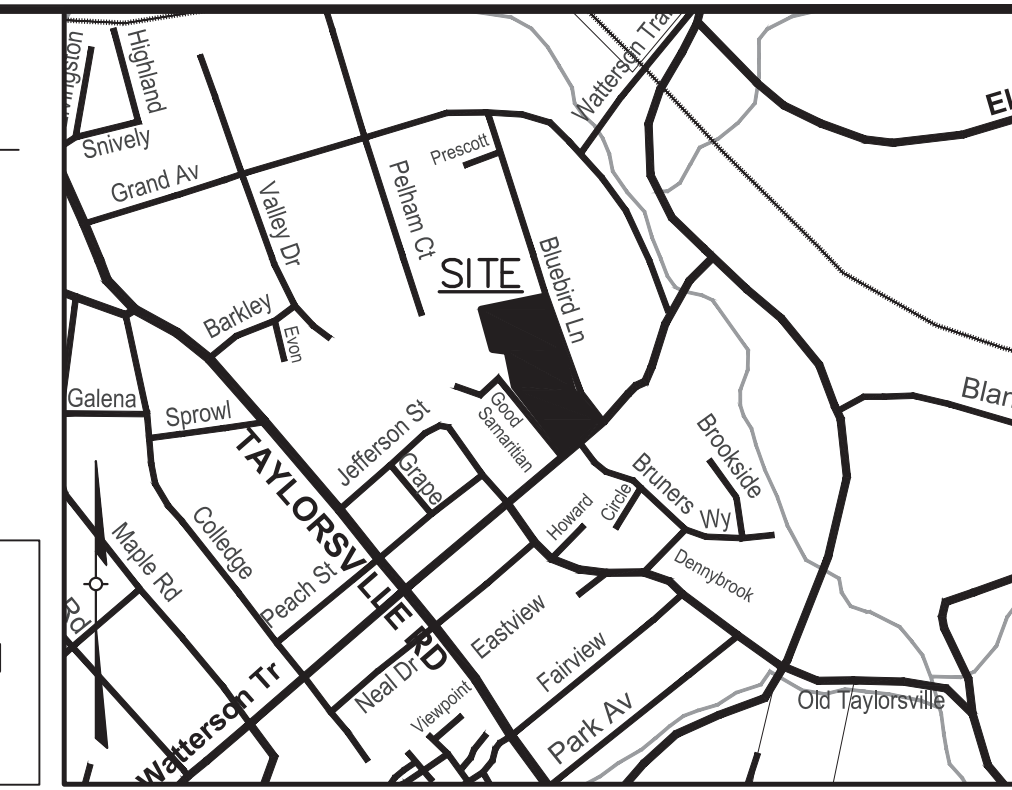


WAIVER REQUEST

A WAIVER IS BEING REQUESTED FROM LDC SECTION 10.2.4 TO WAIVE THE PROPERTY PERIMETER LANDSCAPE BUFFER AREA INTERNAL TO THIS DEVELOPMENT.



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

PROJECT DATA

TOTAL SITE AREA	= 5.45± Ac. (237,263 SF)
EXISTING ZONING	= OR-3/R-7
FORM DISTRICT	= TOWN CENTER
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MULTIFAMILY RESIDENTIAL
BUILDING HEIGHT	= 45' (45' MAX. ALLOWED)
TOTAL BUILDING FOOTPRINT	= 51,982 SF
TOTAL BUILDING AREA	= 207,928 SF
TOTAL # UNITS	= 161 UNITS
F.A.R.	= 0.9 (1.0 MAX. ALLOWED)
DENSITY	= 34.7 DU/AC. (34.8 DU/AC. MAX. ALLOWED)
PARKING REQUIRED	
1.5 SP / 1 D.U. MIN.	= 242 SP
3 SP / 1 D.U. MAX.	= 483 SP
PROPOSED PARKING	
RECREATIONAL OPEN SPACE REQUIRED	= 289 SPACES
ADA SPACES	= 7 SPACES
PARKING PROVIDED	= 252 SPACES
OPEN SPACE REQUIRED	
OPEN SPACE PROVIDED	= 23,726 SF (10% OF LOT AREA)
RECREATIONAL OPEN SPACE REQUIRED	= 38,781 SF (12,108 SF BALCONIES/PATIOS, MIN. 5' X 10')
RECREATIONAL OPEN SPACE PROVIDED	= 11,863 SF (50% OF REQUIRED)
TOTAL VEHICULAR USE AREA	
INTERIOR LANDSCAPE AREA REQUIRED	= 100,270 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 7,250 SF (7.5%)
EXISTING IMPERVIOUS	
PROPOSED IMPERVIOUS	= 6,810 SF
	= 161,637 SF (INCREASE)

