

**DETENTION CALCULATIONS**

$X = \Delta CRA/12$   
 $\Delta C = 0.45 - 0.60 = 0.15$   
 $A = 60,984 \text{ S.F.}$   
 $R = 2.8 \text{ INCHES}$   
 $X = (0.35)(60,984)(2.8)/12 = 2,134 \text{ CUBIC-FEET}$   
 $\text{REQUIRED VOLUME} = 2,134 \text{ CU.FT.}$   
 $\text{BASIN AREA} = 1,500 \text{ S.F. @ APPROX. 1.5 FT. DEPTH}$   
 $= 2,250 \text{ CU.FT.} > 2,134 \text{ CU.FT.}$

**WAIVER REQUESTED**

LBA WAIVER  
WAIVER OF OLDHAM COUNTY ZONING ORDINANCE IS REQUESTED OF DIVISION 300 LANDSCAPING REGULATIONS THAT REQUIRE A 15 FT. LBA BUFFER.

**VARIANCE REQUESTED**

SETBACK VARIANCE  
VARIANCE OF OLDHAM COUNTY PLANNING ZONING ORDINANCE IS REQUESTED FOR BUILDING SETBACK REQUIREMENT.

Revision	Date	Description	Designed By	Checked By	Approved By

**LEGEND**

EX. FIRE HYDRANT  
EX. LIGHT POLE  
EX. UTILITY POLE  
EX. PROPERTY LINE  
EX. FENCE  
EX. WATER LINE  
EX. GAS LINE  
EX. OVERHEAD ELECTRIC  
EX. UNDERGROUND ELECTRIC  
EX. SWALE  
EX. STORM SEWER  
EX. SANITARY SEWER  
EX. CONCRETE  
EX. EDGE OF PAVEMENT

PR. STORM SEWER w/ EPSC ROCK CHCK  
PR. SANITARY SEWER  
PR. PROPERTY SERVICE CONNECTION  
PR. ELECTRIC W/ TRANSFORMER  
PR. WATER LINE  
PR. GAS LINE  
PR. SWALE  
PR. CONCRETE  
PR. EDGE OF PAVEMENT  
PR. FENCE  
PR. SILT FENCE  
PR. FIRE HYDRANT  
PR. LIGHT POLE

**UTILITY NOTE:**

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) TWO (2) WORKING DAYS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.



**TEMPORARY BENCHMARKS**

TBM #1 DESCRIPTION:  
ELEVATION:  
COORDINATES:

**OWNER**

PYC LLC  
214 EAST ELM STREET  
NEW ALBANY, IN 47150  
DB 785, PG 623  
PARCEL# 01-01-00-58

**SITE DATA**

SITE AREA 1.14 ACRES  
EX. ZONING R4  
EX. LAND USE VACANT  
PR. LAND USE RESIDENTIAL  
EX. TOWNHOME UNITS 8 TOWNHOMES (#1-#8)  
PR. TOWNHOME UNITS 8 TOWNHOMES (#8-#16)  
TOTAL 16 TOWNHOMES  
BUILDING HEIGHT 2 STORIES  
TOWNHOME SOFT 1,277 SQFT

**SETBACK DATA**

BUILDING SETBACK 25'  
FRONT YARD SETBACK 25'  
SIDE YARD SETBACK 7.5'  
REAR YARD SETBACK 25'

**PARKING SUMMARY**

TOWNHOMES 16 UNITS  
PARKING PROVIDED 2 PER UNIT (1 GARAGE, 1 DRIVEWAY)

**NOTES**

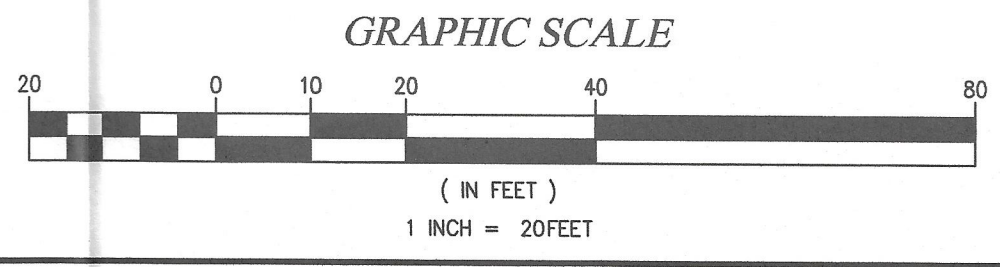
1) DRAINAGE:  
DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY AND IS BASED ON 2001 APPROVED SITE CONSTRUCTION PLANS. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO OLDHAM COUNTY ENGINEER REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH OLDHAM COUNTY ENGINEER.

2) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21185C0090D, EFFECTIVE 3/23/2021).

3) AN EPSC PLAN WILL BE SUBMITTED TO OLDHAM COUNTY ENGINEER FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.

**IMPERVIOUS AREA**

TOTAL SITE 1.14 ACRES  
TOTAL SITE DISTURBANCE PROPOSED 53,000 SF  
PREVIOUS IMPERVIOUS 10,000 SF  
PROPOSED IMPERVIOUS 22,000 SF



ENGINEER:

**HERITAGE ENGINEERING, LLC**

642 South 4th Street  
Suite 100  
Jeffersonville, IN 47130  
(502) 562-1412  
(502) 562-1413 Fax

OWNER/DEVELOPER:

**PYC LLC**

214 EAST ELM STREET  
NEW ALBANY, IN 47150

PROJECT:

**CONSTRUCTION PLANS FOR  
OLDHAM COUNTY TOWNHOMES  
VICTORY LANE  
PROSPECT, KY 40059**

**PHASE II- DEVELOPMENT PLAN**

JOB NO: 22034  
HORIZ. SCALE: 1"=20'  
VERTICAL SCALE: N/A  
DESIGNED BY: EE  
DETAILED BY: EE  
CHECKED BY: CD  
DATE: 7/16/25

SHEET

**DP2**