



# 6106 S. WATTERSON TRAIL SUBDIVISION DEVELOPMENT POTENTIAL TRANSFER (LDC 4.7.7)

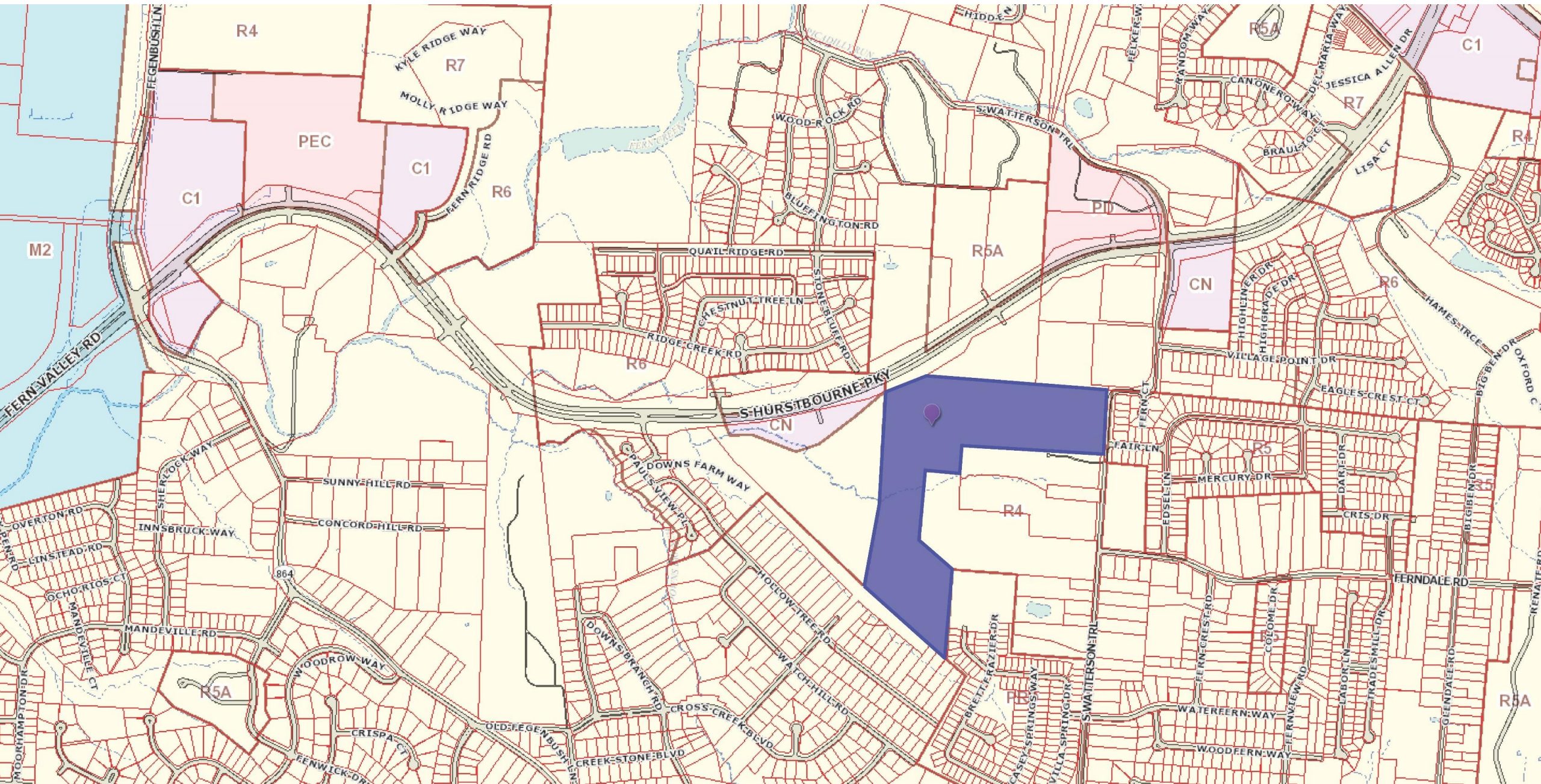
Planning Commission Hearing

19-MSUB-0018

