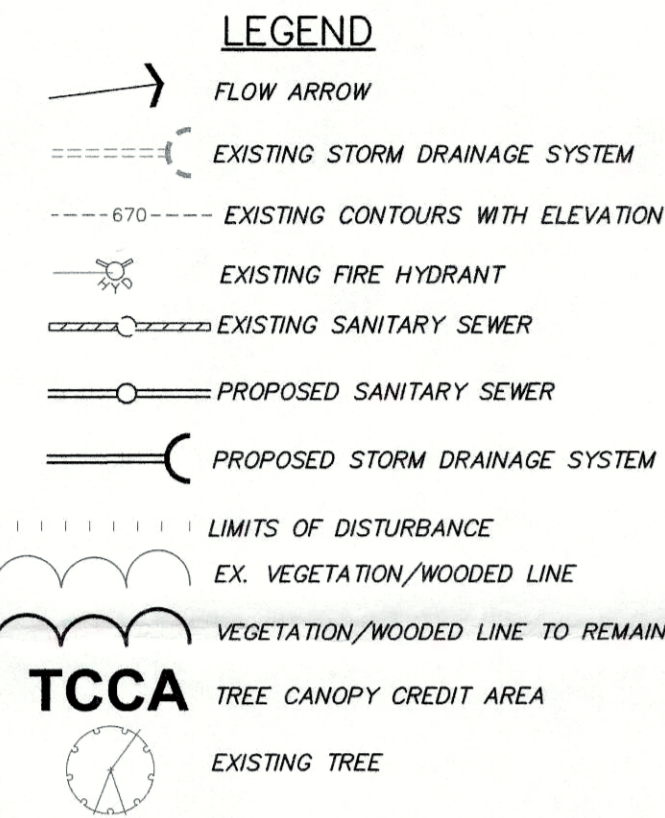




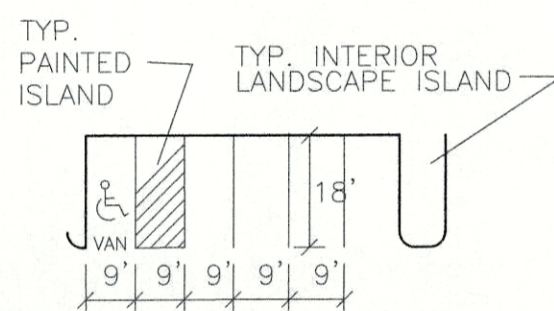
**UTILITY WARNING**  
 THE UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. CONTACT KENTUCKY 811-TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123 PRIOR TO ANY CONSTRUCTION ACTIVITY.



**MSD STANDARD EROSION CONTROLS**

△	SILT FENCE
△	STONE BAG INLET PROTECTION
△	CONSTRUCTION ENTRANCE

- IMPERVIOUS AREA**
- TOTAL SITE AREA = 15,194 SF (0.35 AC)
  - LIMITS OF DISTURBANCE = 13,170 SF (0.302 AC)
  - TOTAL IMPERVIOUS AREA (EXISTING) = 2,695 SF (0.062 AC)
  - INCREASE OF IMPERVIOUS AREA = 6,231 SF (0.143 AC)
  - TOTAL IMPERVIOUS AREA (PROPOSED) = 8,926 SF (0.205 AC)



**TYPICAL PARKING DETAIL**

**MSD REGIONAL FACILITIES FEE**

$$(C_{post} - C_{pre}) \times (2.8/12) \times (\text{Area in Acres}) = \text{Volume (AC-FT)}$$

