

LOCATION MAP  
NOT TO SCALE

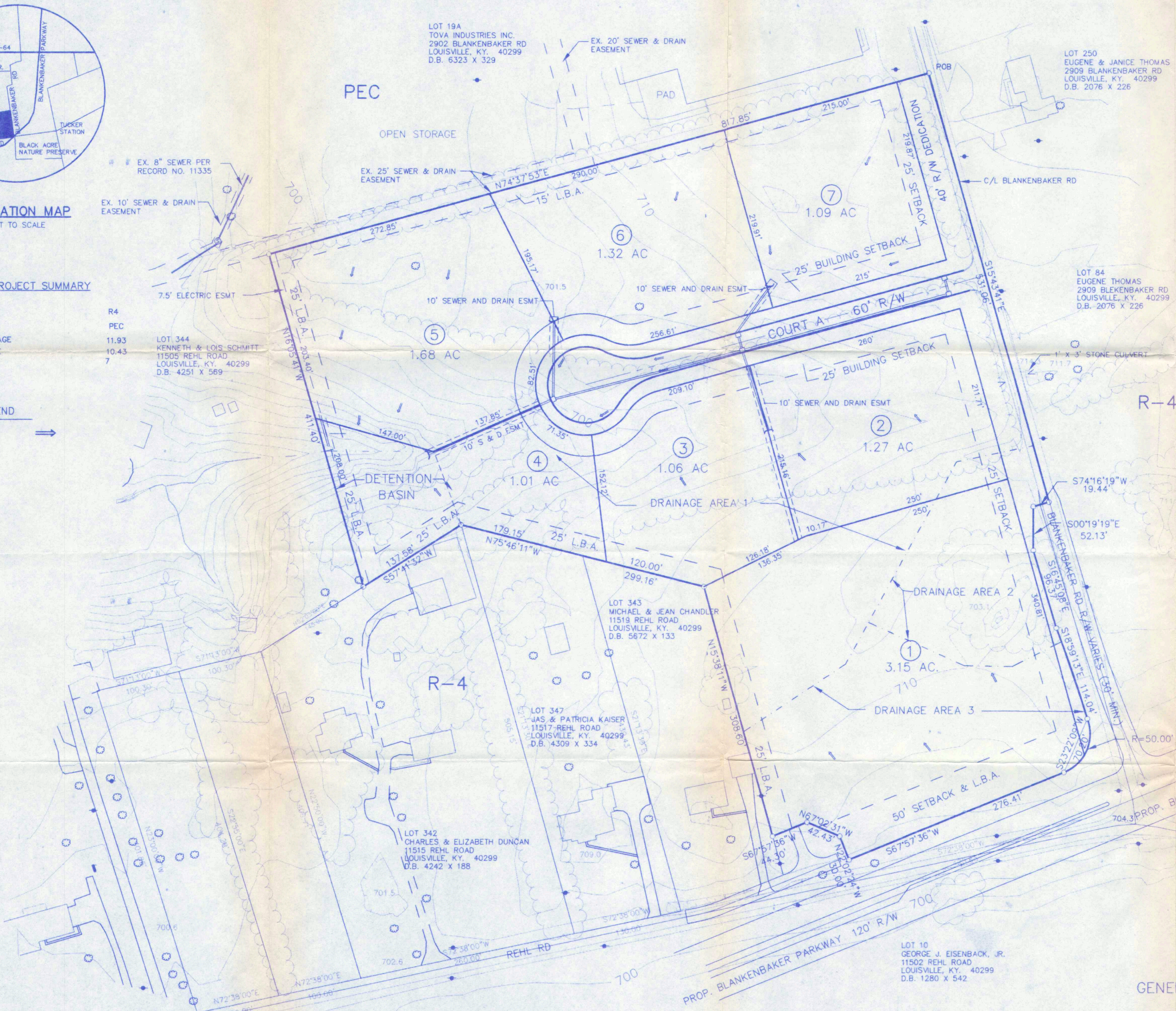
PROJECT SUMMARY

EXISTING ZONING: R4  
 PROPOSED ZONING: PEC  
 GROSS SITE ACREAGE: 11.93  
 NET SITE ACREAGE: 10.43  
 NO. OF LOTS: 7

LOT 344: KENNETH & LOIS SCHMITT, 11505 REHL ROAD, LOUISVILLE, KY, 40299, D.B. 4251 X 569  
 LOT 343: MICHAEL & JEAN CHANDLER, 11519 REHL ROAD, LOUISVILLE, KY, 40299, D.B. 5672 X 133  
 LOT 347: JAS & PATRICIA KAISER, 11517 REHL ROAD, LOUISVILLE, KY, 40299, D.B. 4309 X 334  
 LOT 342: CHARLES & ELIZABETH DUNCAN, 11515 REHL ROAD, LOUISVILLE, KY, 40299, D.B. 4242 X 188