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.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- 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.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- 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.
- Benchmark, boundary and topographical information shown hereon were derived from survey data.
- Street trees to be planted in a manner that does not affect public safety or hamper sight distance. Final location will be determined during construction approval process.
- Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
- Karst features were not observed on site per the Geotech report.
- Existing sidewalks along Bluebird Lane shall be repaired or replaced to meet Jefferson Public Works Standards.
- 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 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.
- Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:
- The development must receive full construction approval from the City of Jeffersontown (10416 Wattersson Trail) and the Metropolitan Sewer District (700 West Liberty Street).
- Encroachment permits must be obtained from the City of Jeffersontown Public Works Department.
- A cross access easement agreement must be approved by legal counsel prior to obtaining a building permit.

MSD NOTES:

- MSD drainage bond required prior to construction plan approval.
- 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.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request was submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0063 F & No. 21111 C 0064 F dated February 26, 2021.
- Drainage pattern depicted by arrows (=>) is for conceptual purposes.
- 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 2,10,25, and 50% of the 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
- 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.
- 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.
- Site is subject to Jefferson approval prior to construction plan approval.
- Improvements to the existing drainage ditch along the Bluebird Lane road frontage and downstream drainage to be provided.

FIRE NOTES:

- The subject property is located within the Jeffersontown jurisdiction.
- Local fire authority jurisdiction (AHJ) contact information: Tom Carroll tcarroll@jeffersontownfire.com.
- Hydrants: Prior to the combustible phase of construction, an adequate water supply including accessible hydrants for firefighting purposes must be made available, and no utilities shall be connected to the structure until adequate supply is provided (LMCO 94.81).
- Gates: No gates shall be installed which limit or restrict access to a residential area, except as approved by AHJ of the referenced Fire District.
- Emergency Responder Radio Coverage: Emergency radio systems are required to meet minimum signal strength criteria, to be confirmed via third party testing, prior to issuance of the Certificate of Occupancy in some buildings.
- Requirements of specifications of Fire Department Connections (FDC), threads, size, location, placement of the Knox Box, or firefighter Safety Building Marking Signage must be obtained from the AHJ of the referenced Fire District.
- Permitted projects shall comply with national Fire Protection Association (NFPA) 241, Standard for Safeguarding Construction, Alterations, and Demolition Operations.

TREE CANOPY CALCULATIONS (CLASS 'A')

TOTAL SITE AREA	= 5.45 ± AC (237,263 S.F.)
EXISTING TREE CANOPY AREA	= 6% (15,769 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 10% (23,726 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 10% (23,726 S.F.)

DETENTION BASIN CALCULATIONS

$$X = \Delta CRA / 12$$

$$\Delta C = 0.72 - 0.32 = 0.40$$

$$A = 5.45 \text{ ACRES}$$

$$R = 2.8 \text{ INCHES}$$

$$X = (0.40)(5.45)(2.8) / 12 = 0.2035 \text{ AC.-FT.}$$

$$\text{REQUIRED } X = 8,864 \text{ CU.FT. } \times 1.5 = 13,296 \text{ CU.FT.}$$

PROVIDED BASIN = 12,300 SQ.FT.

