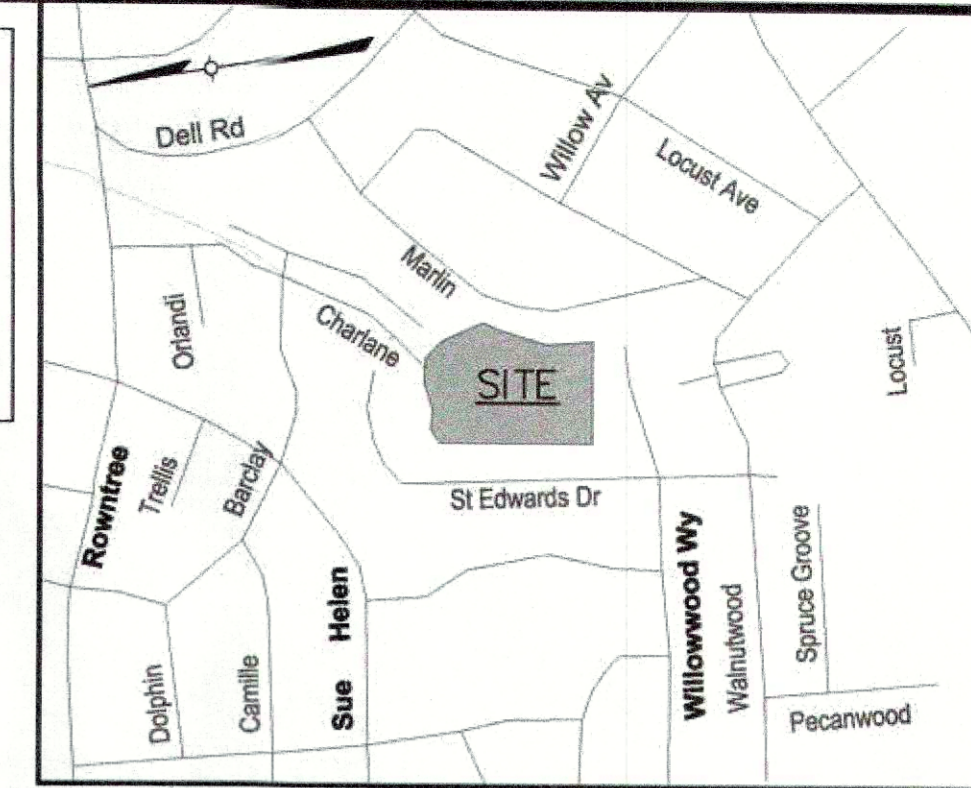


SITE IS LOCATED IN JEFFERSONTOWN AND IS SUBJECT TO THE LOUISVILLE METRO LAND DEVELOPMENT CODE DATED JULY 2021, WITH AMENDMENTS PER THE CITY OF JEFFERSONTOWN.



LOCATION MAP NOT TO SCALE

WAIVER REQUESTED:

1. A Waiver is requested from Section 10.2.4.B.1 of The Louisville Metro Land Development Code to permit a retaining wall higher than 4 ft. to be located in a 15' Landscape Buffer Area. (The Landscape Buffer Area is Required to be 25 ft wide if there is a retaining wall)

PROJECT DATA

TOTAL SITE AREA	= 5.77± Ac. (251,199 SF)
EXISTING ZONING	= R-5A
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= NEIGHBORHOOD POOL & TENNIS COURT
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
NO. OF UNITS	= 46 UNITS
BUILDING HEIGHT	= 2 STORY (35' MAX. ALLOWED)
TOTAL BUILDING FOOTPRINT	= 30,070 SF
TOTAL BUILDING AREA	= 57,190 SF
F.A.R.	= 0.22 (0.5 MAX. ALLOWED)
DENSITY	= 7.97 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 REQD 7.5%	= 55,229 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 4,142 SF
OPEN SPACE REQUIRED (15%)	= 4,489 SF
OPEN SPACE PROVIDED (#1001, 1002 AND 1003)	= 37,680 SF
RECREATIONAL OPEN SPACE REQ. (50%)	= 93,220 SF
RECREATIONAL OPEN SPACE PROV. (#1001 & 1003)	= 46,610 SF
	= 51,720 SF
<b>EXISTING IMPERVIOUS</b>	
	= 99,973 SF
<b>PROPOSED IMPERVIOUS</b>	
	= 93,743 SF (6.2% DECREASE)

RECEIVED  
SEP 08 2022  
PLANNING & DESIGN SERVICES

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. There shall be no landscaping in the Right of Way without an encroachment permit.
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. City of Jefferson approval required.
8. A KARST survey was conducted by Kevin Young, RLA on February 14th, 2018 and no KARST features were found.

