

NO.	DATE	DESCRIPTION	BY
1	8/19/2002	REVISIONS PER PLAN COMMISSION COMMENTS	DHS

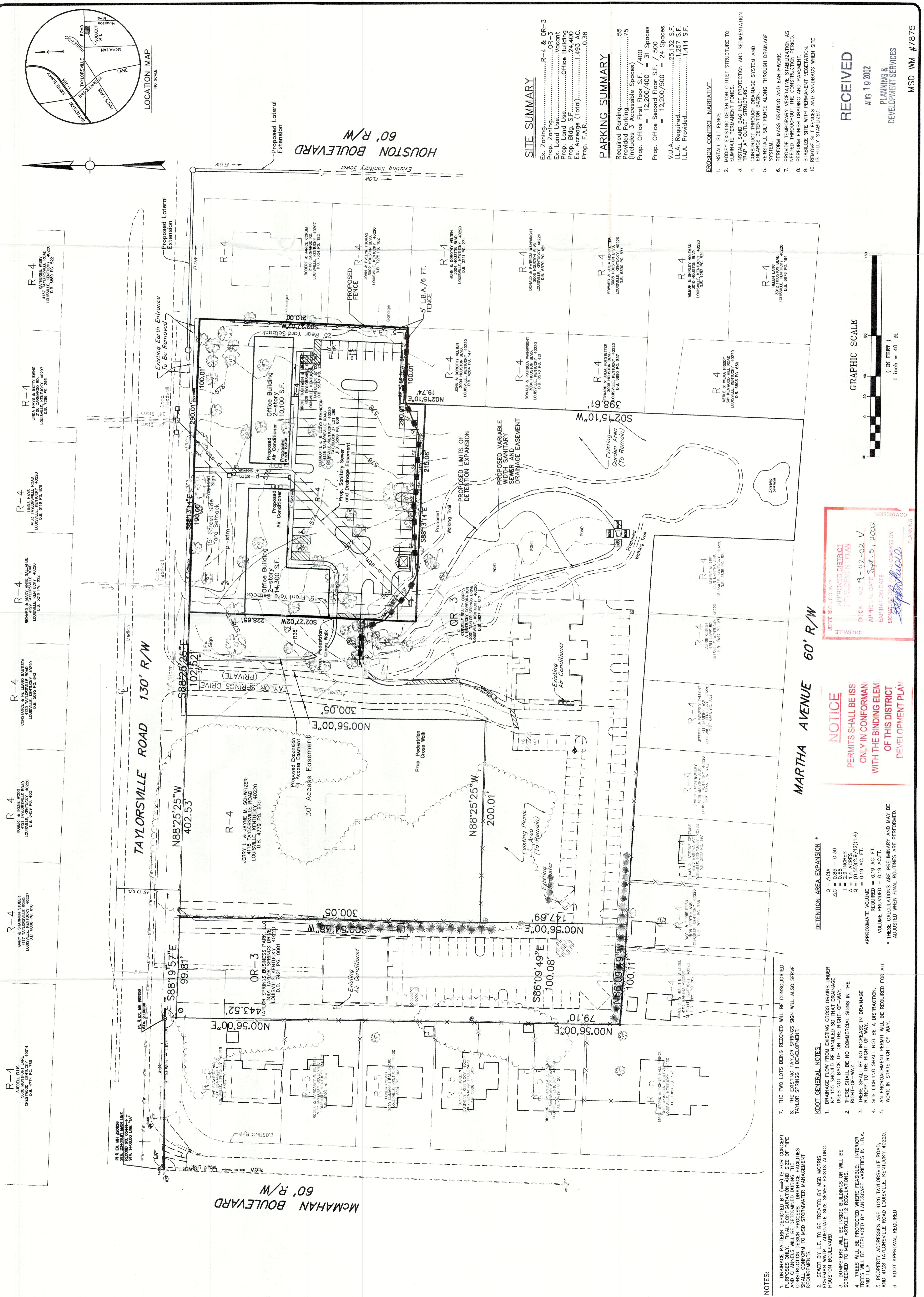
**BTR**  
 BIRCH, TRAUTWEIN & MIMS, INCORPORATED  
 Consulting Engineers Landscape Architects Planners  
 3001 Taylor Springs Drive  
 Louisville, Kentucky 40220  
 (502)-458-8422 Phone  
 (502)-458-8427 Fax

DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

PREPARED FOR:  
**TAYLOR SPRINGS II**  
 DETAILED DISTRICT DEVELOPMENT PLAN  
 DEVELOPER:  
 CERVELLE REALTY  
 3001 TAYLOR SPRINGS DR., LOUISVILLE, KY 40220 (502) 458-8402 (502) 458-8427  
 4128 TAYLORSVILLE ROAD LOUISVILLE, KY 40220 Tax Block 37 Lot 289 D.D. 5540 Page 264  
 4128 TAYLORSVILLE ROAD LOUISVILLE, KY 40220 Tax Block 37 Lot 281 D.D. 5540 Page 264

