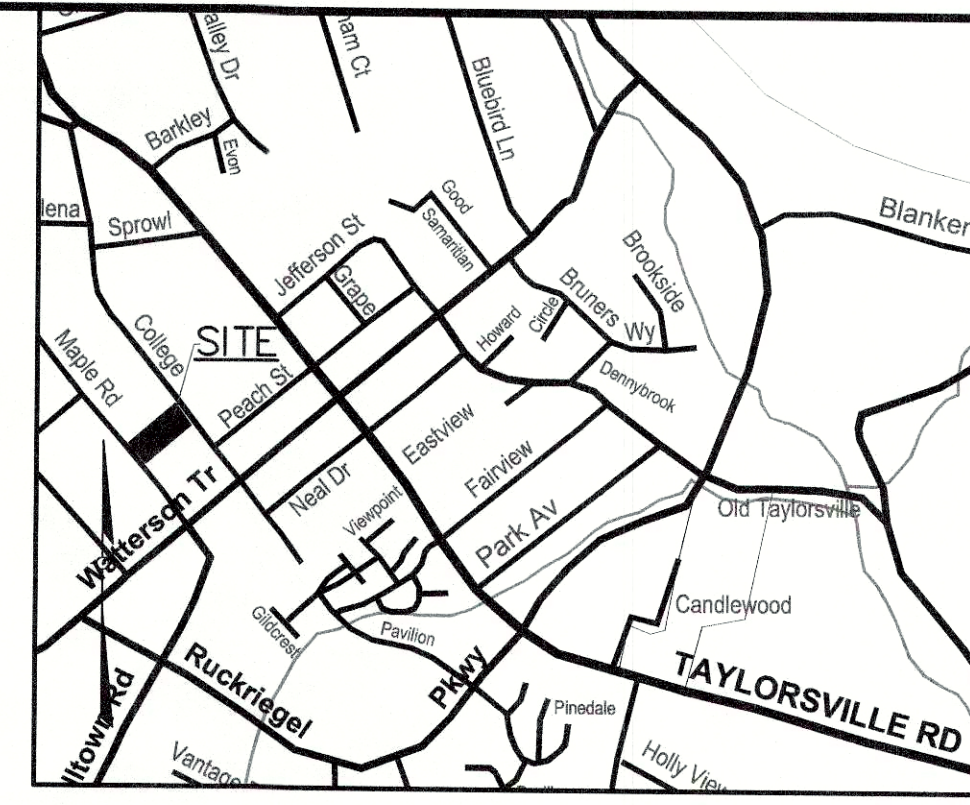
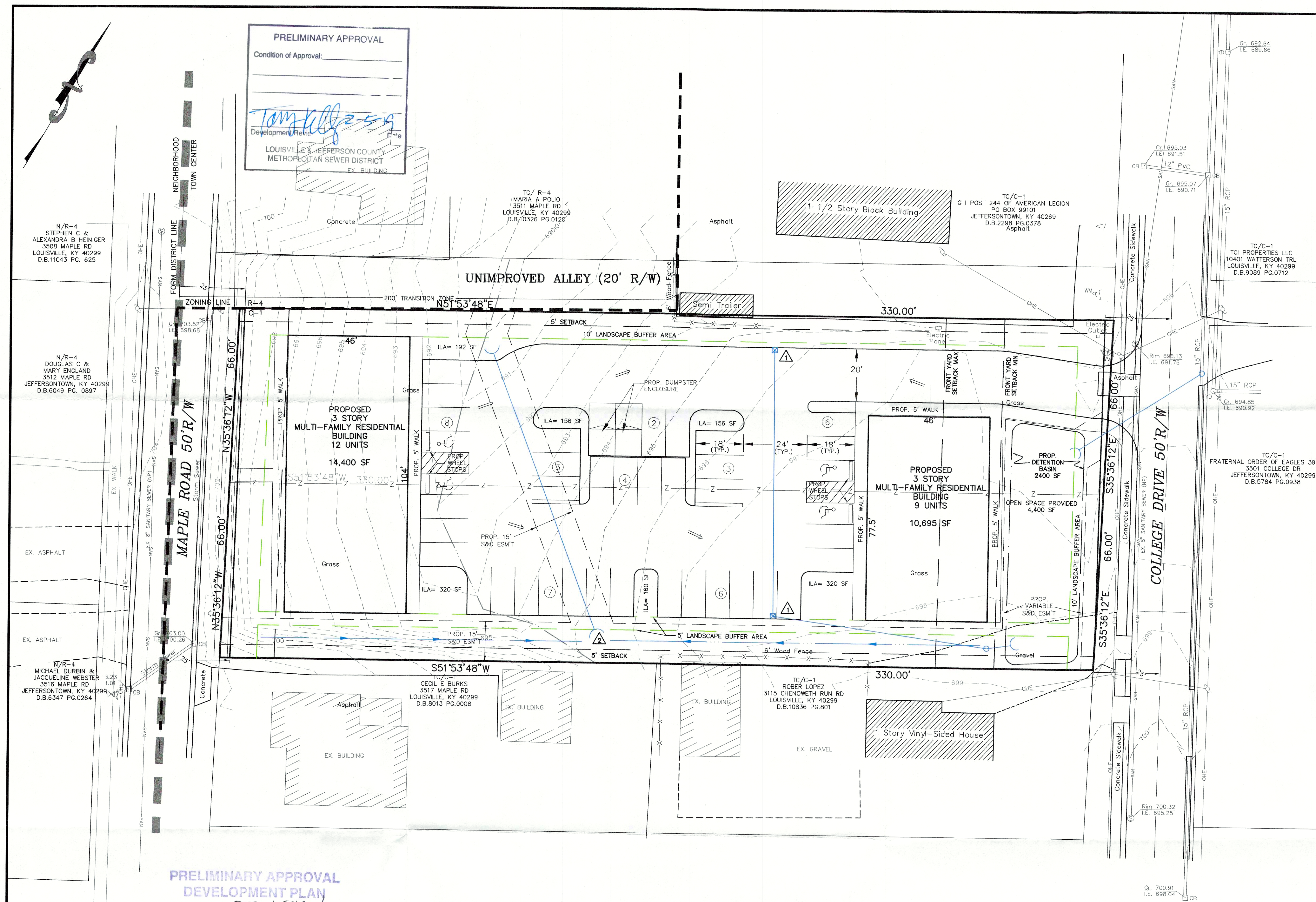




