

Retention Requirements
 Change in Runoff (C = 0.75 - 0.3) = 0.45
 Increased Runoff X = C.R.A./12
 A = 71.19 Acres
 X = 0.45 x 71.19 = 32.24 Ac.Ft.
 Retention Required & Provided (Future) = 7.4 Ac.Ft.

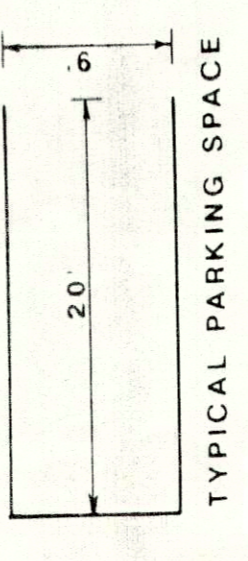
PROJECT SUMMARY

Tract	Existing Zoning	Proposed Zoning	Proposed Use	Development Intensity	Parking Required	Parking Provided	F.R.R.	Density	Open Space
A	R-1, R-4	UR-3	Multi-Family Residential	8.88	138	205	4.0 Max.	14.4/Ac.	1700/D.U.
(See Office Summary)									
B	R-1, R-4	C-1	Retail	4.15	33,325 SF	167	0.18	N/A	N/A
C	R-1, R-4	R-7	Multi-Family Residential	5.83	64 D.U.	96	1.0 Max.	9.85/Ac.	3000/D.U.
D	R-1, R-4	R-4	Single Family Residential	8.93	24 Lots	N/A	N/A	2.67/Ac.	N/A
E	R-4	C-1	Retail	5.51	67,200 SF	367	0.25	N/A	N/A
E-1	R-4	C-2	Out-Parcels	2.95	0,800 SF	(See Note Below)			
F	R-4	R-7	Multi-Family Residential	6.36	88 D.U.	132	1.0 Max.	13.84/Ac.	1500/D.U.
G	R-4	R-4	Congregate Care	6.57	48,500 SF	27	0.17	N/A	N/A
H	R-4	C-1	Retail	8.81	90,760 SF	490	0.26	N/A	N/A
H-1	R-4	C-2	Out-Parcels	1.51	10,800 SF	(See Note Below)			

OFFICE SUMMARY

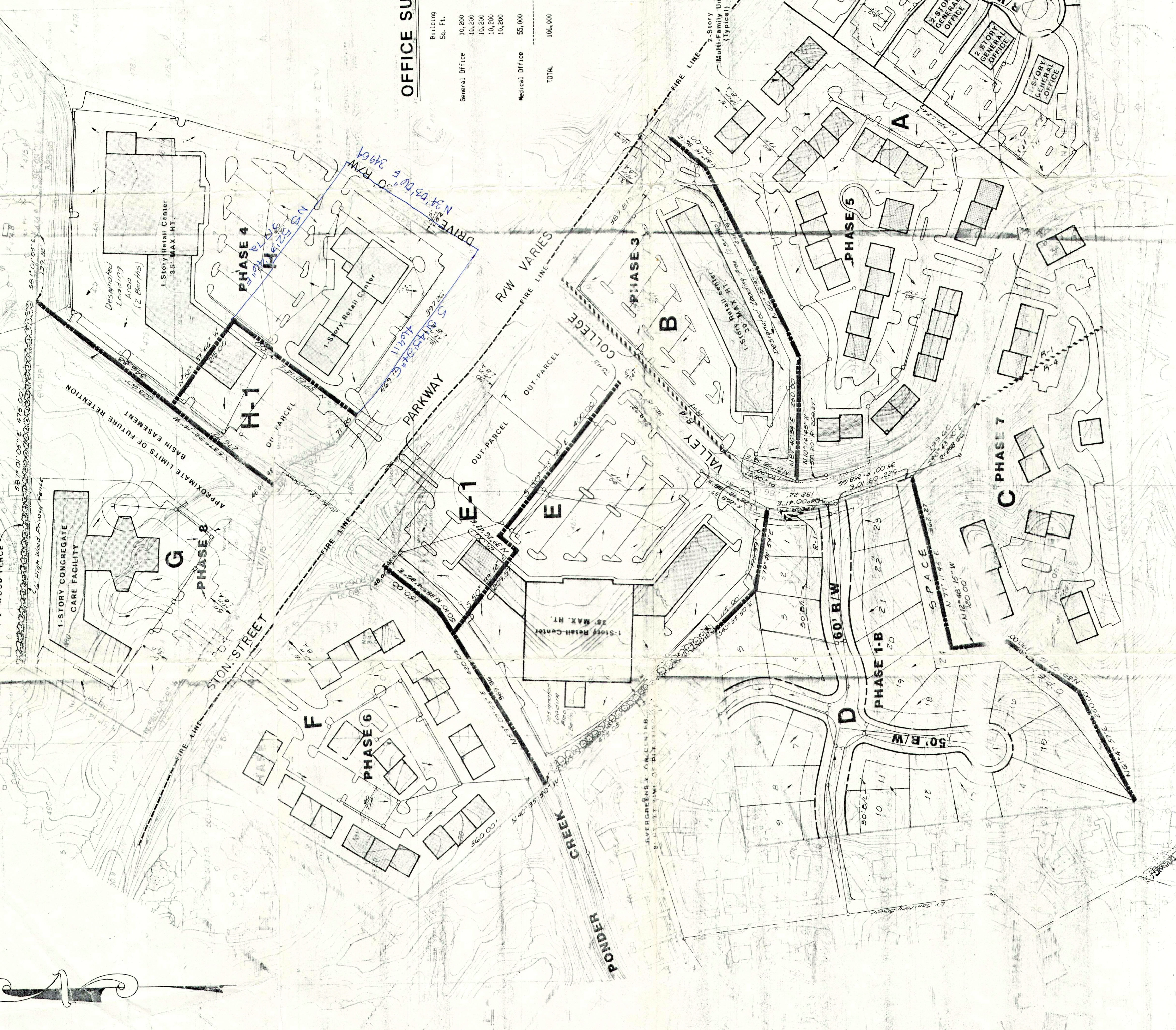
Building Sq. Ft.	Parking Required	Parking Provided
General Office	10,800	49
	10,800	31
	10,800	26
	10,800	29
	10,800	22.67
	10,800	22.67
Medical Office	55,000	275
TOTAL	106,000	390