DRWN BY: CHKO BTR  
 REC/ADH: JLM  
 DATE: 03/06/02  
 DRAWING: 02-0000  
 SCALE: 1"=40'  
 SHEET 1 OF 1

MSD WM #7875

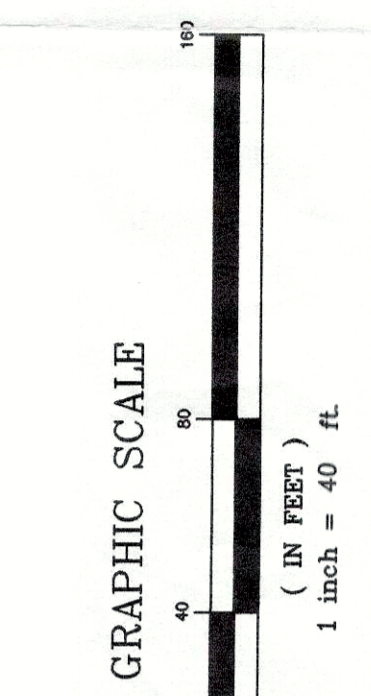


**SITE SUMMARY**  
 Ex. Zoning: R-4 & OR-3  
 Ex. Land Use: Office  
 Prop. Land Use: Office Building  
 Prop. Bldg. SF: 24,400  
 Ex. Acreage (Total): 1.493 AC.  
 Prop. F.A.R.: 0.38

**PARKING SUMMARY**  
 Required Parking: 55  
 Provided Parking (Includes 3 Accessible Spaces): 75  
 Prop. Office First Floor SF / 400 = 31 Spaces  
 Prop. Office Second Floor SF / 500 = 24 Spaces  
 V.U.A.: 25,132 SF  
 I.L.A. Required: 25,257 SF  
 I.L.A. Provided: 1,414 SF.

**EROSION CONTROL MEASURES**  
 1. INSTALL SILT FENCE  
 2. MODIFY EXISTING DETENTION OUTLET STRUCTURE TO ILLUSTRATE PERMANENT POND.  
 3. TRAP AT OUTLET STRUCTURE  
 4. CONSTRUCT THROUGH DRAINAGE SYSTEM AND ENLARGE DETENTION BASIN.  
 5. REINSTALL SILT FENCE ALONG THROUGH DRAINAGE SYSTEM.  
 6. PERFORM MASS GRADING AND EARTHWORK.  
 7. PROVIDE TEMPORARY VEGETATIVE STABILIZATION AS NECESSARY THROUGHOUT CONSTRUCTION PERIOD.  
 8. PERFORM FINISH GRADING AND PAVEMENT.  
 9. STABILIZE SITE WITH PERMANENT VEGETATION.  
 10. REMOVE SILT FENCES AND SANDBAGS WHEN SITE IS FULLY STABILIZED.

RECEIVED  
 AUG 19 2002  
 PLANNING & DEVELOPMENT SERVICES



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

DETAILED DISTRICT DEVELOPMENT PLAN  
 APPROVED DISTRICT DEVELOPMENT PLAN  
 DICKET NO. 9-12-02-V  
 APPROVAL DATE: Sept. 5, 2003  
 EXPIRATION DATE: Sept. 5, 2008

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

**DETONATION AREA EXPANSION \***  
 0 = ADA  
 0.85 - 0.30 AC  
 0.55 INCHES  
 1.4 ACRES  
 0 = (0.55)(2.9/2)(1.4)  
 0 = 0.19 AC. FT.  
 APPROXIMATE VOLUME REQUIRED = 0.19 AC. FT.  
 VOLUME PROVIDED = 0.19 ACFT.  
 \* THESE CALCULATIONS ARE PRELIMINARY AND MAY BE ADJUSTED WHEN FINAL ROUTINES ARE PERFORMED.

**NOTES:**  
 1. DRAINAGE PATTERN DEPICTED BY (---) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF PIPE SHALL BE DETERMINED BY THE ENGINEER DURING THE CONSTRUCTION DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD STORMWATER MANAGEMENT REQUIREMENTS.  
 2. SEWER BY L.E. TO BE TREATED BY MSD MORRIS FOREMAN WWTP. ADEQUATE SIZE SEWER EXISTS ALONG HOUSTON BOULEVARD.  
 3. DUMPSTERS WILL BE INSIDE BUILDINGS OR WILL BE SCREENED TO MEET ARTICLE 12 REGULATIONS.  
 4. TREES WILL BE PROTECTED WHERE FEASIBLE; INTERIOR TREES SHALL BE REPLACED BY LANDSCAPE VARIETIES IN L.B.A. AND I.L.A.  
 5. PROPERTY ADDRESSES ARE 4128 TAYLORSVILLE ROAD, AND 4128 TAYLORSVILLE ROAD LOUISVILLE, KENTUCKY 40220.  
 6. KDOT APPROVAL REQUIRED.

7. TWO LOTS BEING REZONED WILL BE CONSOLIDATED.  
 8. THE EXISTING TAYLOR SPRINGS SIGN WILL ALSO SERVE TAYLOR SPRINGS II DEVELOPMENT.

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