May 21, 2020

Case Manager: Lacey Gabbard

Plan Prepared By: Mindel Scott

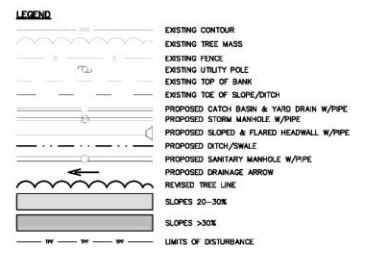
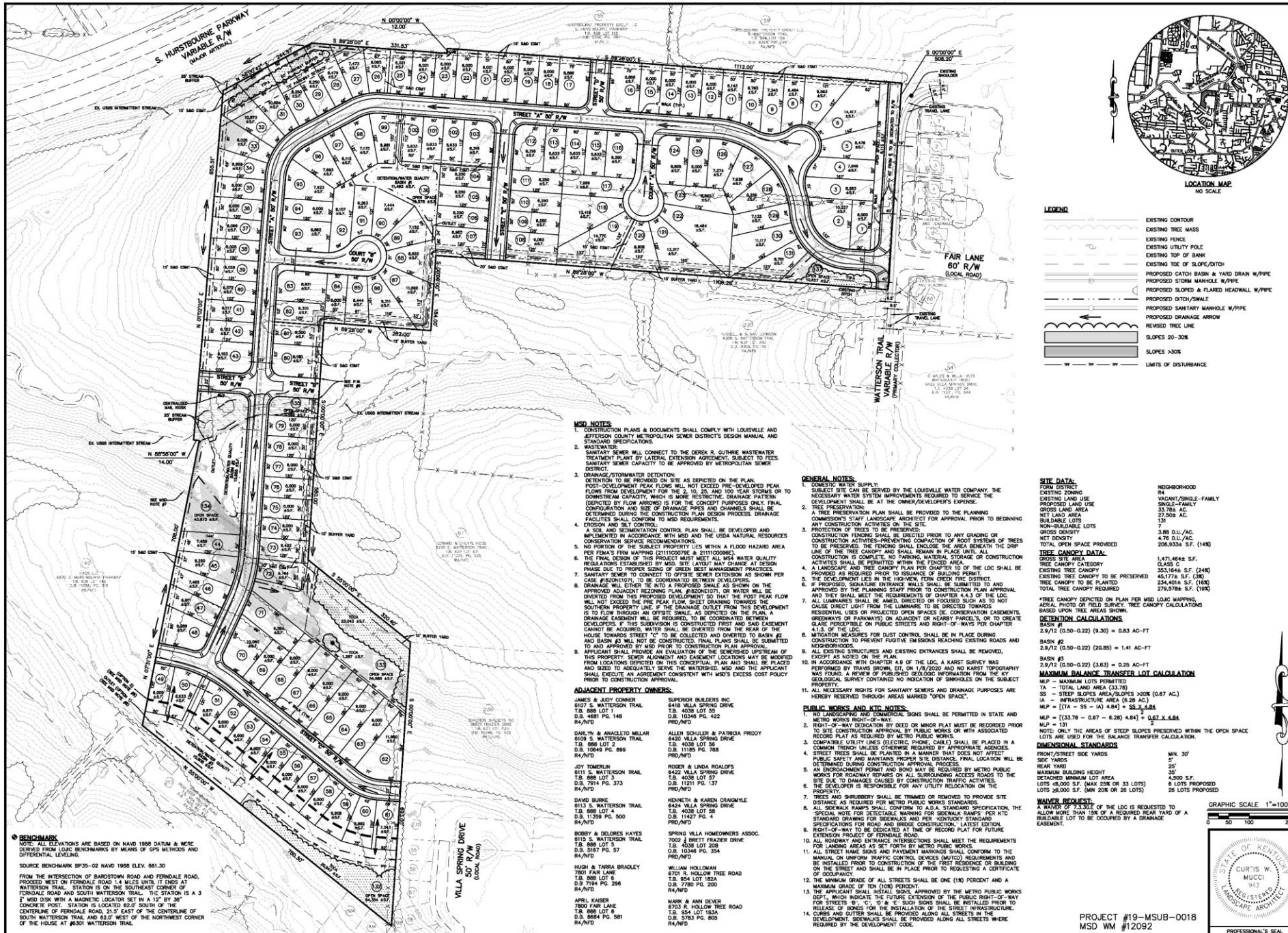




