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. Potential karst features were observed on the subject property during a 12/14/20 site visit by Derek Triplett, RLA. A Geotechnical engineer shall review these features and issue recommendations prior to beginning construction.

VARIANCES REQUESTED:

1. A Variance is requested from Section 5.7.1.B.1vto exceed the 45 ft. maximum building height.
2. A Variance is requested from Section 5.4.1.E to exceed the maximum setback on Watterson Trail.
3. A Variance is requested from Section 4.4.3.1.ii to allow a wall greater than 8ft to be located with a side yard setback.

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 property service 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 00063 & 00064 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. 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. Jeffersontown approval required prior to MSD construction plan approval.

WAIVERS REQUESTED:

1. A Waiver is requested from Section 10.2 to not provide the 15' VUA LBA along Good Samaritan.
2. A Waiver is requested from Section 10.2 to allow the 15' VUA along Bluebird Ln to have greater than a 50% overlap with a utility easement
3. A Waiver is requested from Section 5.4.1.E and 5.9.2.C.4 to allow parking in front of the principle structure and to allow circulation in front of the building.

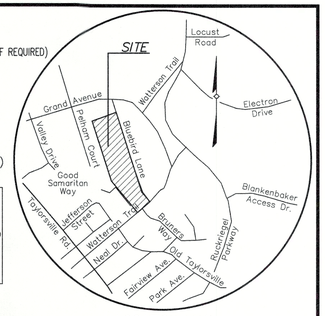
PROJECT DATA

TOTAL SITE AREA	= 5.5± Ac. (237,262 SF)	
EXISTING ZONING	= R-7	
FORM DISTRICT	= TOWN CENTER	
EXISTING USE	= VACANT/RESIDENTIAL	
PROPOSED USE	= SENIOR HOUSING	
BUILDING HEIGHT	= 48' (VARIANCE REQUESTED)	
BUILDING AREA	= 45,500 SF (FOOTPRINT)	
	= 136,500 SF (TOTAL)	
F.A.R. (136,500 / 237,262)	= 0.58	
UNITS	= 110 UNITS	
DENSITY	= 20.0 DU/Ac. (34.8 DU/Ac. MAX. ALLOWED)	

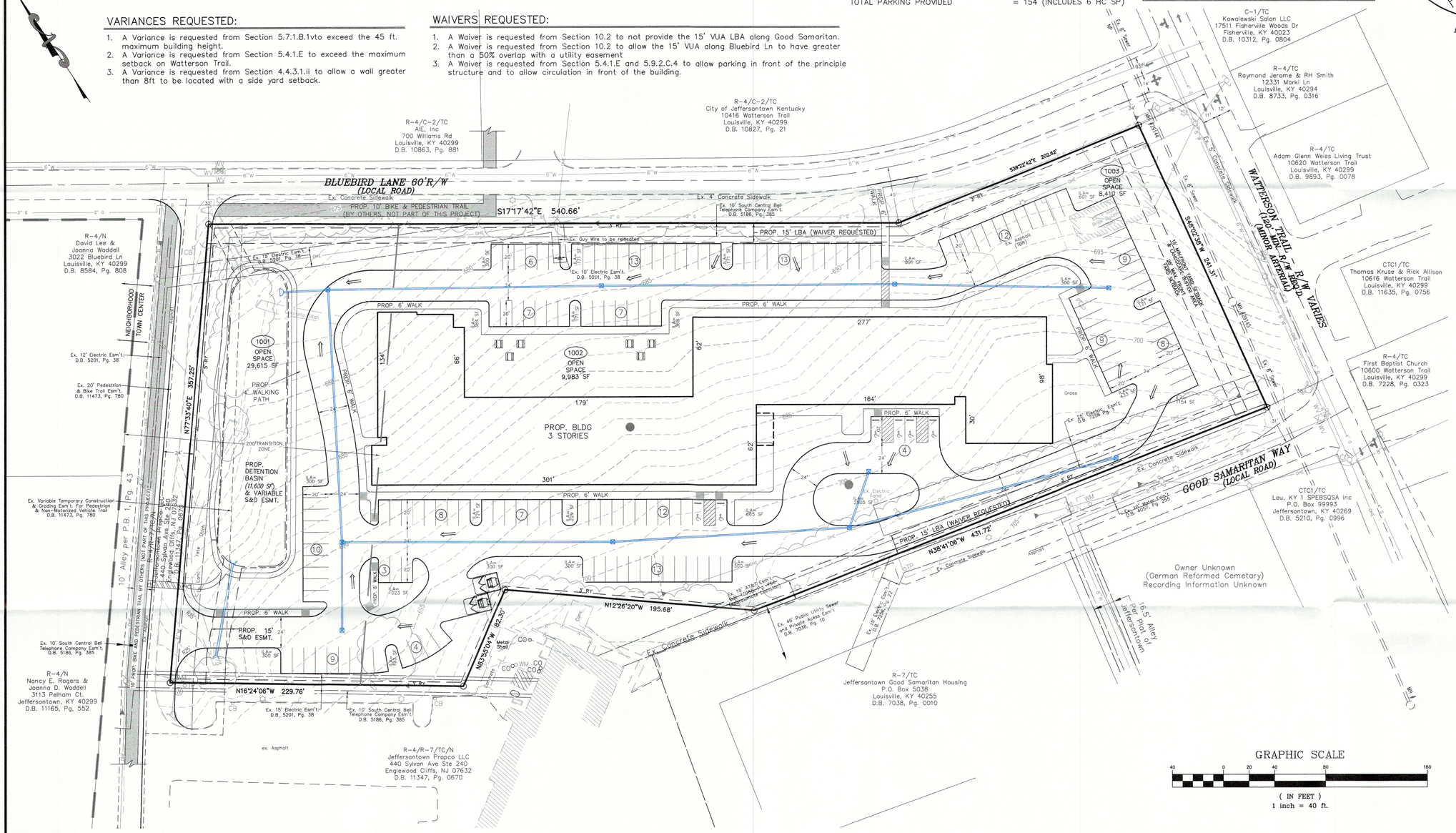
PARKING REQUIRED	MIN.	MAX.
110/0.5 S.F. MIN.	= 55 SP	
110/1.5 S.F. MAX.	=	165 SP
EMPLOYEES (10)	= 5 SP	10 SP
TOTAL PARKING REQUIRED	= 60 SP	175 SP
TOTAL PARKING PROVIDED	= 154 (INCLUDES 6 HC SP)	

