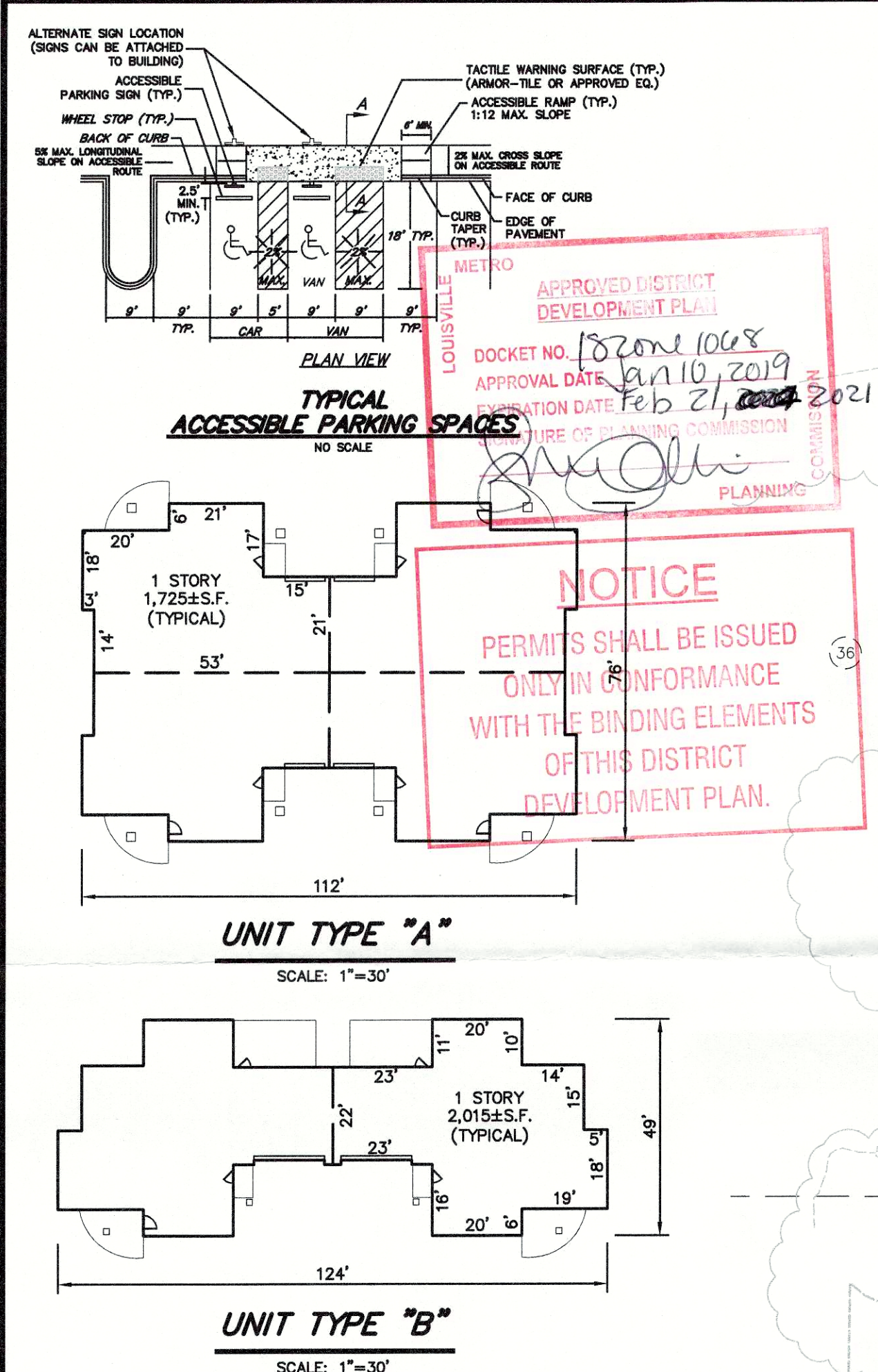


M:\35034229 Taylorsville Road\DWG\PLANNING\35034229-DOP-2018-01-17.dwg, 1/18/2018 1:27:30 PM, HP PageView XL 0000PS MFP HPGL2



