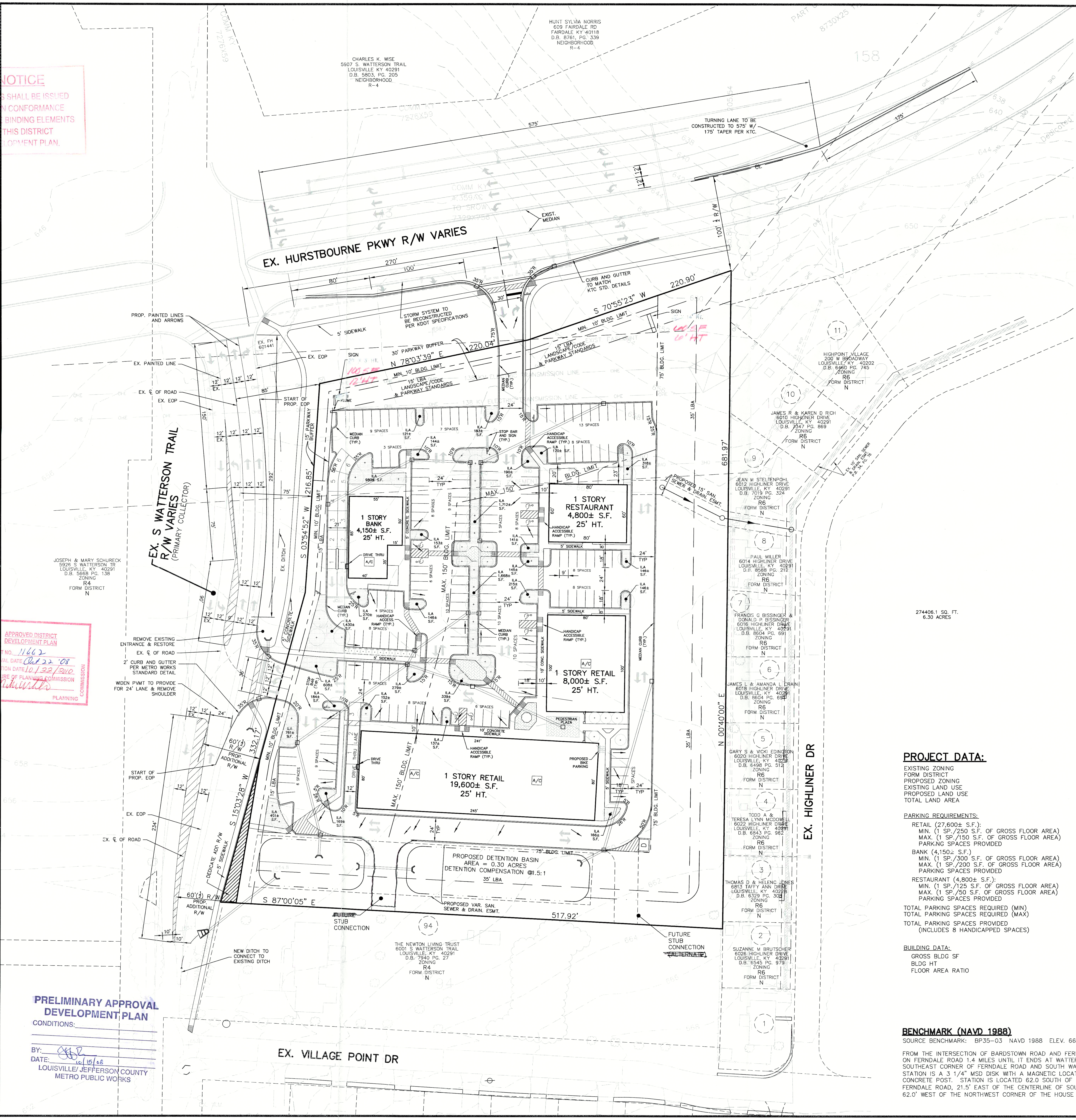
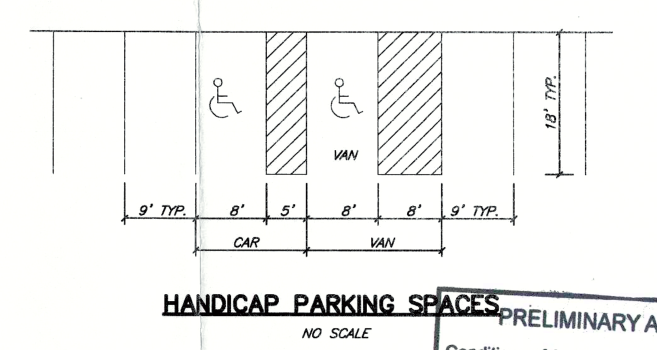