LEGEND

DRAINAGE FLOW →



NOTES

- SEWERS BY L.E.
- DRAINAGE PATTERN DEPICTED BY ARROWS (⇒) IS FOR CONCEPT PURPOSE 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.
- GEOTECHNICAL REPORT REQUIRED PRIOR TO CONSTRUCTION.
- SUBJECT TO MSD CONSTRUCTION PLAN REVIEW FEES.
- POST DEVELOPED FLOWS WILL BE MITIGATED TO PRE-DEVELOPED FLOWS OR DOWNSTREAM CAPACITY WITH OFFSITE EASEMENT (WHICHEVER IS MOST RESTRICTIVE).
- PRE-DEVELOPED FLOWS FOR 100 YEAR FLOOD - DRAINAGE AREA 1 (ON & OFF SITE DRAINAGE) OVERLAND FLOW  
 $T_o = \frac{(0.007)(L \times N)^{.44}}{(P_{24})^{.77}(S^{.44})}$   
 $L = 200'$   
 $N = 0.20$  (GRASS)  
 $P_{24} = 3.2$  IN  
 $S = 0.020$  FT/FT  
 $T_o = 0.007(200 \times 0.20)^{.44} = 0.36$  HR = 21.6 MIN  
 $(3.2^{.77})(0.020^{.44})$

PRELIMINARY APPROVAL  
 DEVELOPMENT PLAN  
 SHALL COMPLY WITH ORDINANCE #28  
 CONDITIONS: As noted  
 BY: Alma  
 DATE: 2-25-99  
 JEFFERSON COUNTY  
 DEPT. OF PUBLIC WORKS

SHALLOW CONCENTRATED FLOW  
 $T_t = \frac{L}{S}$   
 $L = 800'$   
 $S = 0.020$  FT/FT  
 $T_t = \frac{800}{0.020} = 40000$   
 $V = 2.2819$  FPS (FIG. 3.1 TR-55)  
 $T_t = \frac{800}{3600 \times 2.2818} = 0.10$  HR = 6 MIN

CHANNEL FLOW  
 $V = 1.49 \times R \times S$   
 $R = 0.250$   
 $S = 0.0250$   
 $N = 0.0450$   
 $V = 1.49 \times 0.250 \times 0.0250 = 0.0450$   
 $T_t = 2.0776$  FT/S  
 $T_t = \frac{L}{V}$   
 $L = 3600$   
 $T_t = \frac{3600}{0.0450} = 8000$   
 $T_t = 0.11$  HRS. = 6.6 MIN.  
 $T_o = T_t + T_s + T_e = 21.6 + 6 + 6.6 = 34$  MIN.

OFFSITE RUNOFF COEFFICIENT BASED ON EXISTING CONDITIONS (FEB., 1996).

DRAINAGE AREA 2 OVERLAND FLOW  
 $L = 140'$   
 $N = 0.20$  (GRASS)  
 $P_{24} = 3.2$  IN  
 $S = 4.5$  = 0.032 FT/FT  
 $T_o = 0.42(140 \times 0.20)^{.44} = 13.4$  MIN  
 $(3.2^{.77})(0.032^{.44})$

SHALLOW CONCENTRATED FLOW  
 $L = 90'$   
 $S = 7$  = 0.08 FT/FT  
 $T_t = \frac{90}{0.08} = 1125$   
 $V = 4.5$  FPS (FIG. 3.1 TR-55)  
 $T_t = \frac{90}{60 \times 4.5} = 0.3$  MIN.  
 $T_o = T_t + T_s = 13.4 + 0.3 = 14$  MIN.