SITE IS LOCATED IN JEFFERSONTOWN AND IS SUBJECT TO THE LOUISVILLE METRO LAND DEVELOPMENT CODE DATED JULY 2004, WITH AMENDMENTS PER THE CITY OF JEFFERSONTOWN.

PROJECT DATA	
TOTAL SITE AREA	= 0.98 AC.
EXISTING ZONING	= C-1
FORM DISTRICT	= TOWN CENTER
EXISTING USE	= VACANT
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
BUILDING HEIGHT	= 3-STORIES (3-STORIES OR 45' MAX.)
BUILDING AREA	= 8,786 SF
F.A.R.	= 0.57 (1.0 MAX)
DENSITY	= 21.42 DU/AC. (34.84 DU/AC MAX)
PARKING REQUIRED	
1.5 SP/ DWELLING UNIT (21)	= MIN. 32 SP
3 SP/ DWELLING UNIT (21)	= MAX. 63 SP
TOTAL PARKING REQUIRED	
TOTAL PARKING PROVIDED	= 32 SP 63 SP
	= 39 SPACES
	(4 HC SP INCLUDED)
TOTAL VEHICULAR USE AREA	
INTERIOR LANDSCAPE AREA REQUIRED	= 16,657 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 1,249 SF (7.5%)
	= 1,304 SF
OPEN SPACE REQUIRED	
OPEN SPACE PROVIDED	= 4,352 SF (10%)
	= 4,400 SF
EXISTING IMPERVIOUS	
PROPOSED IMPERVIOUS	= 3,300 SF
	= 27,323 SF (827% 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. 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. 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 Jefferson for review and approval; any changes/additions/alterations not so referred shall not be valid.	
8. All off-street parking areas shall be permanently and continually maintained in good condition and free from potholes, weeds, dirt, trash and other debris.	
9. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:	
a. The development must receive full construction approval from the City of Jefferson (10416 Watterson Trail) and the Metropolitan Sewer District (700 West Liberty).	
b. A CH 10 Landscape Plan must be approved.	
10. Further survey work is required to accurately determine the level of encroachment of off-site buildings onto the subject property. If the encroachments are verified, action shall be taken by the adjacent property owner to move or demolish the elements.	

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 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 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.	On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
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.	No increase in velocity at the point of discharge at the property line. Energy dissipaters to be placed at the proposed outlet structure per MSD standards.
9.	Jefferson approval required for storm tie in location and capacity prior to MSD construction plan approval.