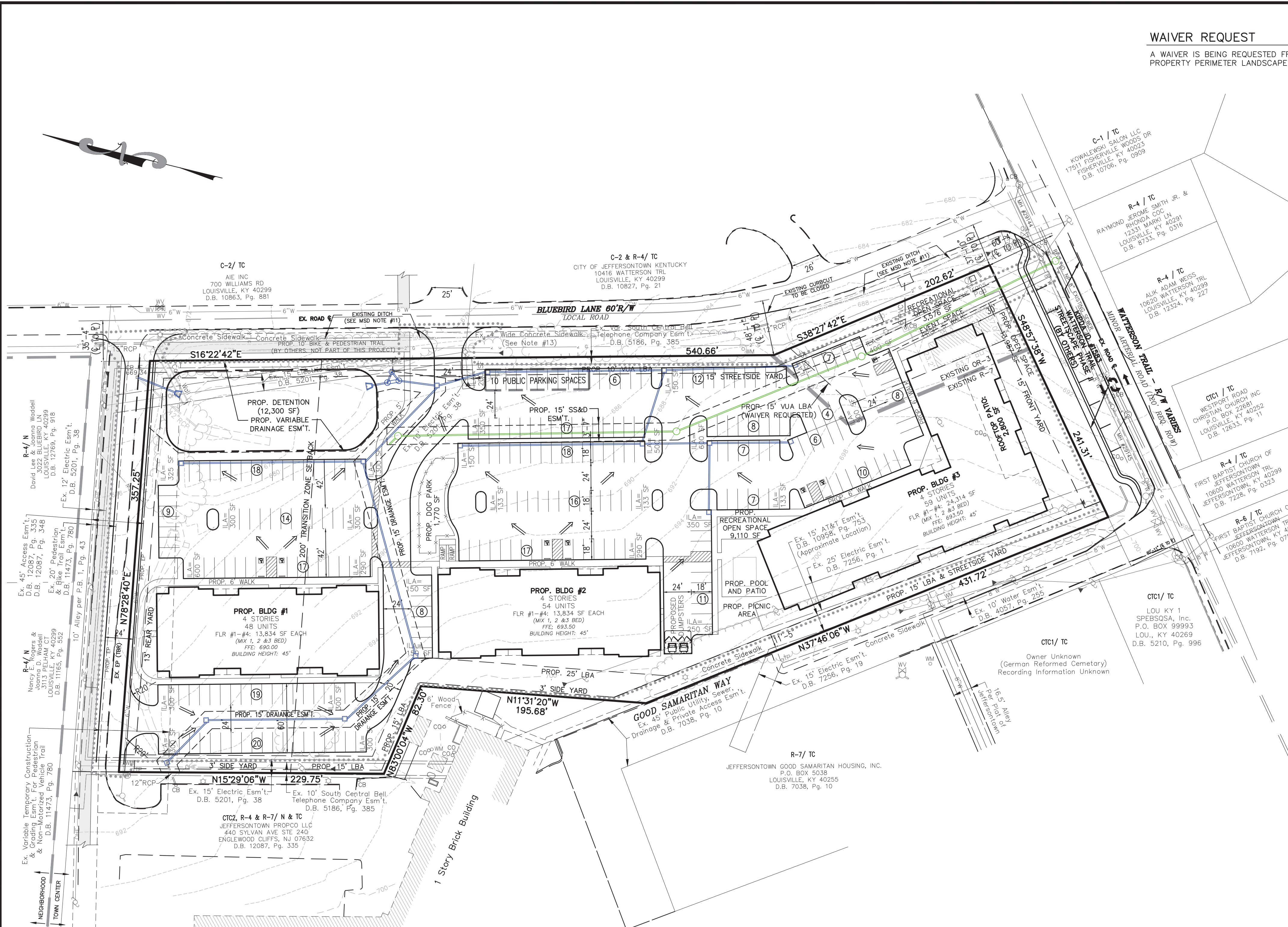
TOTAL = 12,300 SQ.FT. @ APPROX 1.5 FT. DEPTH = 18,450 CU.FT. > 13,296 CU.FT.