DRAINAGE AREA 3 OVERLAND FLOW  
 $L = 175'$   
 $N = 0.20$  (GRASS)  
 $P_{24} = 3.2$  IN  
 $S = 4.5$  = 0.026 FT/FT  
 $T_o = 0.42(175 \times 0.20)^{.44} = 17.4$  MIN  
 $(3.2^{.77})(0.026^{.44})$

SHALLOW CONCENTRATED FLOW  
 $L = 100'$   
 $S = 3$  = 0.03 FT/FT  
 $T_t = \frac{100}{0.03} = 3333$   
 $V = 2.8$  FPS (FIG. 3.1 TR-55)  
 $T_t = \frac{100}{60 \times 2.8} = 0.6$  MIN.  
 $T_o = T_t + T_s = 17.4 + 0.6 = 18$  MIN.

**NOTICE**  
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN

PRELIMINARY APPROVAL  
 Conditions of Approval: See Notes  
 Date: 2/25/99  
 Signature: S. Fields  
 Louisville & Jefferson County Metropolitan Sewer District

RECEIVED  
 FEB 25 1999  
 Planning & Development Services

GENERAL DISTRICT DEVELOPMENT PLAN

PRELIMINARY SUBDIVISION PLAN  
 PARKWAY LANDING SUBDIVISION

OWNER/DEVELOPER  
 JERE & SARAH KENNEDY  
 JESS & MARGARET ELLIS  
 P.O. BOX 436091  
 LOUISVILLE, KY. 40253-6091  
 TAX BLOCK 39 LOT 85  
 D.B. 5203 PG. 916

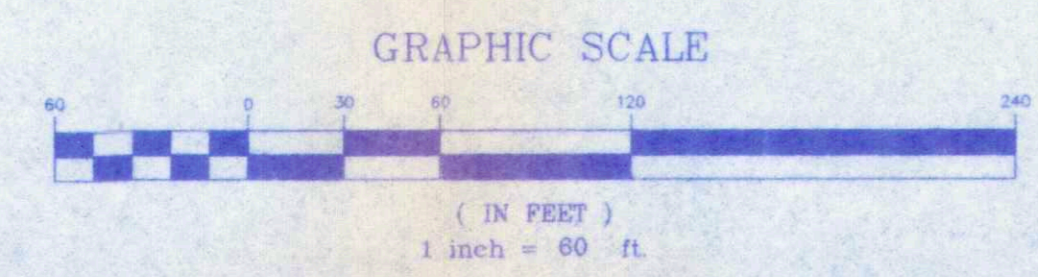
JEFFERSON COUNTY  
**APPROVED DISTRICT DEVELOPMENT PLAN**  
 DOCKET NO. 9-21-97  
 APPROVAL DATE March 11, 1999  
 EXPIRATION DATE March 11, 2000  
 SIGNATURE OF PLANNING COMMISSION  
 J. Lovell

SHEET 1 OF 1

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	1/12/99	MINOR LAYOUT REVISIONS	DHS

BIRCH, TRAUTWEIN & MIMS, INCORPORATED  
 Consulting Engineers/Landscape Architects-Planners  
 4124 Taylorsville Road  
 Louisville, Kentucky 40220  
 (502)459-8402-FAX (502)459-8427

PROJECT DATA			
NO.	SCALE	DATE	CHECKED BY
867	1" = 60'	2-24-97	PS



E:\1990\342\867\_d002 Tue Jan 12 15:22:19 1999

JULY 3, 1997

NEW BUSINESS:

Public Hearing and Consideration of Cases:

DOCKET NO. 9-21-97  
Employment Center on property described in the attached legal description be APPROVED.

RESOLVED: That the Louisville and Jefferson County Planning Commission does hereby APPROVE the district development plan SUBJECT to the following binding elements:

1. The applicant shall submit a plan for approval by the Planning Commission staff's landscape architect showing trees/tree masses to be preserved prior to beginning any construction procedure (i.e. clearing, grading, demolition). Adjustments to the tree preservation plan which are requested by the applicant may be approved by the Planning Commission staff's landscape architect if the revisions are in keeping with the intent of the approved tree preservation plan. The plan shall exhibit the following information:
  - a. Proposed site plan showing existing buildings, edges of pavement, property/lot lines, easements, existing topography, and other significant site features (LOJIC topographic information is acceptable).
  - b. Preliminary drainage considerations (retention/detention, ditches/large swales, etc.).
  - c. Location of all existing trees/tree masses existing on the site as shown by aerial photo or MSD topography.
  - d. Location of construction fencing for each tree/tree mass designated to be preserved.
2. A note shall be placed on the preliminary plan, construction plan and the record plat that states, "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 dieline of the tree canopy and shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."
3. A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and the USDA Natural Resources Conservation Service recommendations. Documentation of the MSD's approval of the plan shall be submitted to the Planning Commission prior to grading and construction activities.
4. The development shall be in accordance with the approved general district development plan/preliminary subdivision plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. No further development shall occur without prior approval from the Planning Commission, except for land uses permitted in the established zoning district.
5. Prior to development of each lot of this subdivision, a detailed district development plan shall be submitted to the Planning Commission for approval. Each plan shall be in adequate detail and subject to additional binding elements. The additional binding elements may relate, but not be limited, to the following items:
  - a. screening, buffering, landscaping, tree preservation
  - b. density, floor area, size and height of buildings
  - c. points of access and site layout with respect to on-site circulation
  - d. land uses
  - e. signage
  - f. loading berths
  - g. parking
  - h. sidewalks
  - i. site design elements relating to alternative transportation modes
  - j. outdoor lighting
  - k. minor subdivision plat approval
  - l. air pollution
  - m. the timing of construction to coincide with the availability of flood protection measures, municipal sewer and water service, and adequate fire protection
  - n. dumpsters
6. There shall be no direct vehicular access to Rehl Road. Only Lots 1 and 2 shall have access to Blankensaker Road, limited to one curb cut each.
7. No outdoor advertising signs (billboards), small free-standing (temporary) signs, pennants or banners shall be permitted on the site.

JULY 3, 1997

NEW BUSINESS:

Public Hearing and Consideration of Cases:

DOCKET NO. 9-21-97  
There shall be no outdoor storage on the site without appropriate screening or buffering.

8. There shall be no outdoor storage on the site without appropriate screening or buffering.
9. Outdoor lighting shall be directed down and away from surrounding residential properties.
10. The applicant shall submit a plan for approval by the Planning Commission staff's landscape architect showing trees/tree masses to be preserved prior to beginning any construction procedure (i.e. clearing, grading, demolition). Any modification of the tree preservation plan requested by the applicant may be approved by the Planning Commission staff's landscape architect if the changes are in keeping with the intent of the approved tree preservation plan. The plan shall exhibit the following information:
  - a. Proposed site plan (showing buildings, edges of pavement, property/lot lines, easements, existing topography, and other significant site features (LOJIC topographic information is acceptable)).
  - b. Preliminary drainage considerations (retention/detention, ditches/large swales, etc.).
  - c. Location of all existing trees/tree masses existing on the site as shown by aerial photo or LOJIC maps.
  - d. Location of construction fencing for each tree/tree mass designated to be preserved.
11. Before any permit (including but not limited to building, parking lot, change of use or alteration permits) is requested:
  - a. The development plan must receive full construction approval from the Jefferson County Department of Public Works and Transportation (400 Fiscal Court Building) and the Metropolitan Sewer District (400 S. Sixth Street).
  - b. The size and location of any proposed freestanding sign must be approved by the Planning Commission. The Planning Commission may require that the sign be smaller than would otherwise be permitted by the Zoning District Regulations.
  - c. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
  - d. The property owner/developer must obtain approval of a detailed plan for screening (buffering/fencing) as described in Article 12 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
- NOTE - Binding element #11c was deleted by action of LDT on March 11, 1999
12. If a building permit is not issued within one year of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.
13. A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
14. The property owner/developer shall provide copies of these binding elements to tenants, contractors and other parties engaged in development of this project, and shall inform them of the content of these binding elements. Further, the property owner/developer shall require contractors to similarly notify all of their sub-contractors whose duties relate to the binding elements. The property owner/developer shall ensure their compliance with the binding elements.
15. Existing vegetation in the perimeter landscape buffer area (LBA) shall be preserved to provide buffering for the surrounding residential area. A dense screen shall be provided with the construction of a berm and evergreen trees planted 15 feet on center within the remaining portion of this LBA.

The vote was as follows:

