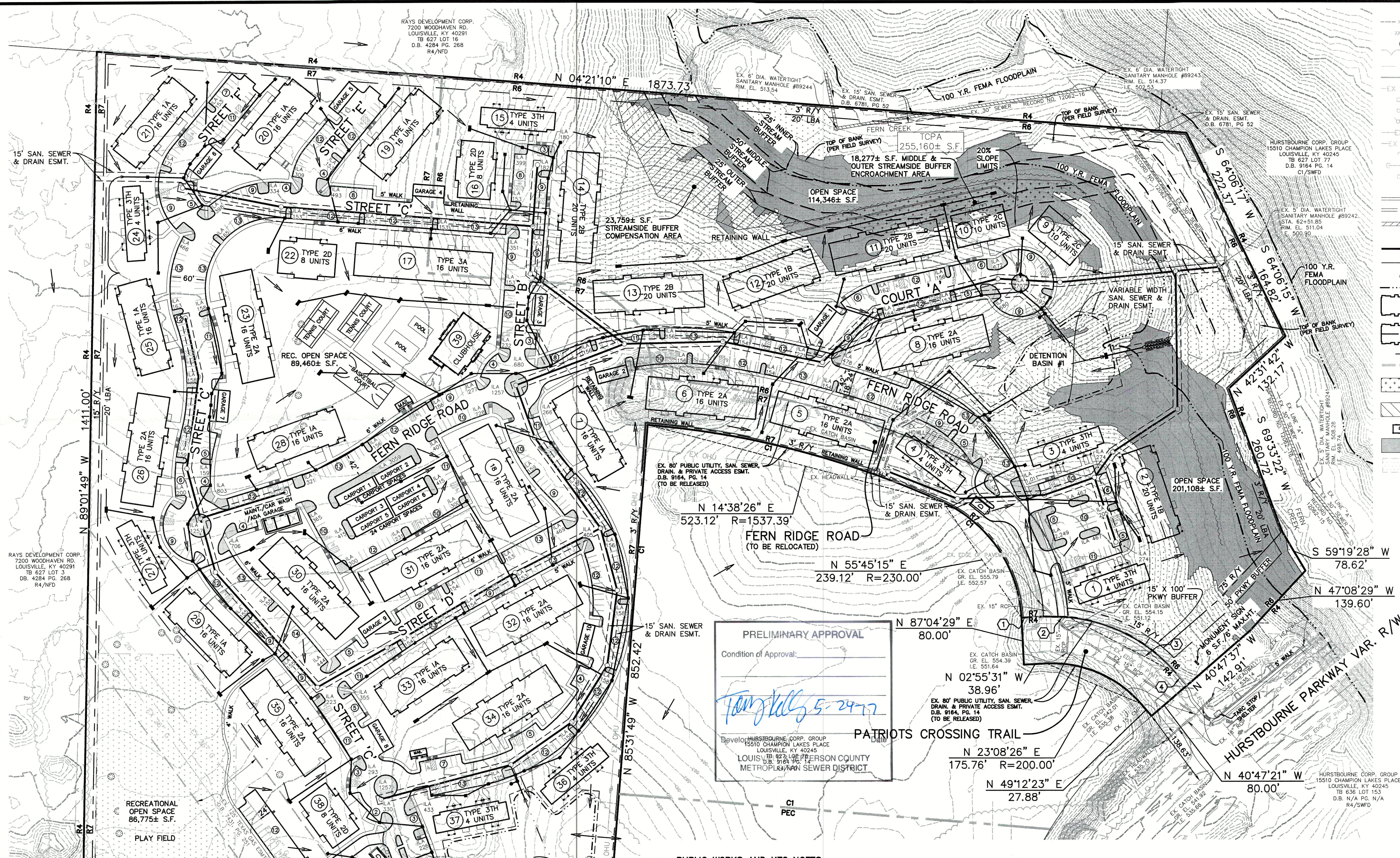




LEGEND

EXISTING CONTOUR
EXISTING SPOT ELEVATION
SINKHOLE
EXISTING TREE MASS
EXISTING FENCE
EXISTING GUARDRAIL
EXISTING WATER LINE W/SIZE
EXISTING WATER METER
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING GAS W/ SIZE
EXISTING OVERHEAD UTILITIES
EXISTING UTILITY POLE
EXISTING DOWN GUY
EXISTING ELECTRIC BOX
EXISTING LIGHT POLE BASE
EXISTING CATCH BASIN W/ PIPE
EXISTING HEADWALL W/ PIPE
EXISTING SANITARY MANHOLE W/PIPE
EXISTING 4" PROPERTY SERVICE CONNECTION
PROPOSED SANITARY SEWER/MANHOLE
PROPOSED STORM/CATCH BASIN
PROPOSED WATER QUALITY UNIT
LIMITS OF DETENTION BASIN
2-STORY BLDG.
2-STORY W/WALKOUT
DRAINAGE FLOW ARROW
ZONING LINE
MIDDLE/OUTER STREAMSIDE BUFFER ENCROACHMENT AREA
STREAMSIDE BUFFER ENCROACHMENT AREA
REFUSE CONTAINER W/ENCLOSURE
>20% SLOPES
OPEN SPACE

SITE DATA:
FORM DISTRICT
EXISTING ZONING
R-4
R-6
R-7
EXISTING LAND USE
PROPOSED LAND USE
GROSS LAND AREA
NET LAND AREA
NO. OF DWELLING UNITS
BUILDING HEIGHT
(MAX. ALLOWED R6 35')
(MAX. ALLOWED R7 45')
