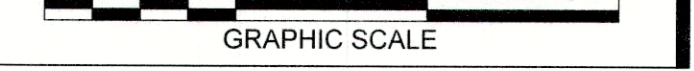
- GENERAL NOTES**
- THE SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111C00046E & 21111C00062E DATED DECEMBER 5, 2008.
 - THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON PLAN ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO MSD REQUIREMENTS.
 - ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
 - THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER SERVICE TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
 - DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL, SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL THE LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
 - BOUNDARY TAKEN FROM DEED(S) AND DOES NOT CONSTITUTE A SURVEY.
 - SANITARY SEWER SERVICE WILL BE PROVIDED BY LATERAL EXTENSION AND NEW PSCS, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
 - ALL LIGHTING ON THE SITE SHALL NOT GLARE IN THE EYES OF DRIVERS.
 - KYTC APPROVAL REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
 - NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
 - KYTC WILL NOT PERMIT INCREASE IN SURFACE DRAINAGE RUNOFF TO THE STATE RIGHT OF WAY. DRAINAGE CALCULATIONS WILL BE REQUIRED FOR ALL DRAINAGE TO THE RIGHT OF WAY.
 - CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY KYTC PRIOR TO CONSTRUCTION APPROVAL.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - AN MSD DOWNSTREAM ANALYSIS WILL NEED TO BE COMPLETED FOR THIS PROJECT.
 - ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
 - 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.
 - ACCESSORY STRUCTURES SHALL BE COMPLIANT WITH LOUISVILLE METRO LAND DEVELOPMENT CODE, SECTION 5.5.5 & 10.2
 - ALL SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE. FREESTANDING SIGNS IN THE VILLAGE CENTER FORM DISTRICT SHALL BE EITHER MONUMENT OR COLUMBIAN STYLE. NO SIGN THAT CONTAINS CHANGING IMAGES SHALL BE LOCATED WITHIN 300' OF A RESIDENTIALLY ZONED OR USED PROPERTY.
 - CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
 - EXISTING ROADWAY AND BASE DATA PER GIS AND NOT FIELD SURVEYED.
 - IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.

- WAIVER REQUEST**
- A WAIVER IS REQUESTED FROM SECTION 10.2.4.A OF THE LAND DEVELOPMENT CODE TO ALLOW PARKING TO ENROACH INTO A PORTION OF THE REQUIRED BUFFER BETWEEN RSA AND OR1.
 - A WAIVER IS REQUESTED FROM SECTION 10.2.4.A OF THE LAND DEVELOPMENT CODE TO ALLOW FOR AN ACCESS DRIVE TO ENROACH UP TO 13' INTO THE REQUIRED BUFFER BETWEEN R4 AND RSA AND OR1.
 - A WAIVER IS REQUESTED FROM SECTION 10.2.4.B OF THE LAND DEVELOPMENT CODE TO ALLOW THE UTILITY EASEMENT TO OCCUPY MORE THAN 50% OF THE 15' LBA ALONG THE WEST PROPERTY LINE.
 - WAIVER TO ELIMINATE 6' SCREEN BETWEEN OR-1 & R5-A INTERNAL TO THE DEVELOPMENT.

- VARIANCE REQUEST**
- A VARIANCE IS REQUESTED FROM TABLE 5.3.2 TO REDUCE THE SETBACK FROM 15' TO 12' ALONG A PORTION OF THE EAST PROPERTY LINE BETWEEN OR-1 AND R-4 INTERNAL TO THE SITE AND TO REDUCE THE SETBACK FROM 15' TO 6' ALONG A PORTION OF THE ZONING LINE BETWEEN OR-1 AND R5-A.

OWNER/DEVELOPER:
 TEULI HOMES, LLC
 4208 TAYLORSVILLE ROAD
 LOUISVILLE, KY 40220
 (502) 445-7715

TAX BLOCK 0037, LOT 0047
 D.B. 10587, PG. 732



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Category 3
 Detailed District Development Plan
TAYLOR COVE
 4208 TAYLORSVILLE ROAD
 Louisville, Kentucky 40220

Revision		
No.	Date	Description
1	09.12.2016	AGENCY COMMENTS

RECEIVED
 SEP 12 2016
 PLANNING &
 DESIGN SERVICES
 16ZONE1026

PROJECT: 41963.00
 DATE: AUGUST 22, 2016