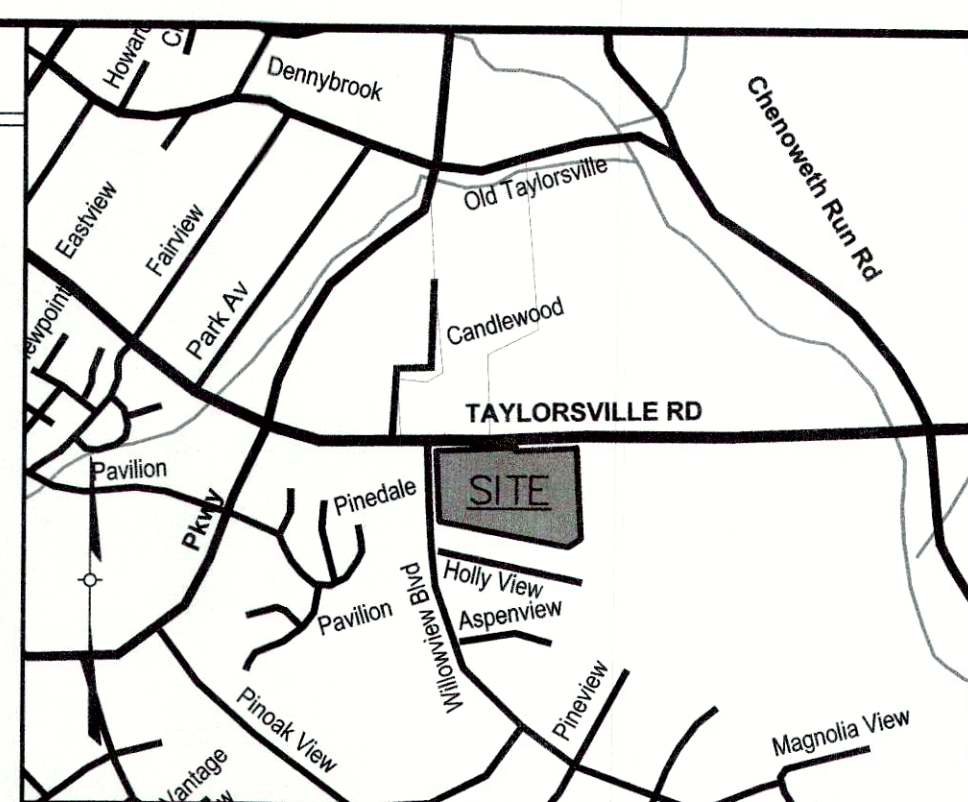


REQUIRED SETBACKS

- FRONT YARD & STREET SIDE SETBACK = 15'
- SIDE SETBACK = 0'
- REAR SETBACK = 25'



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	= 5.3± Ac. (230,846 SF)
R/W DEDICATION AREA	= 0.2± Ac. (7,773 SF)
NET SITE AREA	= 5.1± Ac. (223,053 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= PRD
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
BUILDING HEIGHT	= 2 STORY (35' MAX. ALLOWED)
TOTAL BUILDING AREA	= 87,320 SF (55,500 SF FOOTPRINT)
TOTAL NO. OF UNITS	= 37 UNITS
F.A.R.	= 0.39 (2.0 MAX. ALLOWED)
DENSITY	= 7.25 DU/AC. (7.26 DU/AC. MAX. ALLOWED)

PARKING REQUIRED

1.5 SP/UNIT MIN. (37 UNITS)	= 56 SP	MAX.
3 SP/UNIT S.F. MAX. (37 UNITS)	= 111 SP	

PARKING PROVIDED

GARAGE SPACES	= 74 SPACES (2 PER UNIT)
COMMON SPACES	= 10 SPACES
TOTAL PARKING PROVIDED	= 84 SPACES

OPEN SPACE REQUIRED

OPEN SPACE REQUIRED	= 57,930 SF
OPEN SPACE PROVIDED	= 75,041 SF

TOTAL VEHICULAR USE AREA

INTERIOR LANDSCAPE AREA REQUIRED	= 40,242 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 3,018 SF
EXISTING IMPERVIOUS	= 7,923 SF
PROPOSED IMPERVIOUS	= 119,131 SF (1,404% 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.
- State Highway encroachment permit will be required for any work in the state right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs 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.
- A Cross Access Agreement for Heichelbeck property located at 10630 Taylorville Road to be recorded prior to construction plan by Metro Public Works.
- A reciprocal cross access agreement shall be recorded for the development prior to construction plan approval by Metro Public Works.
- Topographic is derived from MSD LOJIC mapping and the Benchmark is the MSD Datum.