- NOTES:
- The parcels shown herein are vacant of existing structures.
 - The single family residential portion of this site designated as Tract "D" shall have 0.75 acres of open space to be provided by the homeowner's obligation.
 - A Congregate Care facility shall be provided to accommodate Tract "G", Congregate Care Facility.
 - A site plan for the site shall be prepared in accordance with the Louisville & Jefferson County subdivision regulations.
 - All out-parcels will be subject to a detailed district development plan prior to construction.
 - The H-1 Area is currently subject to binding elements of C.U.P. which must be revised prior to final approval.



NOTE: Sidewalks to be constructed on both sides of Valley College Drive & Stone Street Parkway for the distance of the frontage of the proposed development.

Proposed Fire Line Extension For The Distance Of The Proposed Development.



- M.S.D. NOTES:
- The proposed development is located along a portion of Ponder Creek presently being re-studied by the Corps of Engineers for the Flood Insurance program. Final design will have to conform to the floodplain regulations based on the Corps of Engineers revised study.
 - Peak discharge for the development shall not exceed the predevelopment peak discharges at the downstream receiving water body at Ponder Creek. Other off-site stormwater discharge locations shall be regulated by the authority of the downstream receiving system.
 - No increase in water surface elevations at the upstream property line of Ponder Creek will be allowed for this development as a result of the proposed development.
 - Detailed calculations which may include HEC-1 and HEC-2 analysis, must be approved by M.S.D. prior to construction approval.
 - Sanitary sewers available by lateral extend on contract with M.S.D.

- GENERAL NOTES:
- All outdoor lighting shall be directed downward and away from adjoining residential areas.
 - All improvements shall meet the requirements of Article 12, Landscape and Landscaping Buffer Areas.
 - Final location of fire service will be subject to approval of the Jefferson County fire safety officer.
 - Sanitary sewer service will be provided by the Metropolitan Sewer District.
 - Handicapped parking shall be provided per O.S.H.A. regulations.
 - All signs shall comply with Article 11 of the development code.
 - Handicapped ramps and crosswalks will be provided.
 - Detailed district development plans for each parcel will be provided and shall indicate detail design for planning (screening), entrances, signage and lighting.
 - Stone Street road is a designated roadway and must adhere to the interim roadway policies as adopted by the Louisville and Jefferson County Planning Commission.
 - Denotes existing zoning line.

GENERAL DISTRICT DEVELOPMENT PLAN

Kennedy Place

RECEIVED
 MAR 20 1990
 LOUISVILLE & JEFFERSON COUNTY
 PLANNING COMMISSION

PROJECT DATA	
No.	401
Type	Planning
Scale	1" = 100'
Drawn By	J.M.M.
Checked	J.L.M.
Date	1/24/90

Dot
 Daugherty & Daugherty
 4124 VALLEY ROAD
 LOUISVILLE, KY 40218
 502-254-1212

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 502-241-1212

