

VICINITY MAP (Pictometry) NTS

WAIVERS & VARIANCE

10.2.4: TO PERMIT ENCROACHMENTS INTO THE LANDSCAPE BUFFER AREA.
 5.9.2.1.A: TO NOT PROVIDE PUBLIC ROADWAY THROUGH SITE FROM SPRUCE GROVE DRIVE TO WATTERSON TRAIL.
 5.3.1: BUILDING HEIGHT VARIANCE OF 9' TO PERMIT ROOFTOP WALLS TO EXCEED 35'.
 5.3.1: BUILDING SETBACK VARIANCE OF 25' TO PERMIT ENCROACHMENT INTO REAR YARD SETBACK.

SITE DATA

LAND USE
 SITE ADDRESS: 9710/12 LOCUST LANE, 9801 WATTERSON TRAIL 40299
 TAX BLOCK & LOT: T.B. 496, 45; T.L. 32, 559, 121
 EXISTING ZONING DISTRICT: R-4
 PROPOSED ZONING DISTRICT: R-6
 EXISTING FORM DISTRICT: NEIGHBORHOOD
 PROPOSED FORM DISTRICT: NEIGHBORHOOD
 EXISTING USE: SINGLE FAMILY RESIDENTIAL (3 PARCELS)
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL
 EXISTING PARCEL AREA: 3.07 ACRES (133,870 S.F.)
 DEED BOOK & PAGE: 10498X909, 9271X381, 6422X115, 6110X764

BUILDING DATA
 NUMBER OF RESIDENTIAL UNITS: 32 UNITS
 UNITS PER ACRE: 10.42
 PERMITTED NUMBER OF UNITS: 53.48 (17.42/ACRE)
 PROPOSED BUILDING HEIGHT: 4.3'
 PROPOSED FOOTPRINT AREA: 39,280 S.F.
 PROPOSED GROSS FLOOR AREA: 98,132 S.F.
 PROPOSED FLOOR TO AREA RATIO: 0.73
 OPEN SPACE REQUIRED: 15% (20,081 S.F.)
 OPEN SPACE PROVIDED: 17.9% (24,000 S.F.)
 RECREATIONAL OPEN SPACE PROVIDED: 9% (12,000 S.F.)

PARKING CALCULATIONS
 MINIMUM REQUIRED: 1.5 SPACES/UNIT = 48
 MAXIMUM PERMITTED: 3 SPACES/UNIT = 96
 PARKING PROVIDED: 85 SPACES (64 GARAGE, 21 SURFACE)
 HANDICAP PARKING PROVIDED: 2 SPACES, 2 VAN
 BIKE PARKING PROVIDED: NONE REQUIRED

TREE CANOPY CALCULATIONS
 SITE AREA: 133,870 S.F.
 TREE CANOPY CATEGORY: CLASS C
 EXISTING TREE COVERAGE: 0-40%
 PRESERVED TREE CANOPY: 0%
 PROPOSED TREE CANOPY: 20% (26,774 S.F.)
 TOTAL TREE CANOPY PROVIDED: 20% (26,774 S.F.)

ILAN/JVA CALCULATIONS
 PROPOSED VUA: 36,974 S.F.
 REQUIRED ILA (7.5%): 2,773 S.F.
 PROVIDED ILA: 2,819 S.F.
 ILA TREES PROVIDED (1/4000 S.F. + 25%): 12 TREES

SETBACKS
 FRONT YARD: 15'
 STREET SIDE YARD: 15'
 SIDE YARD: 3'
 REAR YARD: 25'

FREESTANDING SIGNAGE
 ALL SIGNAGE TO MEET JEFFERSONTOWN'S SIGN ORDINANCE.

EPSC DATA
 EXISTING IMPERVIOUS AREA: 11,523 S.F.
 PROPOSED IMPERVIOUS AREA: 83,860 S.F.
 SENSITIVE FEATURES: NONE
 SOIL TYPE: ASSUMED
 HYDROLOGIC SOIL GROUP: URBAN LAND

DETENTION CALCULATIONS
 CRA/12
 EXISTING "C" = 0.31, PROPOSED "C" = 0.70, ΔC" = 0.39
 0.39 x 2.8 x 3.07 / 12 x 1.5 = 0.42 ACRE/FEET