MSD NOTES:

- 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 approved by MSD on June 18, 2018.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0064 E dated December 5, 2006.
- Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
- If the site has thru drainage an easement plat 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, 2.5, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
- 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.
- KYTC approval required prior to MSD construction plan approval.

DETENTION BASIN CALCULATIONS

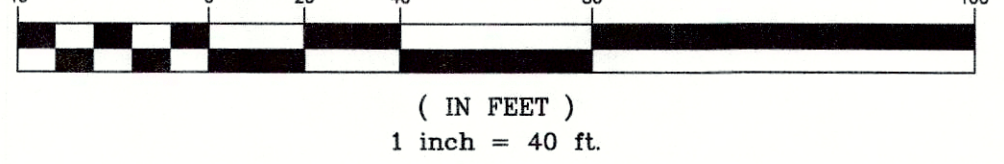
X = Δ CRA/12	
ΔC = 0.65 - 0.23 = 0.42	
A = 5.1 ACRES	
R = 2.8 INCHES	
X = (0.42)(5.1)(2.8)/12 = 0.50 AC.-FT.	
REQUIRED X = 21,780 CU.FT.	
PROVIDED BASIN = 7,000 SQ.FT.	
TOTAL = 7,000 SQ.FT. @ APPROX. 3.25 FT. DEPTH	
= 22,750 CU.FT. > 21,780 CU.FT.	

BENCHMARK DESCRIPTIONS

TBM #1=SET AT INTERSECTION OF TAYLORSVILLE ROAD AND CHENOWETH RUN ROAD IN A CONCRETE BRIDGE OVER CHENOWETH RUN CREEK

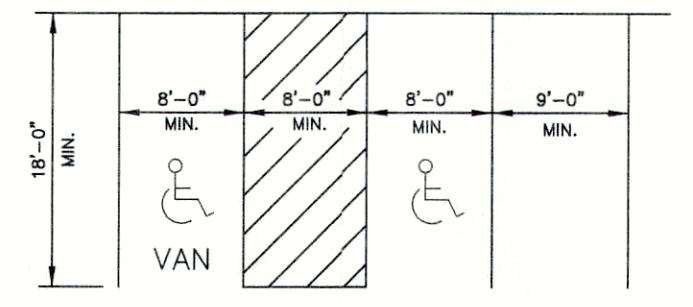
SOURCE OF BENCH MARK=LOJIC GIS MONUMENT AZI018-2001 NEAR THE INTERSECTION OF CHENOWETH RUN RD & TAYLORSVILLE ROAD. ELEVATION=596.35 (NAVD 88)

GRAPHIC SCALE



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 230,846 S.F.
EXISTING TREE CANOPY	= 38,825 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (46,169 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (46,800 S.F.)



MSD STANDARD EROSION CONTROLS

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

LEGEND

	= PROPOSED STORM SEWER, CATCH BASIN
	= PROPOSED SEWER AND MANHOLE
	= PROPOSED DRAINAGE SWALE

REVISIONS

NO.	DATE	DESCRIPTION
1	8/31/18	REVISED PER AGENCY COMMENTS
2	9-26-18	BENCHMARK & SIGNATURE ADDED
3	12-6-18	REVISED LAYOUT

PROJECT DATA

FILE NAME: 18097-BASE	SCALE: AS SHOWN
DATE: 8/31/18	DRAWN BY: JH
CHECKED BY: KMY	

PROJECT DATA

FILE NAME: 18097-BASE	SCALE: AS SHOWN
DATE: 8/31/18	DRAWN BY: JH
CHECKED BY: KMY	

LD&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
 605 WINDYBROOK BLVD., SUITE 200, LOUISVILLE, KY 40214
 FAX: 502.446.9739
 WEB SITE: WWW.LD-D.COM

DETAILED DISTRICT DEVELOPMENT PLAN

STEWART
10620 TAYLORSVILLE ROAD
 DEVELOPER
STEWART COMPANIES
 2604 CURSIDE COURT
 LEXINGTON KY 40513

JOB NO. 18097

SHEET 1 OF 1

OWNER: ALBERT L. GREGG
 10620 TAYLORSVILLE RD.
 3718 CANDLEWOOD WAY TAX BLOCK 0046, LOT 0024
 LOUISVILLE, KY 40299 D.B. 10627, PG. 0953

SITE ADDRESS: 10620 TAYLORSVILLE RD.
 3718 CANDLEWOOD WAY TAX BLOCK 0046, LOT 0024
 LOUISVILLE, KY 40299 D.B. 10627, PG. 0953

COUNCIL DISTRICT - 20 J-TOWN DOCKET #18-0015
FIRE PROTECTION DISTRICT - JEFFERSONTOWN CASE: 18Z0N1050
MUNICIPALITY - JEFFERSONTOWN MSD WM#11816