

WAIVER REQUESTS

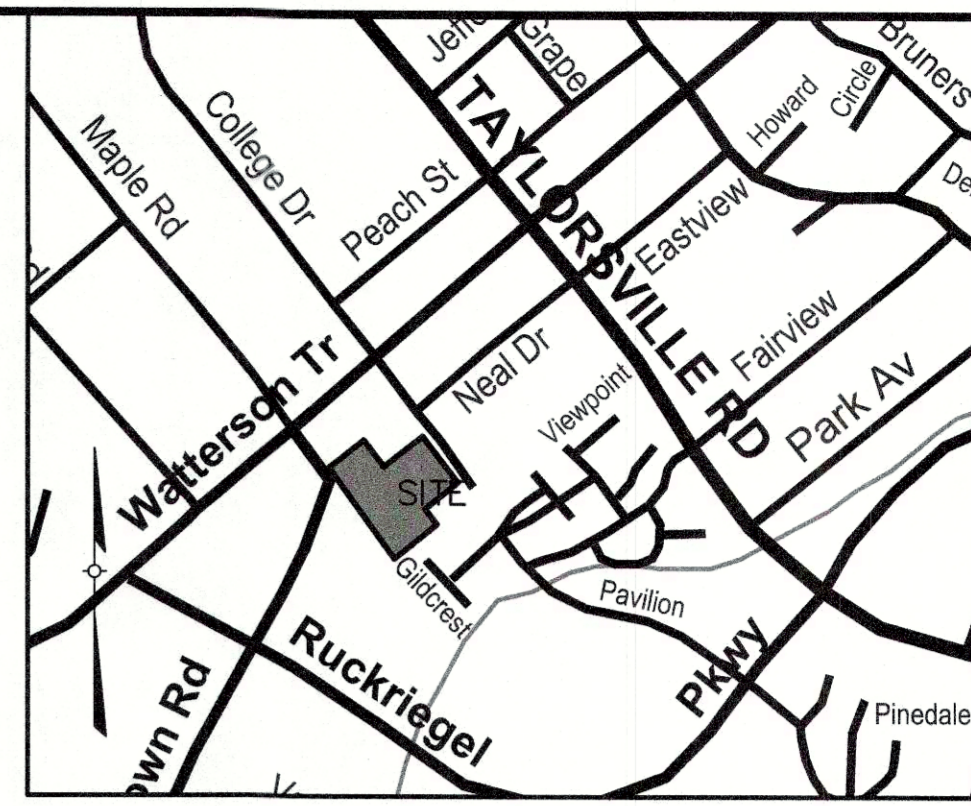
1. A Waiver is requested from Section 7.3.30.E of the Jeffersonstown Land Development Code to allow a drainage easement to overlap a rear yard by greater than 15%.
2. A Waiver is requested from Section 5.3.1.D.b of the Jeffersonstown Land Development Code to allow 5 contiguous townhome units.

VARIANCE REQUESTS

1. A Variance is requested from Section 5.1.12.2 of the Jeffersonstown Land Development Code to allow buildings to not fall within the infill front setback range.

PLANNED RESIDENTIAL DEVELOPMENT (PRD) STANDARDS (NEIGHBORHOOD)

MIN. LOT AREA	= 3,000 SF
END UNITS	= 2,000 SF
INTERIOR UNITS	= 15'
MIN. FRONT YARD	= 15'
MIN. LOT WIDTH	= 18'
MIN. SIDE YARD	= 0' BETWEEN ATTACHED UNITS
	= 5' BETWEEN END UNITS
MIN. REAR YARD	= 25'



SITE IS LOCATED IN JEFFERSONTOWN AND IS SUBJECT TO THE MAY 2021 JEFFERSONTOWN CODE.

PROJECT DATA

TOTAL SITE AREA	= 2.38± Ac. (103,796 SF)
R/W DEDICATION AREA	= 0.04± Ac. (1,833 SF)
NET SITE AREA	= 2.34± Ac. (101,963 SF)
EXISTING ZONING	= CTC-2
PROPOSED ZONING	= PRD
FORM DISTRICT	= TOWN CENTER
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= TOWNHOMES
BUILDING HEIGHT	= 28' (INFILL RANGE: 16'-28')
BUILDING AREA	= 24,490 SF
F.A.R.	= 0.24 (2.0 MAX. ALLOWED)
GROSS DENSITY	= 7.14 DU/AC. (7.26 DU AC. MAX. ALLOWED)
NET DENSITY	= 7.26 DU/AC. (7.26 DU/AC. MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
1 SP/UNIT MIN. (17 UNITS)	= 17 SP	
3 SP/UNIT S.F. MAX. (17 UNITS)		= 54 SP

TOTAL REQUIRED	= 17 MIN	54 MAX
PARKING PROVIDED	= 36 SP	(2 PER UNIT)

EXISTING IMPERVIOUS	= 325 SF
PROPOSED IMPERVIOUS	= 44,838 SF (42% INCREASE)

OPEN SPACE REQUIRED	
TOTAL AREA OF LOTS	= 48,990 SF
17 LOTS X 6,000	= 102,000 SF
102,000 - 48,990	= 53,010 SF
53010 SF / 2	= 27,035 SF

OPEN SPACE REQUIRED	= 27,035 SF
OPEN SPACE PROVIDED	= 29,400 SF

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. There shall be no commercial signs in the right-of-way.
4. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
5. 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.
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
7. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
8. 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.
9. Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
10. All off-street parking areas shall be permanently and continually maintained in good condition and free from potholes, weeds, dirt, trash and other debris.
11. The development plan must receive full construction approval from the City of Jeffersonstown (10416 Watterson Trail) and the Metropolitan Sewer District (700 West Liberty St.)
12. A site visit was conducted by Derek Triplett, RLA on 11/17/21 and no evidence of Karst features was observed.
13. All proposed roads within this development will be private, are located on Open Space 1001 and shall be maintained by the HOA.
14. This proposed development is utilizing the Neighborhood form district standards.
15. Existing trees within the Billtown Road right-of-way shall be preserved as credit for street tree requirements.
16. A fee-in-lieu of the sidewalk along Billtown Road shall be paid to the City of Jeffersonstown.

