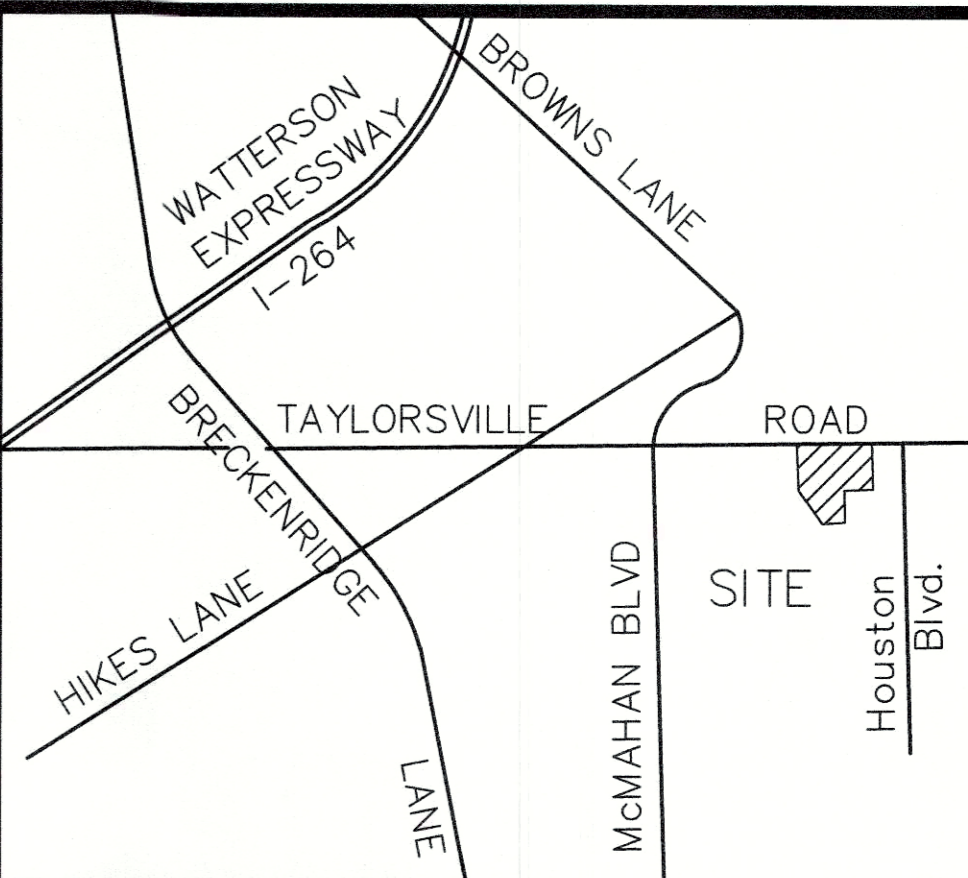


**SITE DATA**

EXISTING SITE AREA	1.40 ACRES (60,897.82 SQ.FT.)
EXISTING ZONING	OR-3
EXISTING FORM DISTRICT	NFD
EXISTING USE	VACANT
PROPOSED LOT AREA	1.90 ACRES (82,873.84 SQ.FT.)
PROPOSED USE	MULTI-FAMILY
NUMBER OF UNITS	36
DENSITY	18.95 D.U./AC.
PARKING REQUIREMENTS	
MIN. PARKING REQUIRED (1 SP/UNIT)	36 SPACES
MAX. PARKING ALLOWED (2 SP/UNIT)	72 SPACES
PARKING PROVIDED (INC. 3 ACCESSIBLE SPACES)	59 SPACES



**LOCATION MAP**  
NOT TO SCALE

**TREE CANOPY CALCULATIONS**

TREE CANOPY CATEGORY CLASS C	
TOTAL SITE AREA	82,874 S.F.
EX. TREE CANOPY ON SITE	72,600 S.F. (87.6%)
7 - 6" - 12" TYPE A* TREES @ 1,500 S.F.	10,500 S.F.
24 - 12" - 24" TYPE A* TREES @ 1,800 S.F.	43,200 S.F.
9 - 24" - 48" TYPE A* @ 2,100 S.F.	18,900 S.F.
EX. TREE CANOPY TO BE PRESERVED	21,300 S.F. (25.7%)
6 - 12" - 24" TYPE A* TREES @ 1,800 S.F.	10,800 S.F.
5 - 24" - 48" TYPE A* @ 2,100 S.F.	10,500 S.F.
TREE CANOPY REQUIRED	29,006 S.F. (35%)
ADDITIONAL TREE CANOPY REQUIRED	7,706 S.F. (9.3%)
ADD'L TREE CANOPY TO BE PROVIDED	8,400 S.F. (10.1%)
7 TYPE A* TREES @ 1,200 SQ.FT.	
TOTAL TREE CANOPY PROVIDED	29,700 S.F. (35.8%)

**LANDSCAPE REQUIREMENTS**

VEHICLE USE AREA	20,012 SQ.FT.
REQUIRED 7.5% INTERIOR LANDSCAPE AREA	1,501 SQ.FT.
L.A. PROVIDED	1,944 SQ.FT.

**MSD NOTES**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDING AND STABILIZED.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE. TOPOGRAPHIC INFORMATION PROVIDED BY MSD LOIJC MAPPING.
- SANITARY SEWERS TO BE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- ON-SITE STORM WATER MITIGATION SHALL MEET OR EXCEED ALL REQUIREMENTS LISTED IN THE MSD DESIGN MANUAL 10.3.9 SINKHOLES. PLAN MAY BE ALTERED FROM THE CONCEPTUAL PLAN SHOWN PRIOR TO CONSTRUCTION PLAN APPROVAL.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- KYTC APPROVAL REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING 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.
- IMPERVIOUS AREAS AND LIMITS OF DISTURBANCE MAY BE ALTERED FROM THE CONCEPTUAL PLAN SHOWN PRIOR TO CONSTRUCTION PLAN APPROVAL.

**GENERAL NOTES**

- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
- ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
- ALL SIGNAGE TO CONFORM TO CHAPTER 8 REQUIREMENTS PER LOUISVILLE DEVELOPMENT CODE.
- KENTUCKY TRANSPORTATION CABINET REVIEW REQUIRED.
- TOPOGRAPHIC INFORMATION PROVIDED BY MSD LOIJC MAPPING.
- BOUNDARY INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.

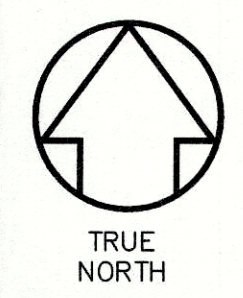
**OPEN SPACE REQUIREMENTS**

REQ. 10% OF NET LOT AREA PER CHAPTER 5.11.9.A	8,287 SQ.FT.
OUTDOOR OPEN SPACE PROVIDED	54,663 SQ.FT.
SHARED COMMON OPEN SPACE BETWEEN PROPOSED LOT AND EXISTING OFFICE PARK LOT PER 5.11.9.B.	

**IMPERVIOUS AREA (SITE)**

NET SITE AREA	1.90 ACRES
AREA OF DISTURBANCE	2.97 ACRES
EXISTING IMPERVIOUS SURFACE	0.00 ACRES
PROPOSED IMPERVIOUS SURFACE	1.23 ACRES (65%)
INCREASE IN IMPERVIOUS SURFACE	1.23 ACRES

\* SEE MSD NOTE 13



**REVISED DETAILED DEVELOPMENT PLAN**

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE  
0' 20' 40' 80'  
SCALE: 1" = 40'

**REVISIONS**

NO.	BY	DATE	DESCRIPTION	CHK
1	DHS	02/26/21	REVISIONS PER AGENCY COMMENTS	CRB
2	DHS	03/02/21	REVISIONS PER CLIENT COMMENTS	CRB
3	DHS	03/09/21	REVISIONS PER ENGINEER INFO.	CRB

**BTM Engineering, Inc.**  
Consulting Engineers, Landscape Architects, Planners & Surveyors  
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(502) 459-9600  
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**DATE**

SIGNATURE

**FOR REVIEW ONLY**

DATE

SIGNATURE

**REVISED DETAILED DEVELOPMENT PLAN**  
4126-4128 TAYLORSVILLE ROAD  
LOUISVILLE, KY 40220

BTM PROJECT NO.: 21000X  
SITE INFORMATION:  
4126 TAYLORSVILLE RD.  
D.B. 8040 PG. 857 LIB. 37 LOT 289  
D.B. 8040 PG. 857 LIB. 37 LOT 281  
D.B. 8040 PG. 234 LIB. 37 LOT 281

DEVELOPER:  
TAYLOR SPRINGS APARTMENT LLC  
3001 TAYLOR SPRINGS DRIVE  
LOUISVILLE, KY 40220

OWNER:  
CERVELLE REALTY  
3001 TAYLOR SPRINGS DRIVE  
LOUISVILLE, KY 40220

RECEIVED  
MAR 08 2021  
PLANNING & DESIGN SERVICES  
CASE # 21-DDP-0013  
MSD WM #12233

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