R6 DENSITY (MAX. ALLOWED 17.42)
F.A.R. ALLOWED
F.A.R. PROPOSED
R7 DENSITY (MAX. ALLOWED 34.80)
F.A.R. ALLOWED
F.A.R. PROPOSED
OPEN SPACE REQUIRED
OPEN SPACE PROVIDED
REC. OPEN SPACE REQUIRED
REC. OPEN SPACE PROVIDED
PARKING REQUIRED
MIN. 1.5 SPACES/D.U.
MAX. 3 SPACES/D.U.
PARKING PROVIDED
50 GARAGE SPACES
41 A.D.A. SPACES (1 IN GARAGE)
959 SURFACE SPACES

NEIGHBORHOOD
0.53± AC.
18.56± AC.
29.12± AC.
AGRICULTURAL
MULTI-FAMILY RESIDENTIAL
44.68± AC.
496
35'
9.26 D.U./AC.
0.75
0.12
11.13 D.U./AC.
1.00
0.18
291,939 S.F. (15%)
319,065± S.F.
145,970 S.F. (7.5%)
176,235± S.F.
744 SPACES
1,488 SPACES
1,037 SPACES
1,049 TOTAL

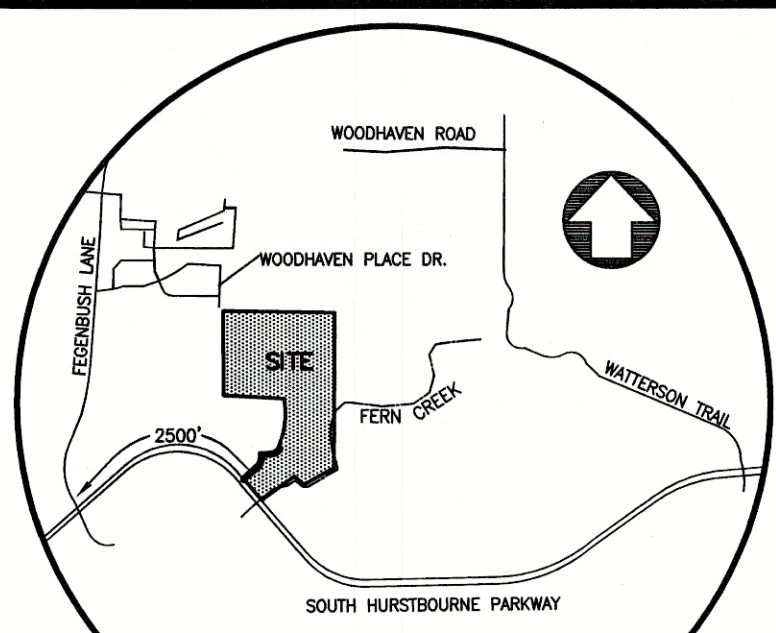
LANDSCAPE DATA:
V.U.A.
I.L.A. REQUIRED (7.5% X V.U.A.)
I.L.A. PROVIDED

NEIGHBORHOOD
R4, R6 & R7
VACANT AGRICULTURAL
MULTI-FAMILY RESIDENTIAL
48.21 AC. / 2,100,028± S.F.
CLASS C
649,833± S.F. (31%)
255,160± S.F.
5,972± S.F.
261,133± S.F. (12.4%)
336,005± S.F. (16%)
2,160± S.F.
106± S.F.
263,399± S.F. (12.5%)
72,606± S.F.
336,005± S.F. (16%)