WATTERSON TRAIL SUBDIVISION



WATTERSON TRAIL SUBDIVISION



**MSD NOTES**

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND EXTENSION COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER:** SANITARY SEWER WILL CONNECT TO THE ODERK R. DUFFRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION:** DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT OF 75% AND 100 YEAR STORMS OR TO DOWNSTREAM CAPACITY, WHICH 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.
- EROSION AND Silt CONTROL:** A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSO AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111100076E & 2111100086E).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSO WATER QUALITY REGULATIONS ESTABLISHED BY MSO. BEST PRACTICES SHALL BE USED AT DESIGN PHASE TWO TO PROTECT BODIES OF GREEN BEST MANAGEMENT PRACTICES.
- SANITARY SEWER TO CONNECT TO OFFSITE SEWER EXTENSION AS SHOWN PER CASE #18041071, TO BE COORDINATED WITH DEVELOPER.
- DRAINAGE WILL EITHER BE INTO A PROPOSED TRENCH AS SHOWN ON THE APPROVED ADJACENT REZONING PLAN #18041071 OR WATER WILL BE DIVERTED FROM THIS PROPOSED DEVELOPMENT SO THAT THE POST PEAK FLOW WILL NOT EXCEED THE PRE PEAK FLOW. WATER SHALL BE DIVERTED TOWARDS THE SOUTHERN PROPERTY LINE. IF THE DRAINAGE OUTLET FROM THIS DEVELOPMENT IS TO FLOW THROUGH AN OFFSITE SHALE, AS SPECIFIED ON THE PLAN, A DRAINAGE EASEMENT WILL BE REQUIRED, TO BE COORDINATED BETWEEN DEVELOPERS. IF THIS SUBDIVISION IS CONSTRUCTED FIRST AND SAID EASEMENT CANNOT BE ACQUIRED, WATER SHALL BE DIVERTED FROM THE REAR OF THE HOUSE TOWARDS STREET AND DIVERTED TO THE STREET. FINAL PLANS SHALL BE SUBMITTED TO MSD FOR APPROVAL.
- APPLICANT SHALL PROVIDE AN EVALUATION OF THE SEWERED UPSTREAM OF THE PROPOSED DEVELOPMENT. THIS EVALUATION SHALL BE PROVIDED FROM LOCATIONS DEPICTED ON THIS CONCEPTUAL PLAN AND SHALL BE PLACED AND TO BE REVIEWED BY MSD. THIS EVALUATION SHALL BE SUBJECT TO AN AGREEMENT CONSISTENT WITH MSD'S EXCESS COST POLICY PRIOR TO CONSTRUCTION APPROVAL.

**ADJACENT PROPERTY OWNERS:**

DAVID & ADRIAN COOKER 6107 S. WATTEYSON TRAIL T.B. 888 LOT 1 D.B. 4881 PG. 148 R4/ND	ALLEN SCHULER & PATRICIA PRODY 6420 VILLA SPRING DRIVE T.B. 888 LOT 25 D.B. 10346 PG. 422 R4/ND	DAVID & ADRIAN COOKER 6107 S. WATTEYSON TRAIL T.B. 888 LOT 1 D.B. 4881 PG. 148 R4/ND	ROBERT & LINDA ROZDOLSKI 6422 VILLA SPRING DRIVE T.B. 888 LOT 24 D.B. 11211 PG. 377 R4/ND	DAVID BURKE 6113 S. WATTEYSON TRAIL T.B. 888 LOT 4 D.B. 11209 PG. 500 R4/ND	KENNETH & KAREN CRANDALL T.B. 4038 LOT 58 D.B. 11427 PG. 500 R4/ND	BOBBY & DELORES HAYES 6113 S. WATTEYSON TRAIL T.B. 888 LOT 4 D.B. 11209 PG. 500 R4/ND	HUGH & TARRA BRADLEY 7800 FAIR LANE T.B. 888 LOT 5 D.B. 7184 PG. 286 R4/ND	APRIL KAISER 7800 FAIR LANE T.B. 888 LOT 6 D.B. 11414 PG. 581 R4/ND	SPRING VILLA HOMEOWNERS ASSOC. 7800 FAIR LANE T.B. 888 LOT 208 D.B. 10346 PG. 304 R4/ND	WILLIAM HOLLAND 7800 FAIR LANE T.B. 888 LOT 182A D.B. 11427 PG. 200 R4/ND	MARK & ANN DEVER 7800 FAIR LANE T.B. 888 LOT 183A D.B. 11427 PG. 800 R4/ND
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**GENERAL NOTES:**

- DOMESTIC WATER SUPPLY: THE NEAREST WATER SUPPLY IS THE LOUISVILLE WATER COMPANY. THE WASTEWATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICED THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- 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.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FINISH SHALL BE COMPLETED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FINISH SHALL EXPOSE THE AREA BEHIND THE DROP 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 FINISHED AREA.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES WITHIN THE CITY OF LOUISVILLE.
- IF 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 4.4.3 OF THE LDC.
- ALL LUMINAIRE SHALL BE ANDED, ORIED OR FOGGED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (E.G. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) OR ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PROBLEMS ON PUBLIC STREETS AND HIGHWAYS PER CHAPTER 4.1.3 OF THE LDC.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FLUENT EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
- IN ACCORDANCE WITH CHAPTER 4.8 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN, ETI ON 1/6/2020 AND NO KARST TYPHOLOGY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINS NO INDICATION OF SYNPLEDES OR THE SUBJECT PROPERTY.
- ALL NECESSARY PERMITS FOR SANITARY SEWERS AND DRAINAGE PURPOSES ARE HEREBY RESERVED THROUGH AREAS MARKED "OPEN SPACE".