MSD NOTES:

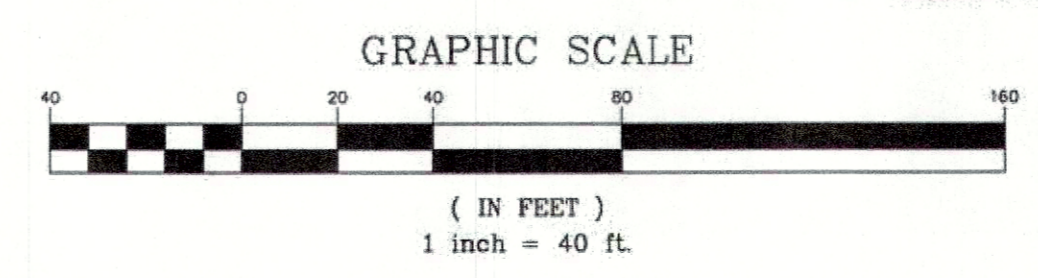
1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer Districts Design Manual and Standard Specifications.
2. Sanitary sewer service will be provided by lateral extension and subject to applicable fees and any applicable charges. Site may also be subject to MSD excess cost for upsizing the parallel sewer across the creek.
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. 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.
5. If the site has thru drainage an easement plot 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 the 2, 10, 25 and 50% of the 100 year storms or to the capacity of the down-stream structure, whichever is more restrictive.
7. A Downstream Facilities Capacity Request was approved by MSD on July 21, 2022. Downstream sanitary sewer capacity to be verified prior to MSD construction plan approval. Downstream improvements may be required.
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 Management Practices.
9. 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.
10. ACOE And Jefferson approval required prior to MSD construction plan approval.
11. MSD Drainage bond required prior to construction plan approval.
12. Site is subject plan review fee's.

TREE CANOPY CALCULATIONS

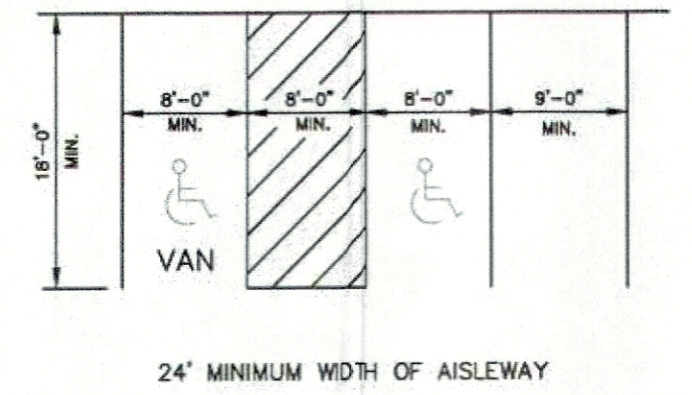
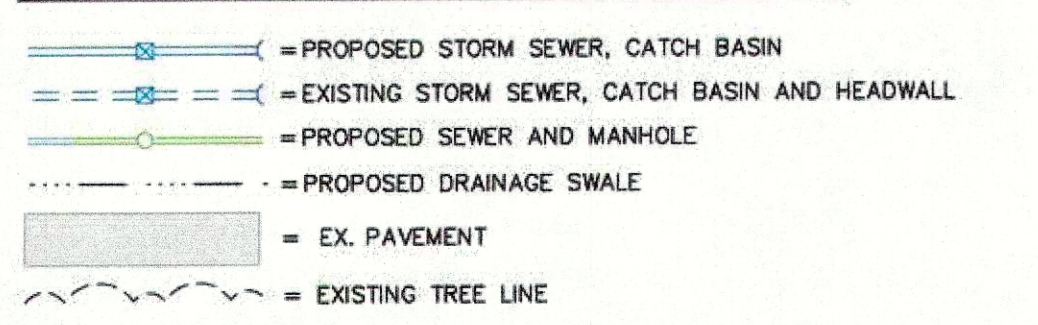
TOTAL SITE AREA	= 251,199 S.F.
EXISTING TREE CANOPY AREA	= 10% (24,477 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 20% (50,240 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (50,240 SF)

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.



LEGEND



TYPICAL PARKING SPACE LAYOUT NO SCALE

REVISIONS	
BY	DESCRIPTION
BB	PER AGENCY REVIEW COMMENTS
BB	PER AGENCY REVIEW COMMENTS
NO.	DATE
1	8/1/22
2	9/16/22

PROJECT DATA  
 FILE NAME: 17111-RDDP  
 DATE: 7/11/22  
 SCALE: AS SHOWN  
 CHECKED BY: AR  
 DRAWN BY: BB

PROJECT DATA  
 FILE NAME: 17111-RDDP  
 DATE: 7/11/22  
 SCALE: AS SHOWN  
 CHECKED BY: AR  
 DRAWN BY: BB

LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERS - LAND SURVEYING - LANDSCAPE ARCHITECTURE  
 507 WASHINGTON AVENUE SUITE 101 LOUISVILLE, KENTUCKY 40202  
 TEL: 502.261.9714 FAX: 502.261.9714

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

JOB NO. 17111  
 SHEET 1 OF 1

OWNER: CHARLANE VILLAGE LLC  
 10613 LINN STATION ROAD  
 LOUISVILLE, KY. 40223

SITE ADDRESS: 3620 CHARLANE PARKWAY  
 TAX BLOCK 0045, LOT 520  
 D.B. 12324, PG. 756

CURRENT CASE: Jeffersontown J-Docket:22-0015  
 Louisville Metro 22-DDP-0076

RELATED CASES: JEFFERSONTOWN 18-0001  
 LOUISVILLE METRO 18ZONE1001  
 WM #11586

COUNCIL DISTRICT - 20  
 FIRE PROTECTION DISTRICT - JEFFERSONTOWN  
 MUNICIPALITY - JEFFERSONTOWN