SITE ADDRESS:
10619 WATTERSON TRAIL
JEFFERSONTOWN, KY 40299
TAX BLOCK 0045, LOT 0937
D.B. 12239, PG. 786

COUNCIL DISTRICT - 11
FIRE PROTECTION DISTRICT - JEFFERSONTOWN
MUNICIPALITY - JEFFERSONTOWN

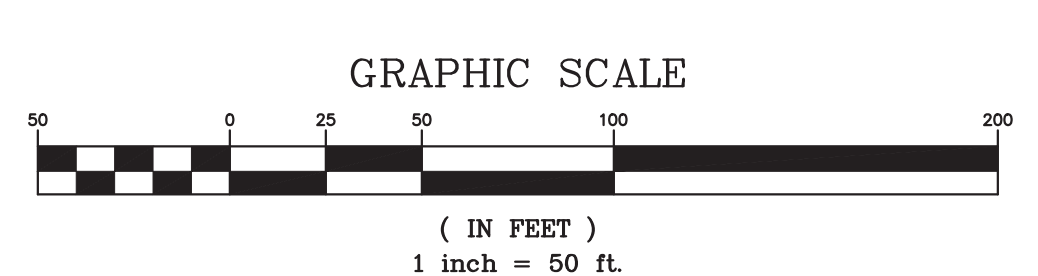
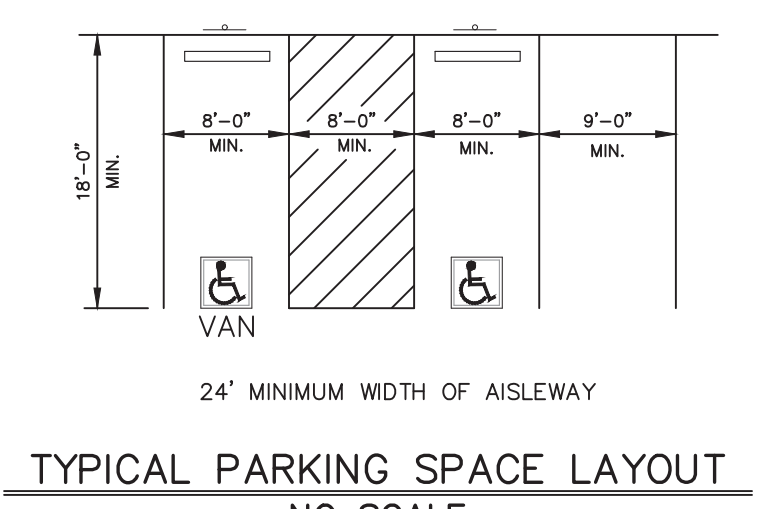
CASE #25-DDP-0094

RELATED CASE(S):
#09-053-79
#09-080-84
WM#12989



LEGEND

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- LIMITS OF DISTURBANCE
- EXISTING CONTOUR
- EXISTING STORM SEWER
- EXISTING SEWER AND MANHOLE
- EXISTING WATER LINES
- EXISTING GAS LINES
- EXISTING OVERHEAD ELECTRIC
- EXISTING SWALE
- EXISTING LIGHT POLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS METER
- EXISTING CLEAN OUT
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- ELECTRICAL TRANSFORMER
- EXISTING TELEPHONE PEDESTAL



LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
505 WARBURN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
WEB SITE: WWW.LD-D.COM

OWNER:
HAPPY KING LLC
980 SYLVAN AVE
ENGLWOOD CLIFFS, NJ 07632

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
20070#2

REVISIONS

NO.	DATE	DESCRIPTION
1	12.18.25	ADDRESSED AGENCY COMMENTS
2	01.20.26	ADDRESSED AGENCY COMMENTS
3	2.16.26	PER AGENCY COMMENTS
4	3.16.26	PER AGENCY COMMENTS
5	4.22.26	NEW BLDG FOOTPRINT

PROJECT DATA
FILE NAME: 20070#2 - R000P
SCALE: AS SHOWN
DATE: 11/24/2025
CHECKED BY: DT
DRAWN BY: ZS

PROJECT DATA
FILE NAME: 20070#2 - R000P
SCALE: AS SHOWN
DATE: 11/24/2025
CHECKED BY: DT
DRAWN BY: ZS

ENGINEER'S SEAL
SURVEYOR'S SEAL

JOB NO. **20070#2**
SHEET **1** OF **1**