OPEN SPACE REQUIRED	= 23,726 SF
RECREATIONAL OPEN SPACE REQUIRED	= 11,881 SF (50% OF REQUIRED)
OPEN SPACE PROVIDED	= 48,007 SF
TOTAL VEHICULAR USE AREA	= 81,302 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 6,098 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 11,701 SF
EXISTING IMPERVIOUS	= 7,355 SF
PROPOSED IMPERVIOUS AREA	= 228,763 SF (3,010% INCREASE)
APPROXIMATE SITE DISTURBANCE	= 5± AC.

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.

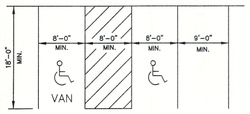


LOCATION MAP
Not To Scale



LEGEND

- PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- 722 = EXISTING CONTOURS
- = CURB RAMP
- X" W = WATER LINES
- X" G = GAS LINES
- WM = EXISTING UTILITY POLE
- = EXISTING FIRE HYDRANT
- OHE = OVERHEAD ELECTRIC
- = EXISTING GUY WIRE
- = FUTURE BIKE AND PEDESTRIAN LANE
- = POTENTIAL KARST FEATURE



24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	=	237,262 S.F.
TOTAL TREE CANOPY AREA REQUIRED	=	20% (47,452 S.F.)
EXISTING TREE CANOPY	=	13% (30,245 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	20% (47,452 S.F.)

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = 0.85-0.23=0.62
A = 5.5 ACRES
R = 2.8 INCHES
X = (C)(A)(R)/12 = (0.62)(5.5)(2.8)/12= 0.79AC.-FT.
REQUIRED X = 34,660 CU.FT.

PROVIDED BASIN = 11,600 SQ.FT.

TOTAL = 11,600 SQ.FT. @ APPROX. 3 FT. DEPTH
= 34,800 CU.FT. > 34,660 CU.FT.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

OWNER:
JEFFERSONTOWN PROPCO LLC
440 SYLVAN AVE STE 240
ENGLEWOOD CLIFFS, NJ 07632

SITE ADDRESS:
3500 GOOD SAMARITAN WAY
TAX BLOCK 0045 LOT 0119
D.B. 11347, PG. 670

SITE ADDRESS:
10619 WATTERSON TRAIL
TAX BLOCK 0045 LOT 0937
D.B. 11347, PG. 670

COUNCIL DISTRICT – 11
FIRE PROTECTION DISTRICT – JEFFERSNTOWN
MUNICIPALITY – JEFFERSONTOWN

RECEIVED
JAN 25 2021
PLANNING & DESIGN SERVICES

RELATED CASES: 09-053-79
MSD WM #10844

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	11-16-20	REVISED PER AGENCY COMMENTS	JH
2	12-14-20	PER AGENCY COMMENTS	DT

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 20070-RDDDP
DATE: 9/14/2020
SCALE: AS SHOWN
CHECKED BY: DT
DRAWN BY: BB/JH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
9375 WATERWAY AVENUE, SUITE 101 • LOUISVILLE, KENTUCKY 40223
PHONE: 502-425-7700 FAX: 502-425-0774
WEB SITE: WWW.LDD-INC.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

SKYVIEW PLACE

DEVELOPER
LDG
1469 S 4TH STREET
LOUISVILLE, KY 40208

JOB NO. 20070

SHEET 1 OF 1

20-DDP-0057