ADJACENT PROPERTY OWNERS

SCOTT KELLIE
4219 R TAYLORSVILLE ROAD
T.B. 37 LOT: 36
D.B. 10395 PG. 929

DONALD BOICE
4220 TAYLORSVILLE ROAD
T.B. 37 LOT: 48
D.B. 11052 PG. 20

TORG PROPERTIES LLC
4228 TAYLORSVILLE ROAD
T.B. 37 LOT: 49
D.B. 11112 PG. 757

ESTATE OF FRED HATMAKER
4214 TAYLORSVILLE ROAD
T.B. 37 LOT: 77
D.B. W00659 PG. 823

KENJIE LLC
4232 TAYLORSVILLE ROAD
T.B. 37 LOT: 85
D.B. 10763 PG. 801

MURPHY PAOLA REVOCABLE TRUST
4303 TAYLORSVILLE ROAD
T.B. 37 LOT: 115
D.B. 8735 PG. 41

JACK JACOBS
4221 TAYLORSVILLE ROAD
T.B. 37 LOT: 146
D.B. 10812 PG. 959

RACHEL DAVIS
4236 TAYLORSVILLE ROAD
T.B. 37 LOT: 188
D.B. 10862 PG. 757

SCOTT & LAURA KELLIE
1810 ASHFIELD LANE
T.B. 2598 LOT: 15
D.B. 10082 PG. 790

BETTY & ANTHONY HAYDEN
1812 ASHFIELD LANE
T.B. 2598 LOT: 16
D.B. 9408 PG. 978

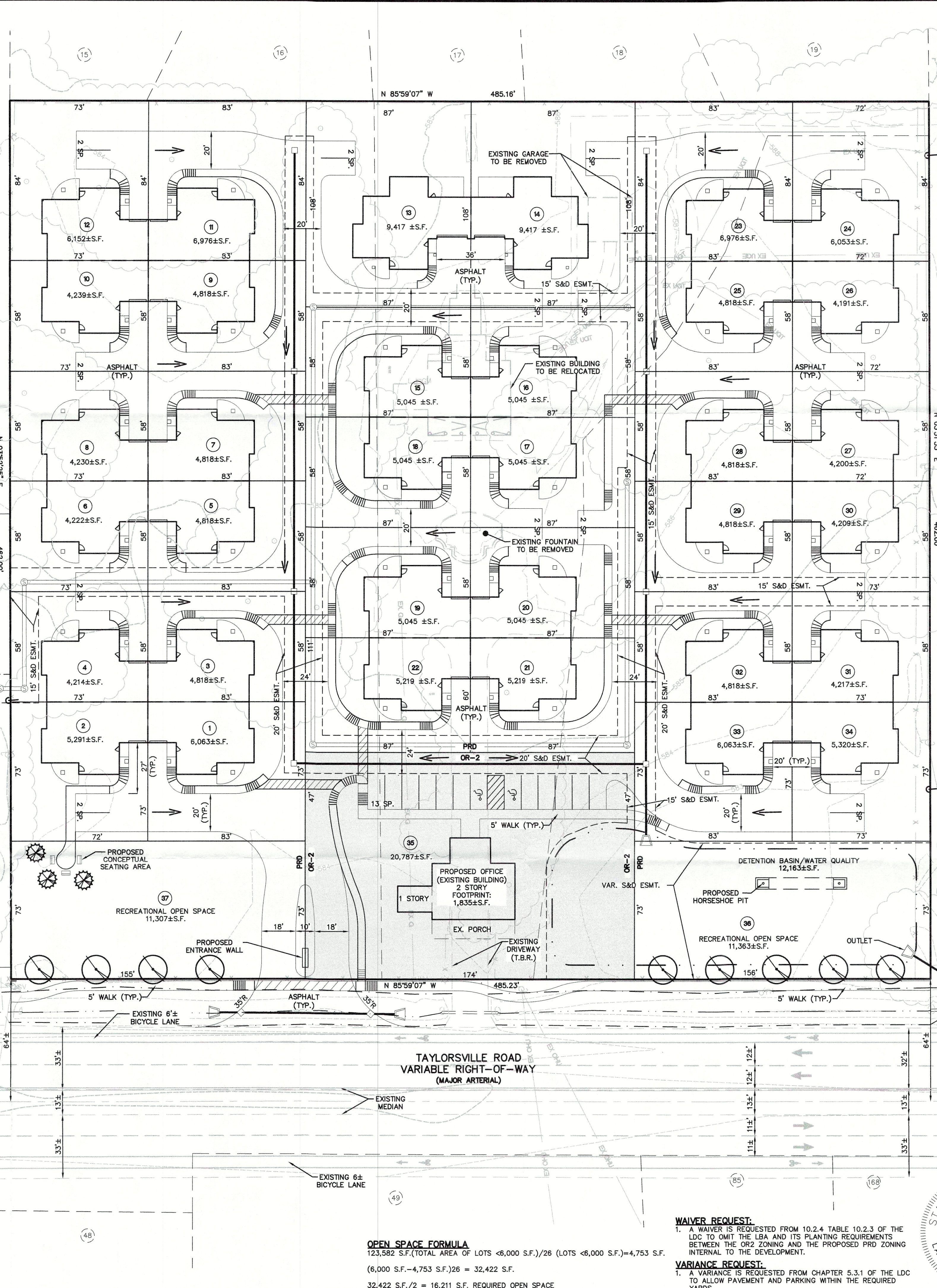
DOUGLAS & DARLA RADOLIFF
1814 ASHFIELD LANE
T.B. 2598 LOT: 17
D.B. 7297 PG. 231

SCOTT & JANET FLOORE
1816 ASHFIELD LANE
T.B. 2598 LOT: 18
D.B. 9806 PG. 591

ADAM & ALICE COURY
1818 ASHFIELD LANE
T.B. 2598 LOT: 19
D.B. 6317 PG. 72

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3. VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
4. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
6. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
7. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
8. THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
9. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
10. ALL CUL-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADI, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
11. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
12. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
13. NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
14. CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
15. PRIVATE ROADS SHALL BE SIGNED AS SUCH AND THE DEVELOPER SHALL ESTABLISH A SEPARATE ACCOUNT THAT SHALL BE FUNDED BY THE TAX AND SHALL BE OF A SUFFICIENT AMOUNT TO PROVIDE ONE RESURFACING OF PRIVATE ROADS WITHIN THE DEVELOPMENT. SAID ACCOUNT SHALL BE SEPARATE AND FOR THE EXPRESS PURPOSE OF MAINTAINING THE PRIVATE ROADS IN ADDITION TO OTHER HOA ACCOUNTS AND SHALL BE IN PLACE PRIOR TO BOND RELEASE BY METRO PUBLIC WORKS.



LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING CATCH BASIN & YARD DRAIN W/ PIPE
- EXISTING HEADWALL W/ PIPE
- EXISTING TOE OF SLOPE/DITCH
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED CATCH BASIN & YARD DRAIN W/ HEADWALL
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED DRAINAGE ARROW

OVERALL SITE DATA:

FORM DISTRICT	PRD
EXISTING ZONING	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE	4.67± AC.
GROSS LAND AREA	34
