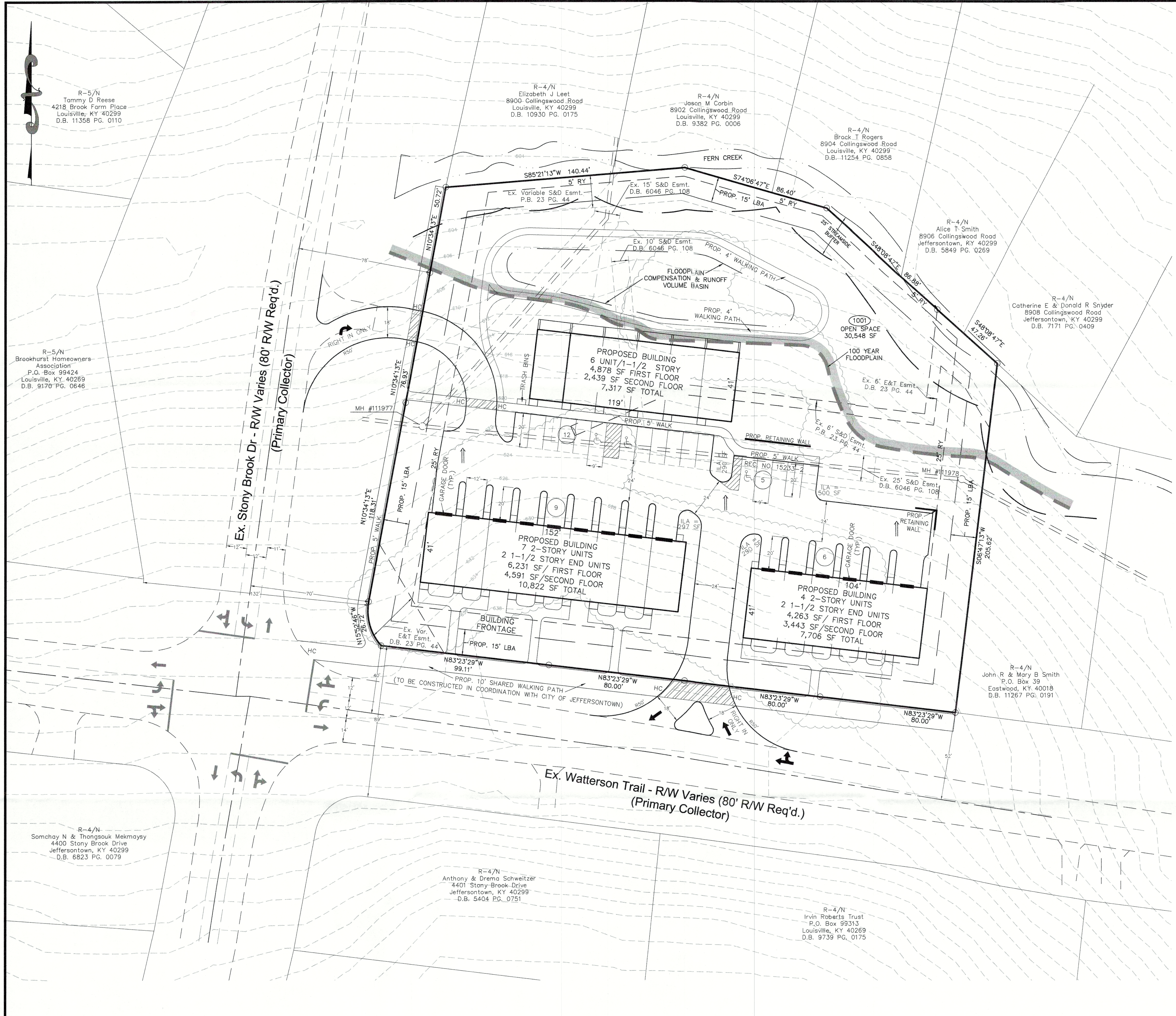
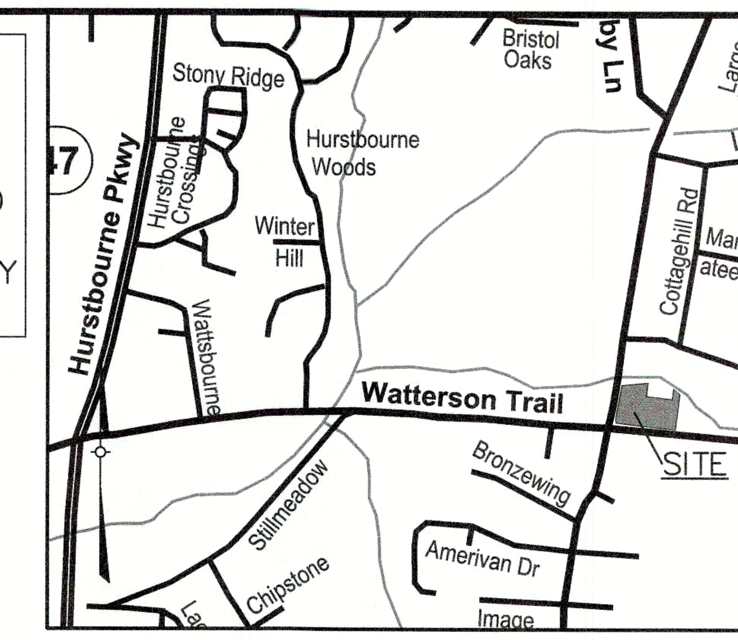