$$(0.90 - 0.30) \times (2.8/12) \times (0.143) = 0.02002 \text{ AC-FT}$$

$$0.02002 \text{ AC-FT} \times 43,560 \text{ SF/AC} = 872 \text{ CU-FT}$$

$$\text{FEE} = \$0.50 \times 872 \text{ CU-FT} = \$436.04$$

**EROSION PREVENTION AND SEDIMENT CONTROL NOTE**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

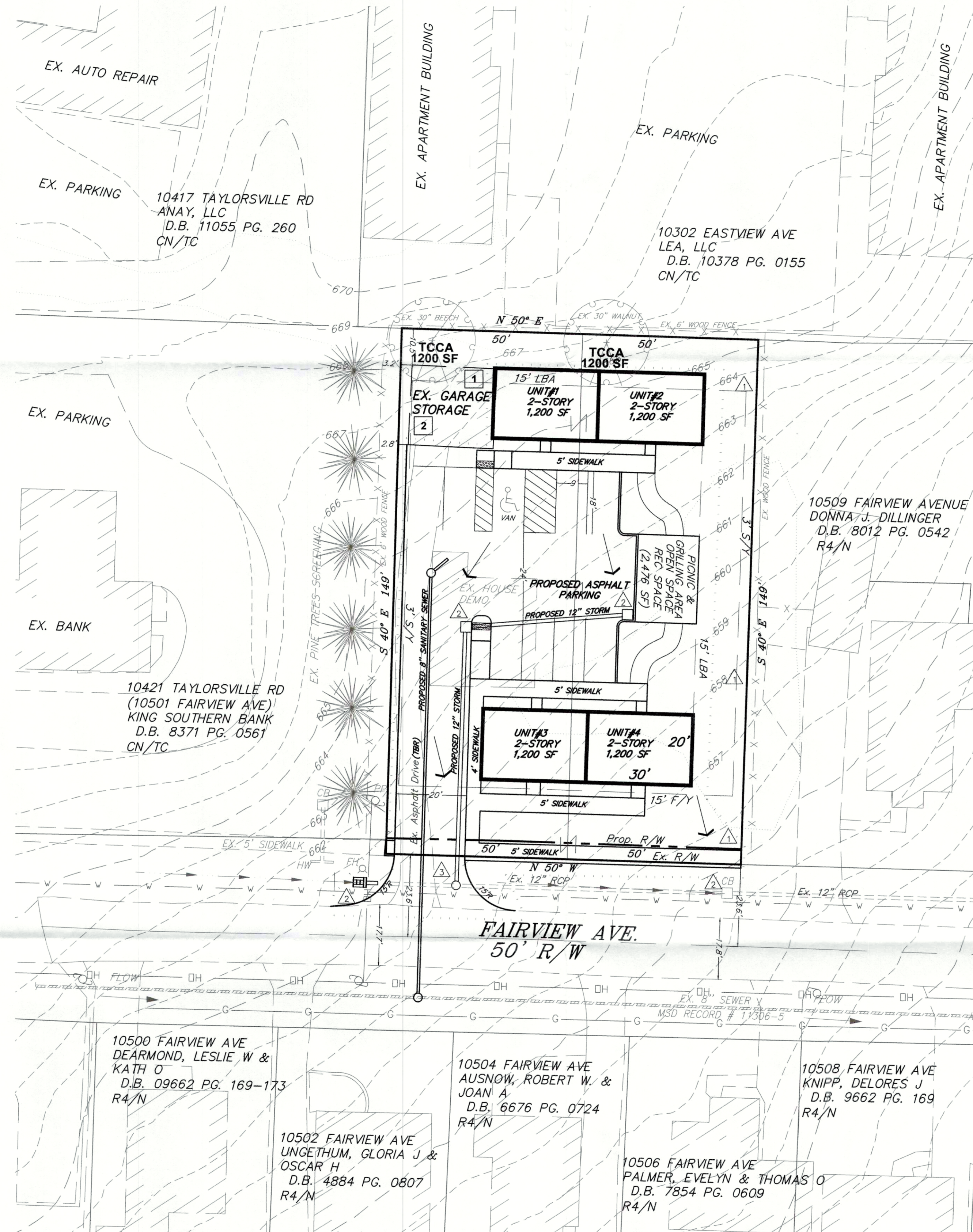
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

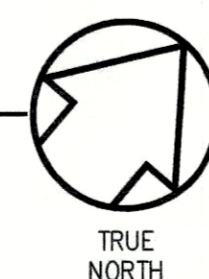
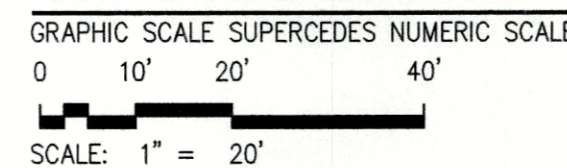
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