DETENTION CALCULATIONS:
2.9/12 (0.58 - 0.30)(48.21) = 3.26 AC-FT
POST-DEVELOPED C FACTOR BASED ON 20.78 AC. OF IMPERVIOUS SURFACES AND 27.43 AC. OF OPEN SPACE/UNDISTURBED AREAS.
DETENTION VOLUME PROVIDED = 6.48 AC-FT
• DETENTION BASIN #1 IS 13.75 FEET DEEP WITH A VOLUME OF 3.34 AC-FT
• DETENTION BASIN #2 IS 7 FEET DEEP WITH A VOLUME OF 3.14 AC-FT

BEARINGS & DISTANCES
① N 02°55'31" W 38.96'
② N 01°17'34" E 41.15'
③ N 27°21'15" E 208.44' R=280.00'
④ N 49°12'23" E 27.88'

GRAPHIC SCALE 1"=100'
0 50 100 200



LOCATION MAP
NO SCALE

OWNER/DEVELOPER
WILLOW GREEN, LTD.
122 NORTH PETERSON AVENUE
LOUISVILLE, KY 40206
(502) 895-1677

Planning · Engineering · Surveying · Landscape Architecture
Utility Consulting · Property Management
Mindel, Scott & Associates, Inc.
Phone: (502) 485-1300 Fax: (502) 485-1301 E-Mail: msa@msa.com



RECEIVED
MAY 19 2017
DESIGN SERVICES

REVISED DISTRICT DEVELOPMENT PLAN
WILLOW GREEN
6005 FEGENBUSH LN. & 7101 FERN RIDGE RD.
LOUISVILLE, KY 40218
TAX BLOCK: 627 LOTS: 73, 74, 75, 76
D.B. 10806 PG. 704

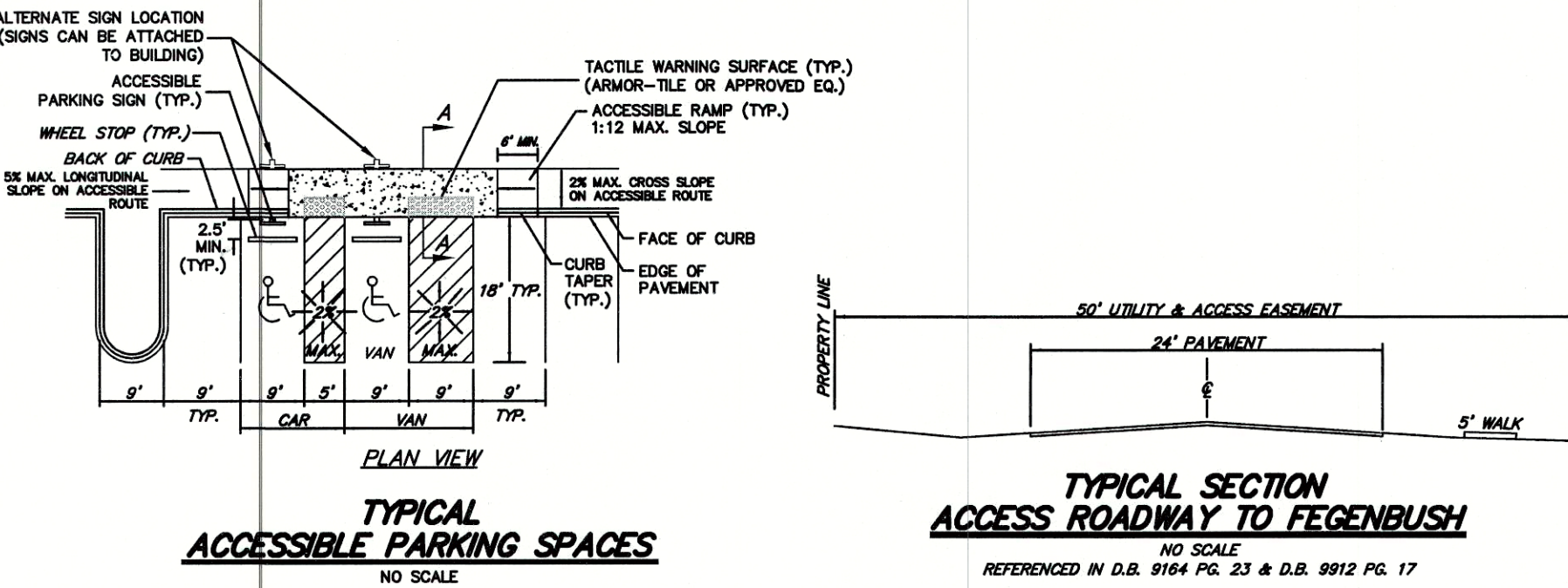
Revisions	3/17/17	5/05/17	5/18/17	PER AGENCY REVIEW	PER AGENCY REVIEW	PER AGENCY REVIEW