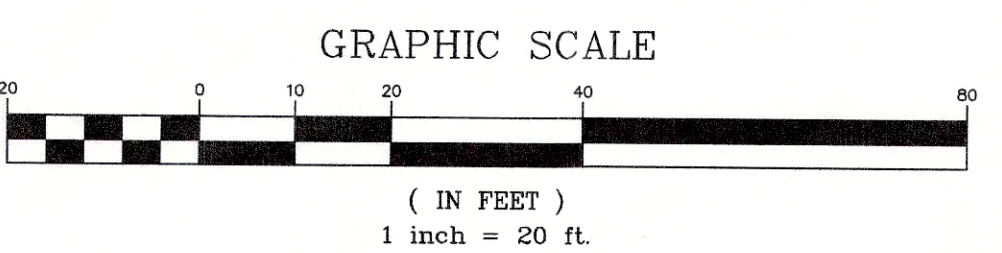
DETENTION BASIN CALCULATIONS

X = Δ CRA/12
AC = 0.85-0.30=0.55
A = 0.98 ACRES
R = 2.6 INCHES
X = (0.55)(0.98)(2.6)/12 = 0.11 AC.-FT.
REQUIRED X = 5,087 CU.FT.
PROVIDED BASIN = 2,400 SQ.FT.
TOTAL = 2,400 SQ.FT. @ APPROX. 2.5 FT. DEPTH
= 6,000 CU.FT. > 3,144 CU.FT.

TREE CANOPY CALCULATIONS

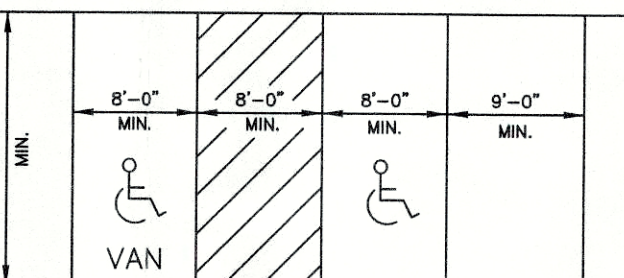
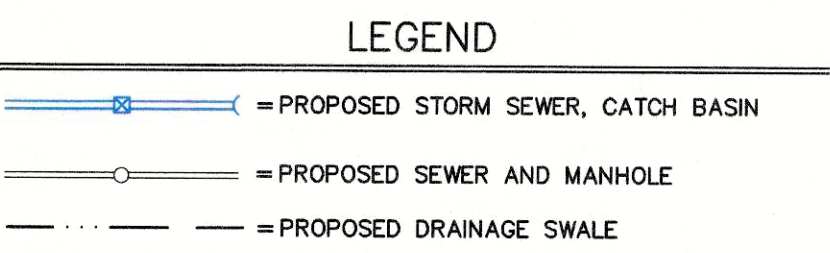
TOTAL SITE AREA = 43,518 S.F.
TOTAL TREE CANOPY AREA REQUIRED = 20% (8,704 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED = 21% (9,360 S.F.)
13 TYPE 'A' TREES @ 720 SF EACH

MSD STANDARD EROSION CONTROLS	
	STONE BAG INLET PROTECTION
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: PER J. STAN
BY: [Signature]
DATE: 02/06/19
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



TYPICAL PARKING SPACE LAYOUT NO SCALE

REVISIONS

NO.	DATE	DESCRIPTION	BY	DT
1	8-31-18	per agency comments		
2	1-7-19	unimproved alley		
3	1-28-19	per agency comments		

PROJECT DATA

FILE NAME: 1805-CAT 3 DEV PLAN
DATE: 8-2-18
CHECKED BY: DT
DRAWN BY: DT

CATEGORY 3 DEVELOPMENT PLAN

WMSATT - COLLEGE DR

OWNER/DEVELOPER
MRC DEVELOPMENT LLC
10323 LINN STATION RD
LOUISVILLE, KY 40223
D.B. 11033 PG. 899

JOB NO. 18105

SHEET 1 OF 1

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS - LAND SURVEYING - LANDSCAPE ARCHITECTURE
905 WHEATLAND BLVD. SUITE 200
EVANSVILLE, IN 47710
TEL: 812-424-9738 FAX: 812-424-9734
WEB SITE: WWW.LDD-INC.COM

RECEIVED
FEB 04 2019
PLANNING & DESIGN SERVICES

WM# 11835