SITE IS LOCATED IN JEFFERSONTOWN AND IS SUBJECT TO THE LOUISVILLE METRO LAND DEVELOPMENT CODE DATED JULY 2004, WITH AMENDMENTS PER THE CITY OF JEFFERSONTOWN.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 2.14± Ac. (93,126 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-5A
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= TOWN HOMES
BUILDING HEIGHT	= 1&2 STORY (35' MAX. ALLOWED)
BUILDING FOOTPRINT	= 15,372 SF
TOTAL BUILDING AREA	= 25,845 SF
F.A.R.	= 0.28 (0.5 MAX. ALLOWED)
TOTAL NO. OF UNITS	= 21 UNITS
GROSS/NET DENSITY	= 9.81 DU/Ac. (12.01 DU/Ac. MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
1.5 SP/UNIT MIN. (21 UNITS)	= 32 SP	
3 SP/UNIT MAX. (21 UNITS)	=	63 SP

PARKING PROVIDED	
SURFACE PARING	= 32 SPACES
GARAGE PARKING	= 15 SPACES
TOTAL PARKING PROVIDED	= 47 SPACES (3 HC SPACES INCLUDED)
TOTAL VEHICULAR USE AREA	= 18,159 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,361 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 1,377 SF
OPEN SPACE REQUIRED	= 13,969 SF (15%)
RECREATIONAL OPEN SPACE REQUIRED	= 6,984 SF (50% OF OPEN SPACE REQUIRED)
OPEN SPACE PROVIDED	= 31,024 SF (33%)
EXISTING IMPERVIOUS	= 3,313 SF
PROPOSED IMPERVIOUS	= 34,687 SF (947% INCREASE)

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the right-of-way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. Construction fencing shall be erected prior to any construction or grading 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. No parking, material storage, or construction activities shall be permitted within the fenced area.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
9. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
10. City of Jeffersontown approval required.
11. Upon redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate pre-existing curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A Cross Access agreement to run with the land and in an acceptable to Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
12. Lot consolidation required prior to construction plan approval.
13. All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
14. Site will be serviced by roll out trash containers to be located in garages.
15. A site visit was conducted by Kevin Young, RLA on June 6th, 2019 and no KARST features were found.

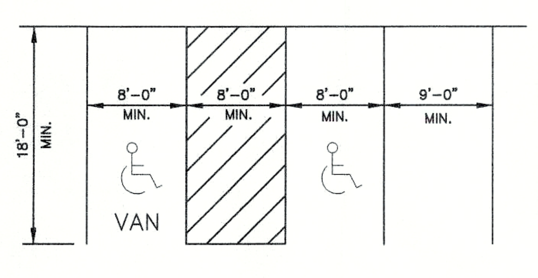
MSD NOTES:

1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
2. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request has been submitted to MSD.
3. A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0079 E dated December 5, 2006.
4. Drainage pattern depicted by arrows (⟹) is for conceptual purposes.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1.
7. All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
8. Compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
9. Lowest finished floor and machinery to be at or above 615.5.
10. KY Division of Water approval for work along the stream is required prior to MSD approval.
11. Increased run-off volume to be compensated on site at a ratio of 1.5 to 1 below the floodplain elevation. Volume shall be calculated with the regional facility fee calculation.

RECEIVED
DEC 04 2019
PLANNING & DESIGN SERVICES

LEGEND

= EXISTING CONTOUR
= EXISTING CONTOUR
= EXISTING SEWER LINE
= EXISTING 100 YEAR FLOODPLAIN
= PROPOSED DRAIN ARROW



TYPICAL PARKING SPACE LAYOUT
NO SCALE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA (CLASS C)	= 70,350 S.F.
EXISTING TREE CANOPY COVERAGE	= 45% (31,391 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 20% (14,070 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (14,400 S.F.)

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SITE ADDRESS:
4303, 4305 STONY BROOK DRIVE
LOUISVILLE, KY 40299
TAX BLOCK 1835, LOT 0314, 0318
D.B. 11267, PG. 0191
D.B. 11267 PG. 0197

SITE ADDRESS:
8601,8603,8605 & 8607 WATTERSON TRAIL
LOUISVILLE, KY 40299
TAX BLOCK 1835, LOT 0310, 0311, 0312, 0313
D.B. 11267, PG. 0191

COUNCIL DISTRICT – 11
FIRE PROTECTION DISTRICT – JEFFERSONTOWN
MUNICIPALITY – JEFFERSONTOWN

WM #10640

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	6/24/19	REVISED PER AGENCY COMMENTS	JH
2	7/15/19	REVISED PER AGENCY COMMENTS	JH
3	11/11/19	WATTERSON TRAIL ENTRANCE ADDED	JH
4	11/27/19	RIGHT IN/RIGHT OUT ADDED/REVISED LAYOUT	JH
5	12/4/19	REVISED PER AGENCY COMMENTS	JH

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 19090-DDDP
DATE: 5-24-19
SCALE: AS SHOWN
CHECKED BY: KMY/MH
DRAWN BY: JH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
503 WASHBURN AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40222
FAX: 502.426.9375 PHONE: 502.426.9374
WEB SITE: WWW.LDD-INC.COM

DETAILED DISTRICT DEVELOPMENT PLAN
SMITH
WATTERSON TRAIL CONDOMINIUMS
OWNER/DEVELOPER
JOHN R & MARY B SMITH
P.O. BOX 39
EASTWOOD, KY 40018

JOB NO. 19090

SHEET 1 OF 1

19-ZONE-0016