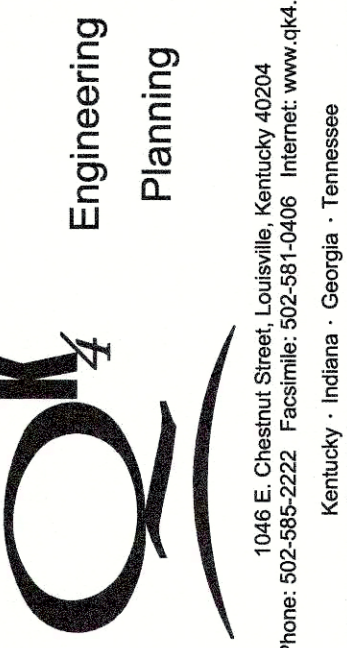
AGENCY NOTES

- MSD**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES.
 - SANITARY SEWER WILL BE BY LATERAL EXTENSION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WQTF.
 - 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 PROPERTY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - ON SITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS SHALL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR 50% OF 2, 10, AND 25 AND 50% OF THE 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - SITE IS SUBJECT TO REVIEW FEES.
 - CITY OF JEFFERSONTOWN APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- APCD**
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- HEALTH DEPARTMENT**
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- PDS**
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
 - KARST SURVEY WAS CONDUCTED BY A. BRYCE FULLER, PE ON 01/14/19 AND THE FOLLOWING KARST FEATURES WERE NOT ENCOUNTERED: SINKHOLE COLLAPSE FEATURE, EPHEMERAL LAKES, CAVE ENTRANCE, SUBSURFACE CAVE PASSAGE, SPRINGS, CLOSED DEPRESSION, OR SINKING STREAM SINK POINT. THE KENTUCKY GEOLOGICAL MAP INFORMATION SERVICE IDENTIFIED THE AREA AS MEDIUM RISK FOR KARST GEOLOGY. THERE IS AN EXISTING WATER WELL ON SITE. A DETAILED KARST SURVEY BY THE PROJECT GEOTECHNICAL ENGINEER MAY BE BENEFICIAL TO DETERMINE CONSTRUCTION LIMITATIONS.
- MPW**
- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
 - CITY OF JEFFERSONTOWN APPROVAL REQUIRED.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 - COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - LOT CONSOLIDATION REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- FIRE**
- ALL DRIVE LANES TO BE MARKED "NO PARKING FIRE LANE".
 - VEHICULAR GATE TO MEET ALL REQUIREMENTS OF JEFFERSONTOWN FIRE DEPARTMENT ORDINANCE #03142017.

LEGEND

EXISTING	PROPOSED
— OHE —	— DRAINAGE FLOW —
— GUYING ANCHOR —	— STORM STRUCTURE —
— UTILITY POLE —	— STORM PIPE —
— SAN. SEWER MANHOLE —	— SANITARY SEWER —
— SAN. SEWER CLEANOUT —	— SETBACK —
— MAILBOX —	— LANDSCAPE BUFFER AREA —
— CATCH BASIN —	— EASEMENT —
— SIGN —	
— WATER VALVE —	
— CONTOUR LINE —	
— PROPERTY LINE —	
— GAS METER —	
— SEWER CLEAN OUT —	
— WATER METER —	
— FENCE —	
— STORM SEWER —	
— SANITARY SEWER —	

RECEIVED
 MAY 13 2019
 PLANNING & DESIGN SERVICES
 PROJECT # 18ZONE1004



Seals

1048 E. Chestnut Street, Louisville, Kentucky 40204
 Phone: 502-585-2222 Fax: 502-581-0408 Internet: www.d4.com
 Kentucky - Indiana - Georgia - Tennessee

Mills Creek Townhomes
 9710 & 9712 Locust Lane and 9801 Watterson Trail
 Louisville, Jefferson County, Kentucky
 Owner:
 614 Development Group
 9712 Locust Lane
 Louisville, Kentucky 40299

REV #	DATE	DESCRIPTION
1	12/10/2018	Agency Revisions
2	01/14/2019	Agency Revisions
3	02/04/2019	Agency Revisions
4	03/11/2019	Agency Revisions
5	03/18/2019	Agency Revisions
6	04/22/2019	Edits/Revisions
6	05/13/2019	Plan Revisions

Job No: 18306.000
 Date: November 12, 2018
 Scale: 1" = 30'
 Drawn By: AWB
 Checked By: AWB
 Drawing Title: Mills Creek Townhomes
 Rezoning Plan
 Drawing No: 1 of 1

18ZONE1004