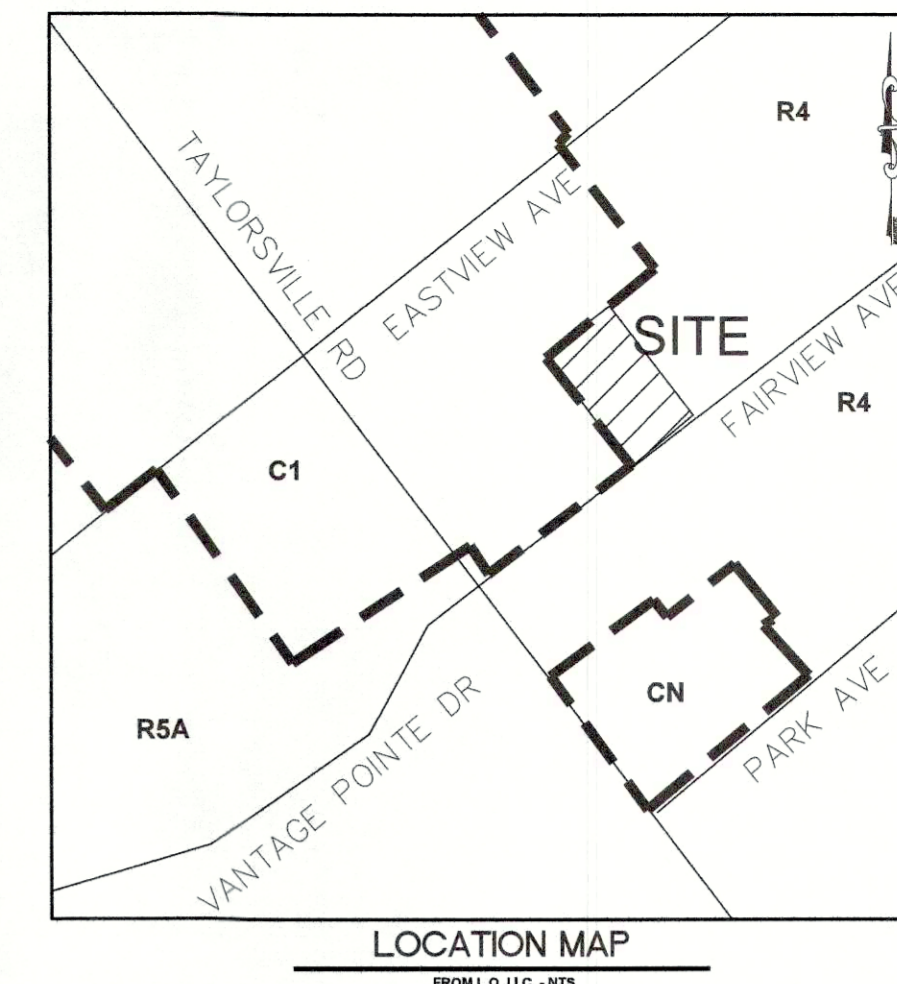


**SITE PLAN**



**VARIANCES/WAIVERS REQUESTED:**

- Waiver to eliminate the 15' landscape buffer due to existing garage along the north property line, and proposed depth of units. Landscaping will be provided within the 10' area.
- Variance to allow the existing garage that will be converted to storage and adjoin the proposed units to encroach into the 3' side yard setback.



**PROJECT DATA**

EXISTING ZONING & FORM DISTRICT	= R-4 / TOWN CENTER
TOTAL SITE AREA	= 0.349 (15,194 SF)
Lot A-10503 FAIRVIEW	= 0.178 ACRES (7,742 SF)
Lot B-10505 FAIRVIEW	= 0.171 ACRES (7,452 SF)
EXISTING USE	= SINGLE FAMILY
PROPOSED TOWNHOMES	= R5A / TOWN CENTER
PROPOSED (4) UNITS AT 1,200 SF EA.	= TOTAL 4,800 SF
BUILDING HEIGHT	= 2 STORY
FAR (MAX 0.5)	= 0.316
DENSITY (4) UNITS/0.349 ACRES	= 11.46 UNITS/ACRE (12.01 D.U./ACRE MAXIMUM R5A)
PARKING REQUIRED	= 6 SPACES
TOWNHOMES	= 12 SPACES
MINIMUM (1.5 x 4 DWELLING UNITS)	= 9 SPACES (INCL 1 HANDICAP SPACE)
MAX (3 x 4 DWELLING UNITS)	= EXEMPT PER CHAPTER 9.2.5.A.
TOTAL PARKING PROVIDED	
TOTAL BICYCLE PARKING REQUIRED	
VEHICULAR USE AREA (VUA)	= 4,448 SF

**TREE CANOPY**

TCPA CATEGORY	CLASS "C"=20%
SITE AREA	15,194 S.F.
EXISTING TREE CANOPY PRESERVED	2400 S.F. (15.80%)
TOTAL TREE CANOPY COVERAGE AREA REQ.	3039 S.F. (20%)
ADDL TREE CANOPY COVERAGE TO BE PROVIDED	639 S.F. (4.21%)