Vertical Scale: N/A
Horizontal Scale: 1"=100'
Date: 1/30/17
Job Number: 3366-100

Sheet
1
of 1

PRELIMINARY APPROVAL
CONDITIONS:
BY: *Tommy Kelly*
DATE: 5-24-17
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

BUILDING TYPE (NO. OF UNITS)	BUILDING SIZE OVERALL SQ. FT.	BUILDING NUMBERS AS SHOWN ON SITE PLAN	NO. OF BUILDINGS OF THIS TYPE	NUMBER OF UNITS
1A (16)	9,630 SF	7, 19, 20, 21, 25, 28, 29, 33	8	128
1B (20)	9,630 SF	2, 12	2	40
2A (16)	11,590 SF	5, 6, 8, 18, 23, 26, 30, 31, 32, 34, 35	11	176
2B (20)	11,590 SF	11, 13, 14	3	60
2C (10)	5,495 SF	9, 10	2	20
2D (8)	6,127 SF	16, 22, 38	3	24
3 TH (4)	4,592 SF	1, 3, 4, 15, 24, 27, 36, 37	8	32
3A (16)	13,877 SF	17	1	16
		1 THROUGH 38	38	496



- PUBLIC WORKS AND KTC NOTES:**
1. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
 2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 3. VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
 4. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 5. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
 6. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
 7. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
 8. THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
 9. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 10. ALL CUL-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
 11. CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
 12. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
 13. ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
 14. THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
 15. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
 16. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
 17. METRO WORKS BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY.
 18. KYTO APPROVAL REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
 19. ALL DRIVE LINES SHALL BE 24 FEET IN WIDTH.
 20. ALL ROUNDABOUT AND CUL-DE-SAC ISLANDS SHALL HAVE MOUNTABLE CURBS FOR FIRE TRUCK ACCESS AND SHALL NOT BE PLANTED WITH TREES.
 21. S. HURSTBOURNE RIGHT TURN LANE TO BE RE-STRIPPED PER 2009 MUTCD STANDARDS.

- GENERAL NOTES:**
1. DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
 2. TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 3. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 5. THE DEVELOPMENT LIES IN THE BLUECHEL AND FERN CREEK FIRE DISTRICTS.
 6. SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.3 OF THE LDC.
 7. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRES TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
 8. DOCUMENTATION SHALL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
 9. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 10. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
 11. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
 12. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 13. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
 14. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY GEM ENGINEERING ON 1/3/2007 & 6/5/2007 AND KARST TOPOGRAPHY WAS FOUND. REFER TO GEM ENGINEERING GEO-TECHNICAL EXPLORATION REPORT, PROJECT NO. 6-2-07.
 15. PARKWAY PLANTINGS MUST BE INSTALLED WITHIN 6 MONTHS OR NEXT AVAILABLE PLANTING SEASON PER PDS STAFF, FROM THE ISSUANCE OF THE SITE DISTURBANCE/CLEARING AND GRADING PERMIT.

- MSD NOTES:**
1. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DEREK GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 2. DRAINAGE/STORMWATER DETENTION: ON-SITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. 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.
 3. SITE IS SUBJECT TO REGIONAL FACILITY FEE X 1.5 FOR INCREASED RUN-OFF VOLUME.
 4. THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON PLAN ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO MSD REQUIREMENTS.
 5. A MSD DRAINAGE BOND WILL BE REQUIRED.
 6. APPROVAL FROM THE CORPS OF ENGINEERS WILL BE REQUIRED FOR CONSTRUCTION OF THE BERM FOR BASIN #1 IF IT MEETS THE DAM HEIGHT LIMITS. REQUIREMENT OF THE DAM SAFETY LAW SHALL BE OBSERVED. APPROVAL FROM DESIGN OF WATER WILL BE REQUIRED.
 7. EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
 8. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0078E).
 9. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 10. EASEMENT FOR THROUGH DRAINAGE FOR DETENTION BASIN #2 TO BE GRANTED BY ADJACENT OWNER OF BLOCK 627 LOT 78 DURING DEVELOPMENT OF THAT PROPERTY.