PROPOSED ZONING	2
PROPOSED LAND USE	6.60 D.U./AC.
NET LAND AREA	59,230± S.F.
BUILDABLE LOTS	0.29
NON-BUILDABLE LOTS	16,211 S.F.
GROSS DENSITY (MAX. ALLOWED 7.26)	22,670± S.F.
BUILDING AREA	
FLOOR AREA RATIO (MAX. ALLOWED 2.0)	
TOTAL OPEN SPACE REQUIRED	
TOTAL OPEN SPACE PROVIDED	

SITE DATA: OFFICE

PROPOSED ZONING	OR2
PROPOSED LAND USE	OFFICE
NET LAND AREA	0.48± AC.
BUILDING AREA	3,423± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 3.0)	0.16
PARKING REQUIRED	10-17 SPACES
OFFICE	10 SPACES
MINIMUM (1 SPACE/350 S.F.)	13 SPACES
MAXIMUM (1 SPACE/200 S.F.)	
PARKING PROVIDED	
CAR PARKING	
(INCLUDES 2 ACCESSIBLE SPACES)	

OVERALL TREE CANOPY DATA:

GROSS SITE AREA	224,158± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	71,021± S.F. (31%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	44,832± S.F. (20%)

DETENTION CALCULATIONS
2.9/12 (0.7-0.3) (5.15) = 0.50 AC-FT

GENERAL NOTES:

1. DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FISCAL DISTRICT.
6. PROPOSED SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
7. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
9. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
10. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY LIZ BLANDFORD NEWCOMB, P.E., ON 3/4/2018 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
11. A BLANKET CROSSOVER/SHARED ACCESS AGREEMENT IS PROPOSED BETWEEN ALL LOTS OF THE DEVELOPMENT AND SHALL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.

MSD NOTES:

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND SPECIAL SPECIFICATIONS.
2. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE PROVIDED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED AS DEPICTED ON THE PLAN. POST DEVELOPED FLOWS SHALL BE LIMITED TO THE PRE DEVELOPED FLOWS FOR THE 2, 10, 25 AND 100 YEAR STORM EVENT OR BE LIMITED TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. DOWN STREAM IMPROVEMENTS MAY BE REQUIRED, TO BE EVALUATED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111C0046E).
6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
7. KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
8. DOWN SPOUTS FROM BUILDINGS 6 & 8-12 WILL BE DIRECTED AWAY FROM ADJACENT LOT 36 AND WILL FLOW INTO PROPOSED STORM SYSTEM.

GRAPHIC SCALE 1"=30'
0 7.5 15 30 60

OWNER/DEVELOPER
4229 SMS, LLC
1124 RED FOX ROAD
LOUISVILLE, KY 40205

MINDEL SCOTT
ENGINEERING & PLANNING
515 BUCKLEBOURNE DRIVE, SUITE 100
LOUISVILLE, KY 40205
502-465-1508

GENERAL & DETAILED DISTRICT DEVELOPMENT PLAN
4229 TAYLORSVILLE RD
4229 TAYLORSVILLE RD
LOUISVILLE, KY. 40220
TAX BLOCK 37, LOT 37
DEED BOOK 11128, PAGE 348

Vertical Scale: N/A
Horizontal Scale: 1"=30'
Date: 10/1/2018
Job Number: 3503
Sheet
1
of 1