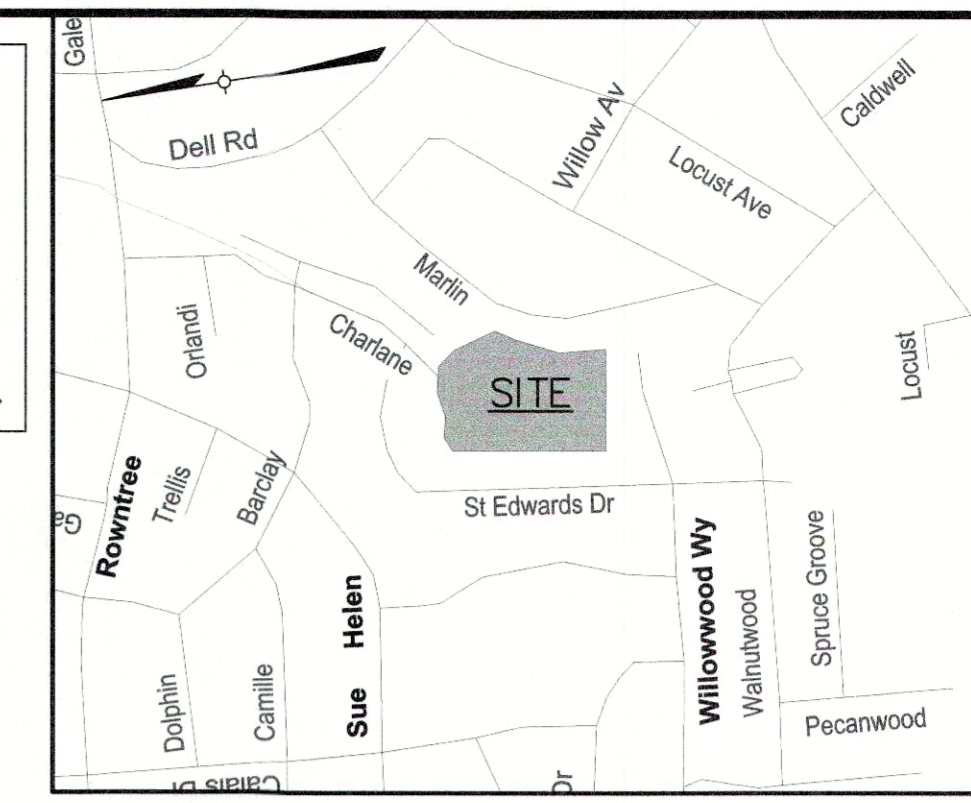


SITE IS LOCATED IN JEFFERSONTOWN AND IS SUBJECT TO THE LOUISVILLE METRO LAND DEVELOPMENT CODE DATED JULY 2004, WITH AMENDMENTS PER THE CITY OF JEFFERSONTOWN.



**PROJECT DATA**

TOTAL SITE AREA	= 5.8± Ac. (251,785 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-5A
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= NEIGHBORHOOD POOL & TENNIS COURT
PROPOSED USE	= TOWNHOMES
NO. OF UNITS	= 46 UNITS
BUILDING HEIGHT	= 2 STORY (35' MAX. ALLOWED)
BUILDING AREA	= 30,682 SF PER FLOOR (61,364 SF TOTAL)
F.A.R.	= 0.24 (0.5 MAX. ALLOWED)
DENSITY	= 7.93 DU/AC. (12.01 MAX. ALLOWED)
<b>PARKING REQUIRED</b>	
1.5 SP/46 UNITS MIN.	= 69 SP
3.0 SP/46 UNITS MAX.	= 138 SP
<b>TOTAL PARKING PROVIDED</b>	
	= 127 SPACES
	(8 HC SP INCLUDED)
<b>TOTAL VEHICULAR USE AREA</b>	
INTERIOR LANDSCAPE AREA REQUIRED	= 54,603 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 4,095 SF
<b>OPEN SPACE REQUIRED</b>	
OPEN SPACE PROVIDED	= 15% (0.87 AC. OR 37,768 SF)
	= 49% (2.97 AC. OR 129,460 SF)
	(50% RECREATIONAL = 64,730 SF)
<b>EXISTING IMPERVIOUS</b>	
PROPOSED IMPERVIOUS	= 99,973 SF
	= 95,593 SF (4% DECREASE)

**GENERAL NOTES:**

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- 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.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- City of Jefferson approval required.
- A KARST survey was conducted by Kevin Young, RLA on February 14th, 2018 and no KARST features were found.

