

LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	=	3.1± Ac. (134,227 SF)
EXISTING ZONING	=	R-4
PROPOSED ZONING	=	PRD
FORM DISTRICT	=	NEIGHBORHOOD
EXISTING USE	=	SINGLE FAMILY RESIDENTIAL
PROPOSED USE	=	SINGLE FAMILY RESIDENTIAL ATTACHED
PROPOSED UNITS	=	19 UNITS
DENSITY	=	6.13 DU/ACRE (7.26 D.U./ACRE MAX ALLOWED)
BUILDING FOOTPRINT	=	24.5' WIDE BUILDING - 1,960 SF
	=	24' WIDE BUILDING - 1,920 SF
	=	44,448 SF - LIVABLE SPACE
	=	0.33 (2.0 MAX. ALLOWED)
	=	2 STORY (45' MAX. ALLOWED)
TOTAL BUILDING AREA	=	
F.A.R.	=	
BUILDING HEIGHT	=	
PARKING REQUIRED	=	MIN. MAX.
2 SP /19 UNIT	=	38 SP
3 SP /19 UNIT	=	57 SP
PARKING PROVIDED	=	
GARAGE PARKING PROVIDED	=	38 SPACES
COMMON AREA PARKING PROVIDED	=	10 SPACES (2 HC SPACES)
TOTAL PARKING PROVIDED	=	48 PARKING SPACES
OPEN SPACE REQUIRED	=	23,399 SF
OPEN SPACE PROVIDED	=	25,150 SF (PATIOS NOT INCLUDED)
TOTAL VEHICULAR USE AREA	=	28,096 SF
ILA REQUIRED (7.5%)	=	2,107 SF
ILA PROVIDED	=	5,001 SF
EXISTING IMPERVIOUS AREA	=	14,118 SF
PROPOSED IMPERVIOUS AREA	=	57,360 SF
INCREASE IN IMPERVIOUS AREA	=	306%

REQUIRED YARDS

FRONT YARD & STREET SIDE YARD	=	15'
SIDE YARD	=	0'
REAR YARD	=	25'

GENERAL NOTES:

- 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 right-of-way.
- State highway encroachment permit will be required for any work in the state right-of-way.
- 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.
- A KARST survey was conducted by Kevin Young RLA on July 18th, 2018, and no KARST features were found.
- A cross access easement or agreement to be recorded for the development with major subdivision record plat.

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 was approved by MSD on June 18th, 2018.
- No portion of the site is within the 100 year flood plain per firm map no. 21111 C 0046 E dated December 5, 2006.
- Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
- If the site has thru drainage an easement plat 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.
- All drainage, EPSC and water quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD design manual requirements.
- MSD drainage bond required prior to construction plan approval.
- No increase in runoff permitted to the north side of the site.
- KYTC approval required prior to MSD construction plan approval.
- Access to sewers to be evaluated for 4121 Taylorsville Road prior to MSD construction plan approval.
- 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.