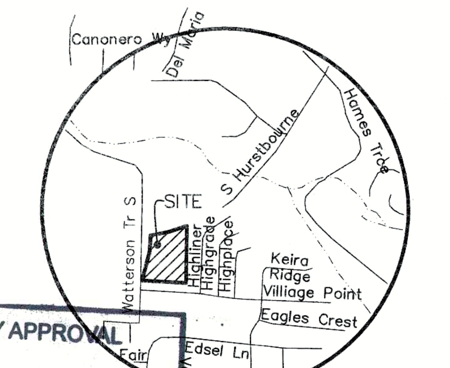

NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

LOUISVILLE METRO PLANNING COMMISSION
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 11662
APPROVAL DATE Oct 22 '08
EXPIRATION DATE 10/22/2010
SIGNATURE OF PLANNING COMMISSION

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:
BY:
DATE: 10/15/08
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS




PRELIMINARY APPROVAL
Conditions of Approval:
Development Review 10-15-08
Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT




LOCATION MAP
NO SCALE

## NOTES

1. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE WEST COUNTY WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
2. 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.
3. DRAINAGE/STORM WATER DETENTION:
   DETENTION TO BE PROVIDED IN THE PROPOSED BASIN AS DEPICTED ON THE PLAN SUBJECT TO MSD FACILITY FEES.
   POST-DEVELOPED PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10 & 100 YEAR STORMS
   DRAINAGE PATTERN DEPICTED BY 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.
4. EROSION & 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.
5. 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.
6. 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.
7. THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
8. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0180 D).
9. SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 AND 8, RESPECTIVELY OF THE LDC.
10. ALL LUMINARES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED 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.
11. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
12. ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
13. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
14. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
15. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
16. CONSTRUCTION PLANS, BOND, AND PERMITS ARE REQUIRED BY KYTC AND METRO WORKS PRIOR TO CONSTRUCTION APPROVAL.
17. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO WORKS.
18. SOIL TYPE AT FINISHED GRADE IS CRIDER SILT LOAM.

## LEGEND

EXISTING CONTOUR
EXISTING INDIVIDUAL TREE
EXISTING STORM STRUCTURE & PIPE
EXISTING ELECTRIC BOX
EXISTING TRANSMISSION TOWER
EXISTING GAS LINE
EXISTING OVERHEAD ELECTRIC
EXISTING DITCH
EXISTING SANITARY SEWER
EXISTING GRADE ELEVATION
EXISTING UTILITY POLE
INTERIOR LANDSCAPE AREA
LANDSCAPE BUFFER AREA
PROPOSED SANITARY SEWER
PROPOSED PSC
PROPOSED STORM STRUCTURES
PROPOSED STORM FLOW ARROW
PROPOSED DITCH
PROPOSED DUMPSTER PAD
AIR CONDITIONING UNITS
PROPOSED FIRE HYDRANT

## PROJECT DATA:

| | |
|---|---|
| EXISTING ZONING | R4 |
| FORM DISTRICT | NEIGHBORHOOD |
| PROPOSED ZONING | CN |
| EXISTING LAND USE | VACANT |
| PROPOSED LAND USE | COMMERCIAL/RETAIL |
| TOTAL LAND AREA | 6.30± AC. |

PARKING REQUIREMENTS:

| | |
|---|---|
| RETAIL (27,600± S.F.): | |
| MIN. (1 SP./250 S.F. OF GROSS FLOOR AREA) | 110 SPACES |
| MAX. (1 SP./150 S.F. OF GROSS FLOOR AREA) | 184 SPACES |
| PARKING SPACES PROVIDED | 116 SPACES |
| BANK (4,150± S.F.) | |
| MIN. (1 SP./300 S.F. OF GROSS FLOOR AREA) | 14 SPACES |
| MAX. (1 SP./200 S.F. OF GROSS FLOOR AREA) | 21 SPACES |
| PARKING SPACES PROVIDED | 20 SPACES |
| RESTAURANT (4,800± S.F.): | |
| MIN. (1 SP./125 S.F. OF GROSS FLOOR AREA) | 38 SPACES |
| MAX. (1 SP./50 S.F. OF GROSS FLOOR AREA) | 96 SPACES |
| PARKING SPACES PROVIDED | 47 SPACES |
| TOTAL PARKING SPACES REQUIRED (MIN) | 162 SPACES |
| TOTAL PARKING SPACES REQUIRED (MAX) | 301 SPACES |
| TOTAL PARKING SPACES PROVIDED (INCLUDES 8 HANDICAPPED SPACES) | 181 SPACES |