**MSD NOTES:**

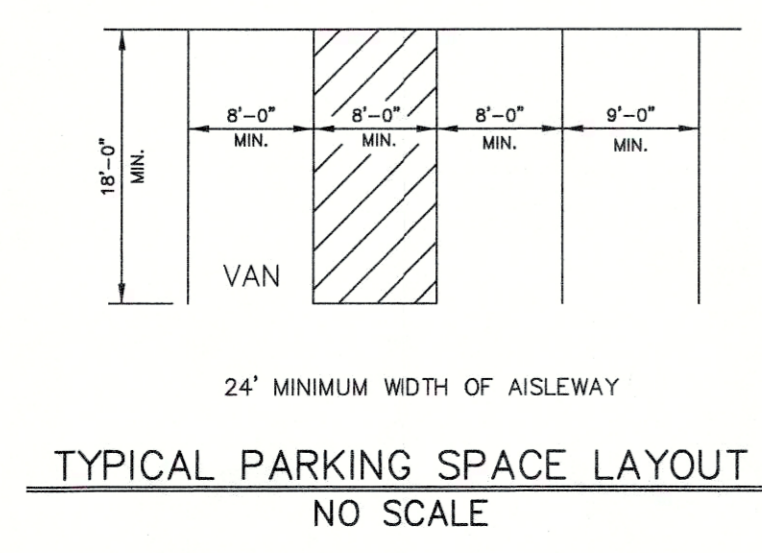
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0063 E dated December 5, 2006.
- Drainage pattern depicted by arrows (⇒) is for conceptual purposes. 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.
- If the site has thru drainage an easement plan will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for the 2, 10, 25 and 50% of the 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
- A Downstream Facilities Capacity Request was submitted on 3/1/18 to MSD. Downstream sanitary sewer capacity to be verified prior to MSD construction plan approval. Downstream improvements may be required.
- 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 Management Practices.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- ACOE AND Jefferson approval required prior to MSD construction plan approval.
- MSD Drainage bond required prior to construction plan approval.
- Site is subject plan review fees.

**MSD STANDARD EROSION CONTROLS**

	STONE BAG CHECK DAM IN CONCRETE FLUMES
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE

**LEGEND**

	PROPOSED STORM SEWER, CATCH BASIN
	EXISTING STORM SEWER, CATCH BASIN AND HEADWALL
	PROPOSED SEWER AND MANHOLE
	PROPOSED DRAINAGE SWALE
	EX. PAVEMENT



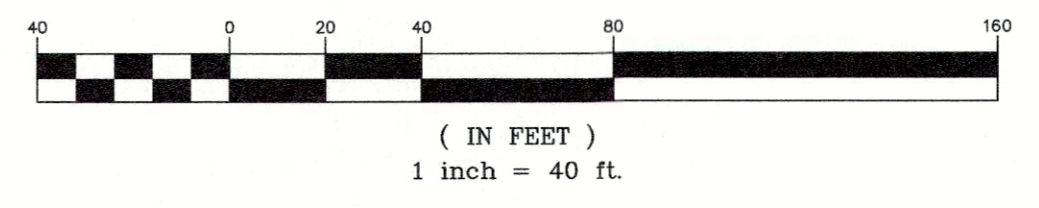
**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 251,785 S.F.
EXISTING TREE CANOPY AREA	= 10% (24,477 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 20% (50,357 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (50,400 SF)

**DETENTION BASIN CALCULATIONS**

X = Δ CRA/12  
 ΔC = 0.65 - 0.48 = 0.17  
 A = 5.8 ACRES  
 R = 2.8 INCHES  
 X = (0.17)(5.8)(2.8)/12 = 0.23 AC.-FT.  
 REQUIRED X = 10,021 CU.FT.  
 50% REDUCTION = 10,021 CU. FT. X 2 = 20,042 CU. FT.  
 PROVIDED BASIN = 12,000 SQ.FT.  
 TOTAL = 12,000 SQ.FT. @ APPROX. 2 FT. DEPTH  
 = 24,000 CU.FT. > 20,042 CU.FT.

**GRAPHIC SCALE**



OWNER: HLSC, LLC  
 2400 RIDGEMAN ROAD DAYTON, OH 45419  
 COUNCIL DISTRICT - 20  
 FIRE PROTECTION DISTRICT - JEFFERSONTOWN MUNICIPALITY - JEFFERSONTOWN

SITE ADDRESS: 3620 CHARLANE PARKWAY TAX BLOCK 0045, LOT 0520 D.B. 10597, PG. 0416  
 CASE: 18ZONE1001 WM #11586

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	2/20/18	REVISED PER AGENCY COMMENTS	KMY
2	3/19/18	REVISED PER AGENCY COMMENTS	KMY
3	8/31/18	ADDED TOWNHOMES	KMY
4	9/24/18	REV. BLDG FOOTPRINT/ADDED UNITS	

PROJECT DATA  
 FILE NAME: 17111-DDDP  
 DATE: 1/9/18  
 SCALE AS SHOWN  
 CHECKED BY: KMY  
 DRAWN BY: JH/BB/AH

DETAILED DISTRICT DEVELOPMENT PLAN  
**3620 CHARLANE PARKWAY**  
 DEVELOPER: ELDER CONSTRUCTION  
 10197 BUNSEN WAY  
 LOUISVILLE, KY 40299

**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
 605 W. HIGHWAY 278, SUITE 100, DAYTON, OH 45424  
 TEL: 513.241.4278 FAX: 513.241.4279  
 WEB SITE: WWW.LD-D.COM

RECEIVED  
 SEP 24 2018  
 DESIGN SERVICES

JOB NO. 17111  
 SHEET 1 OF 1

18zone1001