**GENERAL NOTES**

- "TREE PROTECTION FENCING SHALL BE ERECTED ADJACENT TO ALL TREE PROTECTION AREAS (TPAS) PRIOR TO SITE DISTURBANCE ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS. ALL TREE PROTECTION FENCING SHALL BE LOCATED AT LEAST 3 FEET FROM THE OUTSIDE EDGE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. WHEN TREES MUST BE REMOVED IN A TPA, THE FENCE SHALL BE RELOCATED TO PROTECT ALL REMAINING TREES WITHIN THAT TPA. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITY SHALL BE PERMITTED WITHIN THE FENCED AREA."
- TOPOGRAPHIC INFORMATION DEPICTED HEREON WAS DERIVED FROM LOJIC MAPPING AND TOPOGRAPHIC SURVEY PREPARED BY ETS SURVEYING.
- NO SENSITIVE FEATURES ON THE SITE.
- WATER SERVICE BY LOUISVILLE WATER COMPANY.
- SITE IS LOCATED WITHIN THE JEFFERSONTOWN FIRE PROTECTION DISTRICT.
- THE SITE IS LOCATED WITHIN METRO COUNCIL DISTRICT 20
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS' DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- SITE MAY BE SUBJECT TO REGIONAL FACILITY FEES. DOWNSTREAM ANALYSIS IS REQUIRED DOWN TO INTERMITTENT BLUELINE STREAM. DOWNSTREAM IMPROVEMENTS OR DETENTION MAY BE REQUIRED. JEFFERSONTOWN APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOODPLAIN PER FIRM MAP NO. 21111C0063E.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ALL CONSTRUCTION AND TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.
- CONSTRUCTION PLANS, PERMIT, AND BOND WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- OBTAIN AN ENCROACHMENT PERMIT FROM JEFFERSONTOWN FOR ALL WORK WITHIN THE FAIRVIEW AVENUE RIGHT-OF-WAY.
- MSD SANITARY SEWERS ARE AVAILABLE BY LATERAL EXTENSION, SUBJECT TO FEES AND CHARGES.
- THERE SHALL BE NO INCREASE IN STORMWATER RUNOFF TO THE STATE RIGHT-OF-WAY.
- NO COMMERCIAL SIGNS SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY.
- NO LANDSCAPING SHALL BE PLACED IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- SITE LIGHTING SHALL BE PLACED AS TO NOT SHINE IN THE EYES OF DRIVERS.
- AN ADDITIONAL 4.37 FEET OF RIGHT-OF-WAY TO BE GRANTED ON THIS PROJECT.
- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN, ALL APPLICABLE SECTIONS OF THE LAND DEVELOPMENT CODE (LDC) AND AGREED UPON BINDING ELEMENTS UNLESS AMENDED PURSUANT TO THE LAND DEVELOPMENT CODE. ANY CHANGES/ADDITIONS/ALTERATIONS OF THE PLAN SHALL BE SUBMITTED TO THE CITY OF JEFFERSONTOWN FOR REVIEW AND APPROVAL. ANY CHANGES/ADDITIONS/ALTERATIONS NOT SO REFERRED SHALL NOT BE VALID.
- ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH AND OTHER DEBRIS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICLE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BEFORE ANY PERMIT (INCLUDING BUT NOT LIMITED TO BUILDING, PARKING LOT, CHANGE OF USE OR ALTERATION PERMIT) IS REQUESTED:
  - THE DEVELOPMENT PLAN MUST RECEIVE FULL CONSTRUCTION APPROVAL FROM THE CITY OF JEFFERSONTOWN (10416 WATTERSON TRAIL) AND THE METROPOLITAN SEWER DISTRICT (700 WEST LIBERTY).
  - ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE KENTUCKY TRANSPORTATION CABINET OR ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE LOUISVILLE METRO PUBLIC WORKS DEPARTMENT.
- ANY AREA PROPOSED TO BE USED FOR OUTDOOR SALES, DISPLAY, OR STORAGE IN ACCORDANCE WITH SECTION 4.4.8 SHALL BE ACCURATELY DELINEATED ON THE DEVELOPMENT PLAN.

PREVIOUS CASES: NONE

RECEIVED  
 NOV 25 2010  
 PLANNING &  
 DESIGN SERVICES

18-0028

**REVISIONS**

Date	Description	By
6/19	AGENCY COMMENTS	CTC
11/19	ADDED WAIVER & VARIANCE	CTC

**BlueStone**  
 Engineers, PLLC  
 3703 Taylorsville Road, Suite 205  
 Louisville, Kentucky 40220  
 (502) 292-9288  
 www.bluestoneengineers.com

OWNER/DEVELOPER:  
 THOMPSON KRISTY L &  
 FIGUERA PABLO ARTURO  
 10009 BELLTOWER CT, LOUISVILLE KY 40299

DATE

SIGNATURE

**FAIRVIEW AVENUE TOWNHOMES**

TITLE

SITE INFO

10503-10505 FAIRVIEW AVENUE - 40299  
 D.B. 10840 PG. 0157 / TAX BLOCK 0495 LOT 0018

**REZONING PLAN**

SHEET NO.

**1 OF 1**

DATE: 9-28-18

DRAWN BY: ACW CHECKED BY: CTC

MSD WM#11900