BUILDING DATA:

| | |
|---|---|
| GROSS BLDG SF | 36,550± S.F. |
| BLDG HT | 25' |
| FLOOR AREA RATIO | 0.13 |

## BENCHMARK (NAVD 1988)

SOURCE BENCHMARK: BP35-03 NAVD 1988 ELEV. 661.30

FROM THE INTERSECTION OF BARDSTOWN ROAD AND FERNDALE ROAD, PROCEED WEST ON FERNDALE ROAD 1.4 MILES UNTIL IT ENDS AT WATTERSON TRAIL. STATION IS ON SOUTHEAST CORNER OF FERNDALE ROAD AND SOUTH WATTERSON TRAIL. THE STATION IS A 3 1/4" MSD DISK WITH A MAGNETIC LOCATOR SET IN A 12" BY 36" CONCRETE POST. STATION IS LOCATED 62.0 SOUTH OF THE CENTERLINE OF FERNDALE ROAD, 21.5' EAST OF THE CENTERLINE OF SOUTH WATTERSON TRAIL, AND 62.0' WEST OF THE NORTHWEST CORNER OF THE HOUSE AT #6301 WATTERSON TRAIL.

## TREE CANOPY DATA:

| | |
|---|---|
| GROSS SITE AREA | 274,406± S.F. |
| TREE CANOPY CATEGORY | CLASS C |
| EXISTING TREE CANOPY TO BE PRESERVED | 0± S.F. (0%) |
| TOTAL TREE CANOPY REQUIRED | 54,881± S.F.(20%) |
| TREE CANOPY TO BE PLANTED | 54,881± S.F.(20%) |

*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOJIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS. MSD DIGITAL LOJIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

## VARIANCE REQUEST:

TO ALLOW 4,800 & 8,000 S.F., 1-STORY RETAIL BUILDINGS BEYOND THE REQUIRED 150' MAXIMUM FRONT & STREET SIDE BUILDING SETBACK.

THE VARIANCE WAS APPROVED BY THE PLANNING COMMISSION AND LOUISVILLE METRO UNDER DOCKET 9153 AND 11662.

## LANDSCAPE DATA:

| | |
|---|---|
| V.U.A. | 91,047± S.F. |
| I.L.A. REQUIRED (7.5% X VUA) | 6,829± S.F. |
| I.L.A. PROVIDED | 11,352± S.F. |

RECEIVED
OCT 13 2008
PLANNING & DESIGN SERVICES

MSD W.M. # 9497
DOCKET # ZPA-81-06
PROJ # 11662

For Buried Line/Cable Locations ** Contact Two Business Days Before **
Kentucky 811
Know what's below. Call before you dig.
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GRAPHIC SCALE 1"=40'
0 10 20 40 80

Mindel, Scott & Associates, Inc.
Planning · Engineering · Surveying · Landscape Architecture
Utility Consulting · Property Management
5151 Jefferson Boulevard, Louisville, KY 40219
Phone: (502) 485-1508 · Fax: (502) 485-1606 · E-Mail: msa@mindelscott.com

OWNER
SYLVIA NORRIS HUNT
609 FAIRDALE ROAD
LOUISVILLE, KY. 40118

DEVELOPER
NEAL CAMPBELL
2814 AVENUE OF WOODS
LOUISVILLE, KY. 40241

REVISED DISTRICT DEVELOPMENT PLAN
# WATERHURST PLAZA
5911 S. WATTERSON TRAIL
LOUISVILLE, KY 40291
D.B. 8761 PG. 339, TAX BLOCK: 628 LOT: 151

| Revisions | |
|---|---|
| 07/15/08 | DESIGN MEETING |
| 07/17/08 | CLIENT COMMENTS |
| 08/26/08 | DESIGN MEETING |
| 09/23/08 | COMMENTS 09/17/08 |
| 10/08/08 | TRAFFIC MEETING |
| 10/13/08 | VARIANCE NOTE |

Vertical Scale: N/A
Horizontal Scale: 1"=40'
Date: 06/12/08
Job Number: 2597
Sheet 1 of 1

PROFESSIONAL ENGINEER'S SEAL
STATE OF KENTUCKY DAVID A. MINDEL 12424 LICENSED PROFESSIONAL ENGINEER

PROJECT MANAGER: COURTNEY YARTZ

L:\land projects r2\2597\DWG\PLANNING\DDDP\2597-DDP7-09-23-08.dwg, 10/13/2008 9:20:31 AM, jmckean01

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