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GRESHAM SMITH AND PARTNERS
101 South Fifth Street
Suite 1400
Louisville, KY 40202
502-627-8900

WWW.GRESHAMSMITH.COM

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

RECEIVED
NOV 17 2016
PLANNING & DESIGN SERVICES

Table with 3 columns: No., Date, Description. Row 1: 09.12.2016 AGENCY COMMENTS. Row 2: 11.17.16 PC CONDITION OF APPROVAL.

16ZONE1026
PROJECT: 41363.00
DATE: AUGUST 22, 2016
WM No. 11390

GENERAL PROJECT SUMMARY table with columns: CATEGORY, QUANTITY, UNIT. Includes rows for RSA SITE AREA, CR-1 SITE AREA, TOTAL SITE AREA, EXISTING ZONING, PROPOSED ZONING, etc.

SUMMARY table with columns: BUILDING AREA, CONDO BLDG/EA, 4,250 SF (FOOTPRINT), 7,750 SF (TOTAL INCLUDING 2ND FLOOR), etc.

CHAPTER 9, BICYCLE AND PARKING SUMMARY table with columns: MINIMUM PARKING REQUIRED, MAXIMUM PARKING ALLOWED, etc.

CHAPTER 10 - PART 1, TREE CANOPY REQUIREMENTS table with columns: CANOPY COVERAGE CLASS, PERCENTAGE OF EXISTING TREE CANOPY, etc.

CHAPTER 10 - PART 2, VEHICLE USE AREA / INTERIOR LANDSCAPE AREA table with columns: TOTAL VUA, ILA REQUIRED, ILA PROVIDED, etc.

- GENERAL NOTES
1 THE SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111C0046E & 21111C0082E DATED DECEMBER 5, 2006.
2 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.

- WAIVER REQUEST
1 A WAIVER IS REQUESTED FROM SECTION 10.2.4 A OF THE LAND DEVELOPMENT CODE TO ALLOW PARKING TO ENCRoACH INTO A PORTION OF THE REQUIRED BUFFER BETWEEN RSA AND OR1.
2 A WAIVER IS REQUESTED FROM SECTION 10.2.4 A OF THE LAND DEVELOPMENT CODE TO ALLOW FOR AN ACCESS DRIVE TO ENCRoACH UP TO 1' INTO THE REQUIRED BUFFER BETWEEN R4 AND RSA AND OR1.

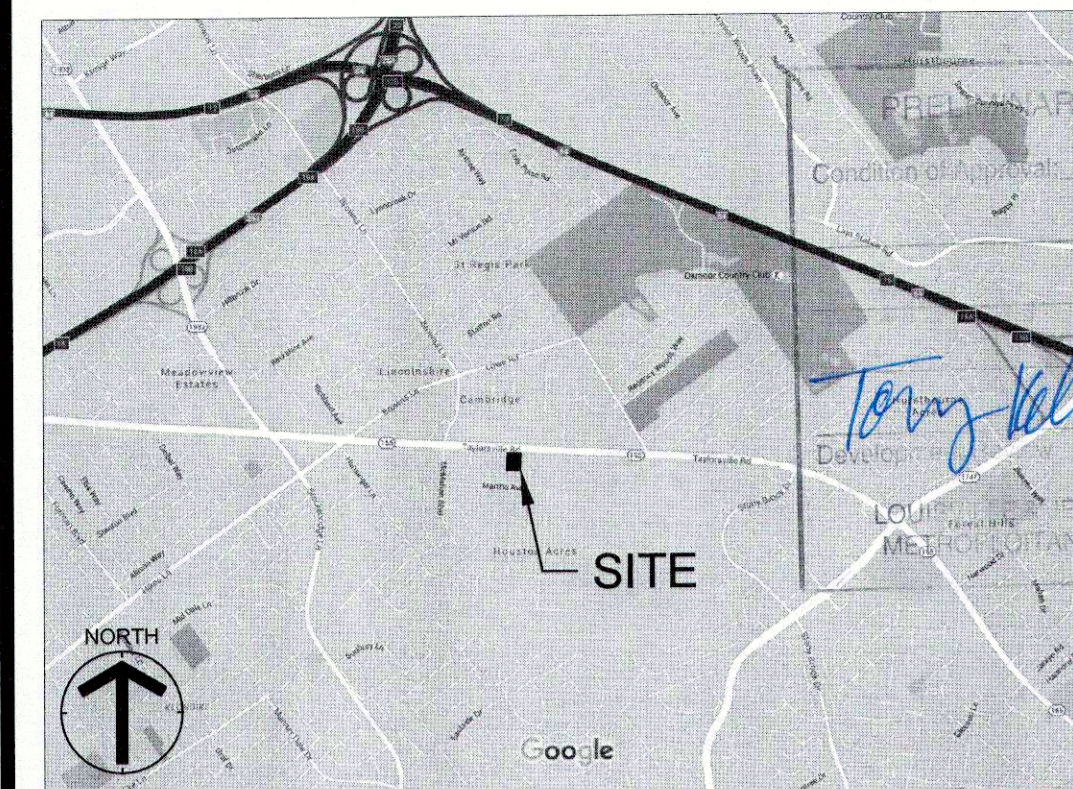
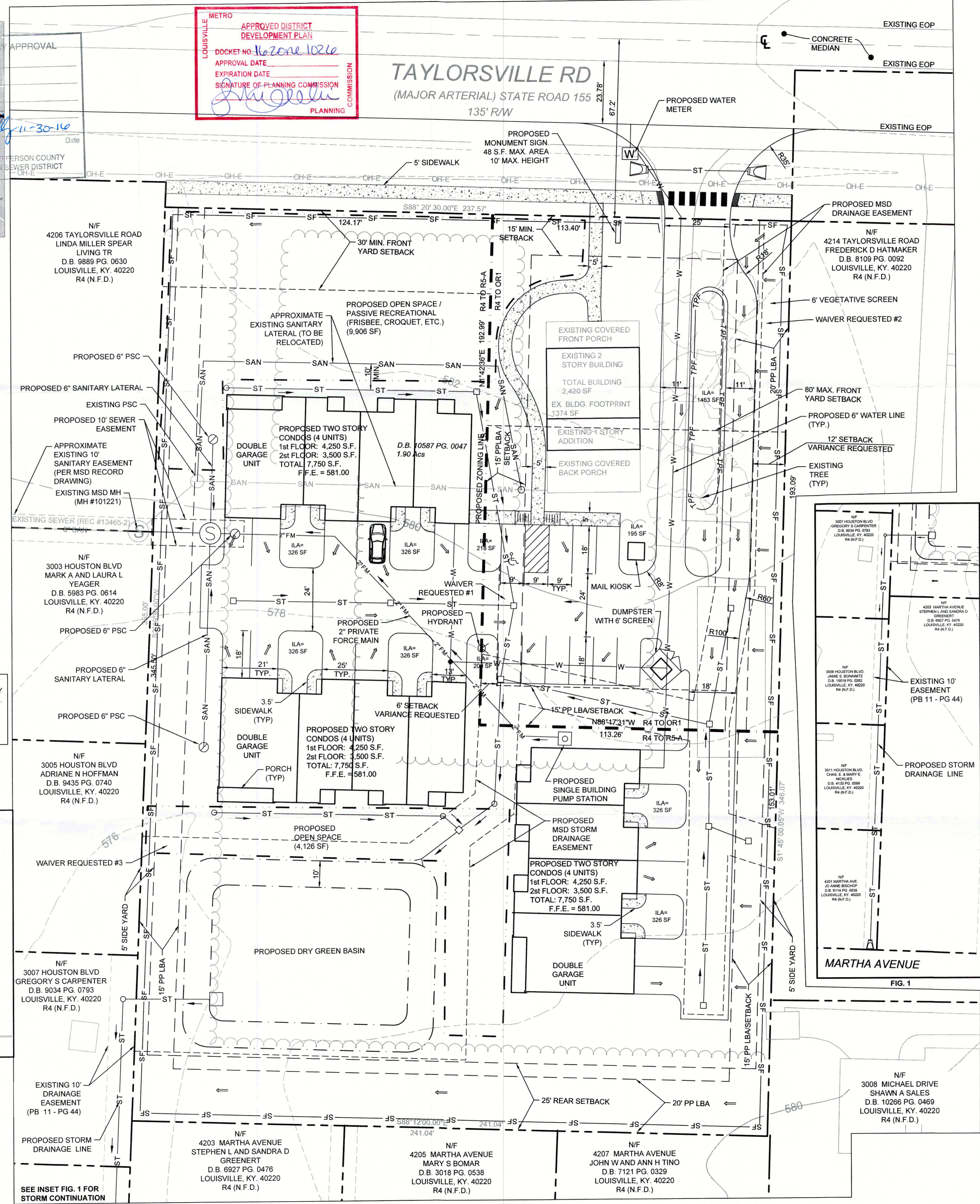
- VARIANCE REQUEST
1 A VARIANCE IS REQUESTED FROM TABLE 5.3.2 TO REDUCE THE SETBACK FROM 15' TO 12' ALONG A PORTION OF THE EAST PROPERTY LINE BETWEEN OR-1 AND R-4 INTERNAL TO THE SITE AND TO REDUCE THE SETBACK FROM 15' TO 6' ALONG A PORTION OF THE ZONING LINE BETWEEN OR-1 AND R-5A.

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

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

APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 16zone 1026
APPROVAL DATE:
EXPIRATION DATE:
SIGNATURE OF PLANNING COMMISSION:
PLANNING COMMISSION

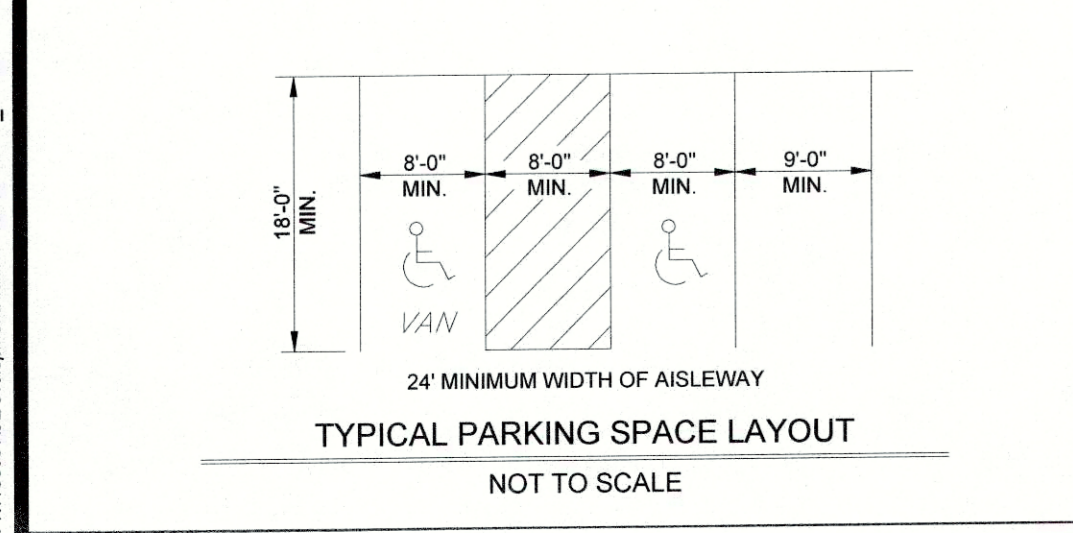
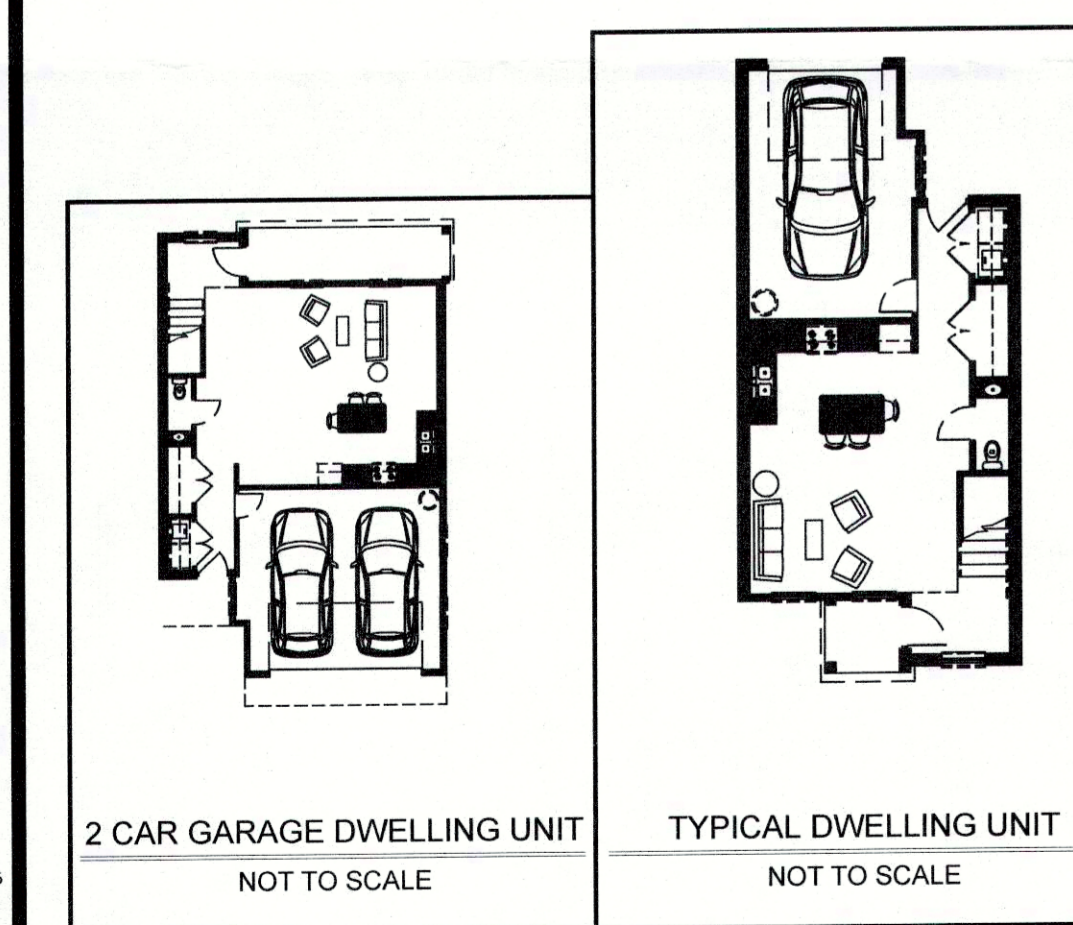
TAYLORSVILLE RD
(MAJOR ARTERIAL) STATE ROAD 155
135' RW



- LEGEND
N/F = NOW OR FORMALLY
ZONING LINE
CONCEPTUAL 2" FORCE MAIN
EXISTING SANITARY
CONCEPTUAL SEWER (WITH EASEMENTS AS REQUIRED)
CONCEPTUAL WATER SERVICE
CONCEPTUAL SILT FENCE
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 PROJECT 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: 27.5%
Green Infrastructure Calculations:
WQv = (A/12)(REWq)(Rv)
A: Site Area in SF
REWq = Require Water Quality Rainfall Event = 0.6 inch
I = Percent Site Impervious
Rv = 0.05 + 0.009 (I)
Required WQv = 2,600 cf
Provided WQv = 3,750 cf



PL 16350101/CD/development/Plan/16350101-CD002_Plan/16350101-CD002_Plan.dwg - Keating, Robert - 11/17/2016 9:28:26 AM