OWNER:
JEREMY BRENT PEARMAN
4115 TAYLORSVILLE ROAD
LOUISVILLE, KY 40220

NOV 05 2018
PLANNING & DESIGN SERVICES

SITE ADDRESS:
4115 TAYLORSVILLE ROAD
TAX BLOCK 0037, LOT 0266
D.B. 8239, PG. 0078

SITE ADDRESS:
4117 TAYLORSVILLE ROAD
TAX BLOCK 0037, LOT 0122
D.B. 9070, PG. 0365

COUNCIL DISTRICT - 18
FIRE PROTECTION DISTRICT - MCMAHAN
MUNICIPALITY - LOUISVILLE

CASE: 18ZONE1048 WM #11722

REVISIONS	
NO.	DESCRIPTION
1	REV. LAYOUT/REV. PER AGENCY COMMENTS
2	REVISED LAYOUT
3	AGENCY COMMENTS
4	AGENCY COMMENTS

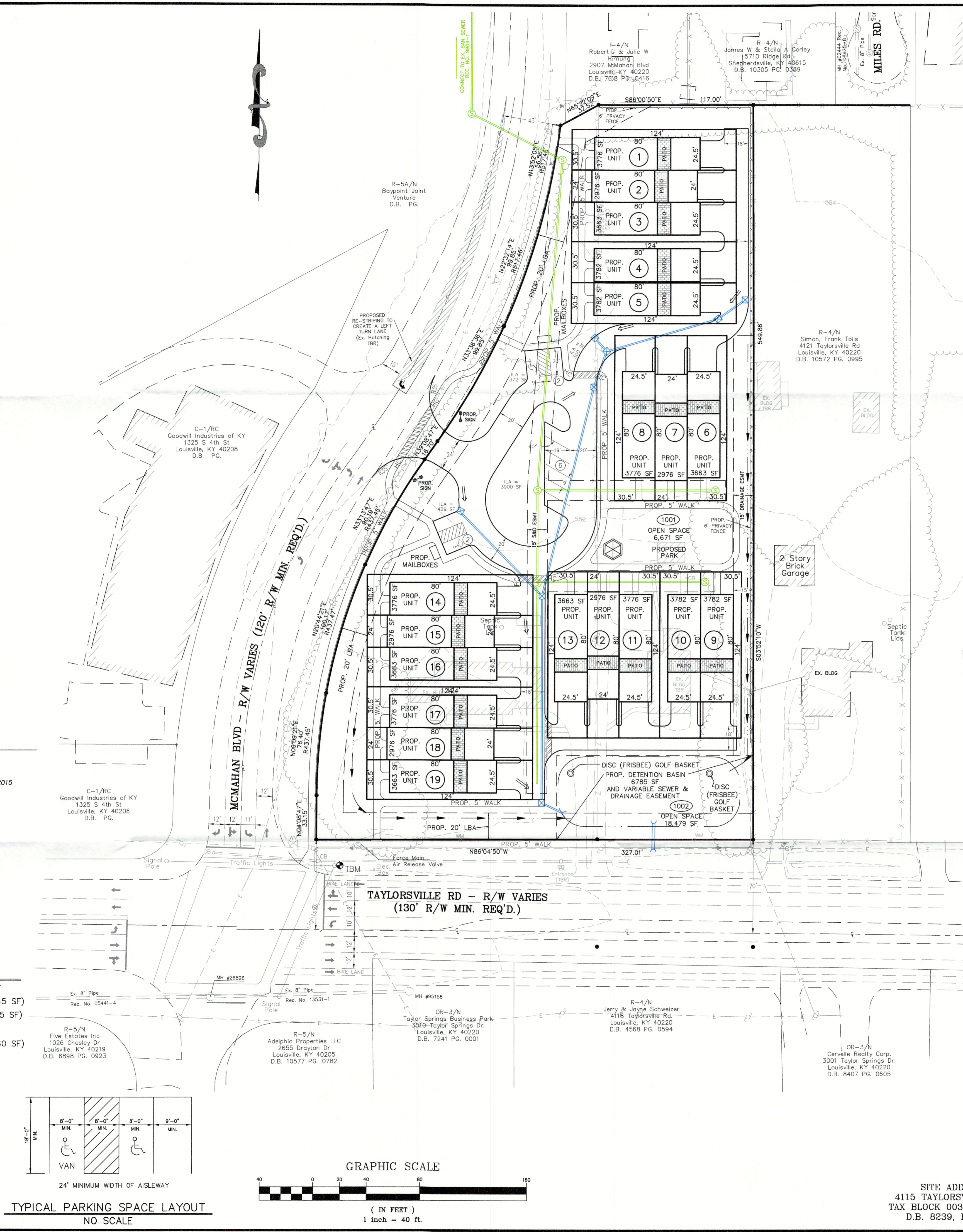
BY	DATE
KMY	8/20/18
KMY	9/17/18
ARH	10-15-18
ARH	11-5-18

PROJECT DATA	
FILE NAME:	17135-00P
DATE:	7/23/18
CHECKED BY:	KMY
DRAWN BY:	JHAR/JB

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LANDSCAPE ARCHITECTURE
507 WABURN AVE. SUITE 100 LOUISVILLE, KENTUCKY 40202
TEL: 502-261-4594 FAX: 502-261-2624

DEVELOPER
STEWART COMPANIES
2604 CURBSIDE COURT
LEXINGTON, KY 40513

DETAILED DISTRICT DEVELOPMENT PLAN
4115, 4117 + 4121 TAYLORSVILLE RD.
JOB NO. 17135
SHEET 1 OF 1



BENCHMARK DESCRIPTIONS

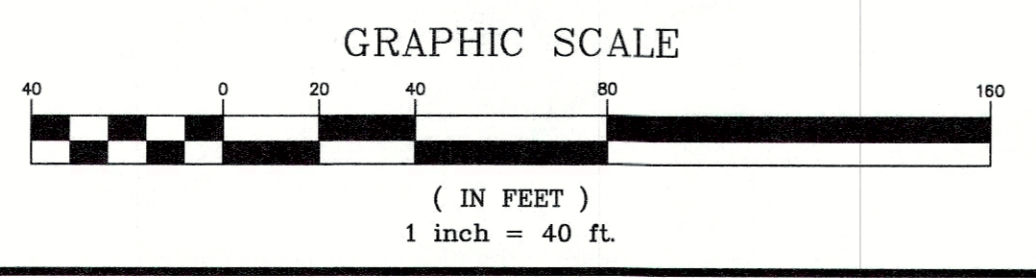
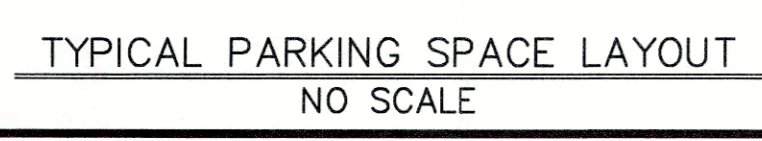
TBM#19= SQUARE CUT ON SIGNAL POLE BASE
ELEVATION=582.167 (NAVD 88)
SOURCE - ELEVATIONS ARE BASED ON LOJIC MONUMENT TV-1-2015
ELEVATION=541.38 (NAVD 88)

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = 0.85 - 0.35 = 0.5
A = 3.4 ACRES
R = 2.8 INCHES
X = (0.5)(3.4)(2.8)/12 = 0.4 AC.-FT.
REQUIRED X = 17,280 CU.FT.
PROVIDED BASIN = 6785 SQ.FT.
TOTAL = 6785 SQ.FT. @ APPROX. 3 FT. DEPTH
= 20,355 CU.FT. > 17,280 CU.FT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 134,227 SF
TOTAL TREE CANOPY AREA REQUIRED = 20% (26,845 SF)
EXISTING TREE CANOPY AREA = 19% (31,455 SF)
EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 SF)
PROPOSED TREE CANOPY TO BE PLANTED = 20% (27,360 SF)



LEGEND

	=EXISTING SANITARY SEWER
	=EXISTING TREELINE
	=EXISTING CONTOURS
	=PROPOSED SANITARY SEWER
	=PROPOSED STORM SEWER

18 ZONE 1048