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 lateral extension and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0063 F dated February 26, 2021.
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. On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 50% of the 100 year storms or to the capacity of the down-stream system, whichever is more restrictive. Downstream improvements may be required across the unimproved alley, subject to Jeffersonstown approval prior to MSD construction plan approval.
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. 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 proper sizing of Green Best Mgmt. Practices.
9. MSD drainage bond required prior to construction plan approval.
10. Nothing shall be placed in, on, over or under the MSD sanitary sewer and drainage easement which will obstruct or interfere with the purposes of said easement. This includes but is not limited to AC/HVAC units, play ground sets, patio structures, fences, decks, accessory structures, retaining wall, footings for retaining walls or any other items that could restrict through drainage.

MAR 23 2022

PLANNING & DESIGN SERVICES

OWNER:
JEFFERSONTOWN ECONOMIC DEVELOPMENT A
10416 WATTERSON TRL
LOUISVILLE, KENTUCKY 40299

SITE ADDRESS:
3608 COLLEGE DR
LOUISVILLE, KY 40299
TAX BLOCK 45, LOT 75
D.B. 10944, PG. 568

COUNCIL DISTRICT - 20
FIRE PROTECTION DISTRICT - JEFFERSONTOWN
MUNICIPALITY - JEFFERSONTOWN

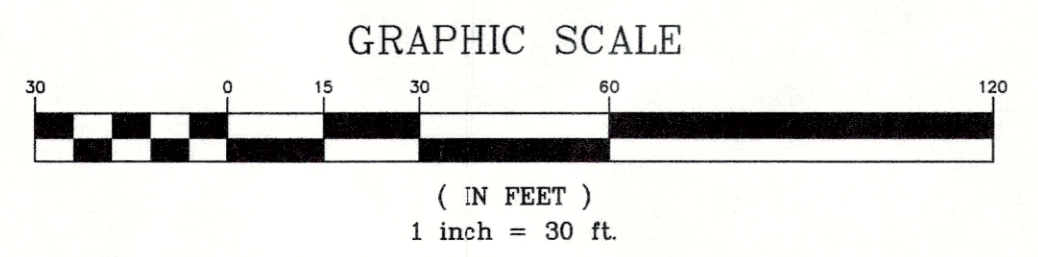
CASE: 21-ZONE-0152
WM# 12354 / 21 1147

BENCHMARK DESCRIPTIONS

- TBM#500=SQUARE CUT ON BACK OF CURB/EDGE OF SIDEWALK. SQUARE CUT IS LOCATED ON THE NORTHEAST SIDE OF COLLEGE DRIVE 120'+/- SOUTHEAST OF THE CENTERLINE OF NEIL DRIVE. ELEVATION=687.804' (NAVD 88)
- SOURCE - ELEVATIONS ARE BASED ON LOJIC MONUMENT STA018-2001. ELEVATION=641.37 (NAVD 88)

LEGEND

- PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- EXISTING STORM SEWER
- PROPOSED SEWER AND MANHOLE
- EXISTING SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE
- EXISTING WATER LINES
- EXISTING GAS LINES
- OVERHEAD ELECTRIC
- EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- TELEPHONE PEDESTAL
- EXISTING LIGHT POLE
- EXISTING WATER METER
- DRAINAGE FLOW DIRECTION



DETENTION BASIN CALCULATIONS

$$X = \Delta CRA/12$$

$$\Delta C = 0.70 - 0.23 = 0.47$$

$$A = 2.4 AC.$$

$$R = 2.8 INCHES$$

$$X = (0.47)(2.4)(2.8)/12 = 0.26 AC.-FT$$

$$\text{REQUIRED } X = 11,464 \text{ CU.FT. } X 1.5 = 17,196 \text{ CU.FT.}$$

$$\text{PROVIDED BASIN} = 11,500 \text{ SQ.FT.}$$

$$\text{TOTAL} = 11,500 \text{ SQ.FT. @ APPROX. 1.5 FT. DEPTH}$$

$$= 17,250 \text{ CU.FT.} > 17,196 \text{ CU.FT.}$$

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 103,796 SF
TOTAL TREE CANOPY AREA REQUIRED	= 10% (10,380 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 10% (10,380 SF)

REVISIONS

NO.	DATE	DESCRIPTION
1	11/22/21	PER AGENCY COMMENTS
2	12/27/21	PER AGENCY COMMENTS
3	1/24/22	PER AGENCY COMMENTS
4	1/31/22	PER AGENCY COMMENTS
5	2/14/22	PER AGENCY COMMENTS

PROJECT DATA

FILE NAME: FILE-NAME
DATE: 9/27/21
CHECKED BY: DT

SCALE: AS SHOWN
DRAWN BY: TF

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
609 WASHINGTON AVE. SUITE 100 LOUISVILLE, KENTUCKY 40202
TEL: 502-261-4444 FAX: 502-261-4444 WWW.LD&D.COM

PULTE - 3608 COLLEGE DR

OWNER/DEVELOPER
JEFFERSONTOWN ECONOMIC DEVELOPMENT A
10416 WATTERSON TRL
LOUISVILLE, KY 40299

21098

SHEET 1 OF 1