**PUBLIC WORKS AND KTC NOTES:**

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 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 PROCESS.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY EDWARDS AND PARKING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY LOCATION ON THE PROPERTY.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION. THE SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER KTC STANDARD SPECIFICATION SHALL BE PROVIDED ALONG ALL STREETS IN THE SUBDIVISION.
- RIGHT-OF-WAY TO BE DEDICATED AT THE TIME OF FUTURE EXTENSION PROJECT OF FERRISDALE ROAD.
- ALL ROADWAY AND ENTRANCE TYPHOLOGIES SHALL MEET THE REQUIREMENTS FOR LANDSCAPING AS SET FORTH BY METRO PUBLIC WORKS.
- ALL STREET NAME SIGNS AND PARKING 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.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MINIMUM GRADE OF TEN (10%) PERCENT FOR TREE TRENCHES.
- THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF PUBLIC RIGHT-OF-WAY FOR STREETS 8', 10', 12', 14', 16', 18', 20', 22', 24', 26', 28', 30', 32', 34', 36', 38', 40', 42', 44', 46', 48', 50', 52', 54', 56', 58', 60', 62', 64', 66', 68', 70', 72', 74', 76', 78', 80', 82', 84', 86', 88', 90', 92', 94', 96', 98', 100'.
- CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE SUBDIVISION. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.

**SITE DATA:**

FORM DISTRICT: NEIGHBORHOOD 784  
 EXISTING ZONING: VACANT/SINGLE-FAMILY  
 EXISTING LAND USE: SINGLE-FAMILY  
 PROPOSED LAND USE: GROSS LAND AREA: 33,788 AC.  
 NET LAND AREA: 23,208 AC.  
 BUILDABLE LOTS: 131  
 NON-BUILDABLE LOTS: 131  
 GROSS DENSITY: 3.88 BU./AC.  
 NET DENSITY: 4.76 BU./AC.  
 TOTAL OPEN SPACE PROVIDED: 206,838 S.F. (14%)

**TREE CANOPY DATA:**

GROSS SITE AREA: 1,471,464 S.F.  
 CLASS C: 333,163 S.F. (23%)  
 EXISTING TREE CANOPY TO BE PRESERVED: 45,173 S.F. (3%)  
 TREE CANOPY TO BE PLANTED: 234,401 S.F. (16%)  
 TOTAL TREE CANOPY REQUIRED: 279,574 S.F. (19%)

\*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING. AERIAL PHOTO OR FIELD SURVEY, TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

**DETENTION CALCULATIONS**

Basin #1: 2.9/12 (0.50-0.22) (8.30) = 0.83 AC-FT  
 Basin #2: 2.9/12 (0.50-0.22) (20.85) = 1.41 AC-FT  
 Basin #3: 2.9/12 (0.50-0.22) (3.63) = 0.29 AC-FT

**MAXIMUM BALANCE TRANSFER LOT CALCULATION**

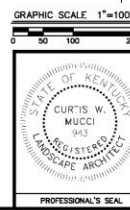
MLP = MAXIMUM LOTS PERMITTED  
 TA = TOTAL LAND AREA (33,788)  
 SS = STEEP SLOPES AREA/SLOPES >20% (0.87 AC)  
 MLP = [(TA - SS) - (A) 4.84] + 0.2 X 4.84  
 MLP = [(33,788 - 0.87) - 6.28] 4.84 + 0.2 X 4.84  
 MLP = 131

**NOTES:** ONLY THE AREAS OF STEEP SLOPES PRESERVED WITHIN THE OPEN SPACE LOTS ARE USED FOR THE BALANCE TRANSFER CALCULATION.

**DIMENSIONAL STANDARDS**

FRONT/STREET SIDE YARDS	MIN. 30'
REAR YARDS	5'
MAXIMUM BUILDING HEIGHT	35'
DETACHED MINIMUM LOT AREA	4,300 S.F.
LOTS <6,000 S.F. (MAX. 25% OR 33 LOTS)	6 LOTS PROPOSED
LOTS 26,000 S.F. (MIN. 20% OR 25 LOTS)	26 LOTS PROPOSED

**WATER REQUEST:**  
 A MAJOR OF 1.3 SIZE OF THE LDC IS REQUESTED TO ALLOW MORE THAN 15% OF A REQUIRED REAR YARD OF A BUILDABLE LOT TO BE OCCUPIED BY A DRAINAGE EASEMENT.



**DEVELOPER:** HIGGATES DEVELOPMENT  
 119 GLEN PARK AVENUE  
 TORONTO ONTARIO  
 M6B 2C6, CANADA

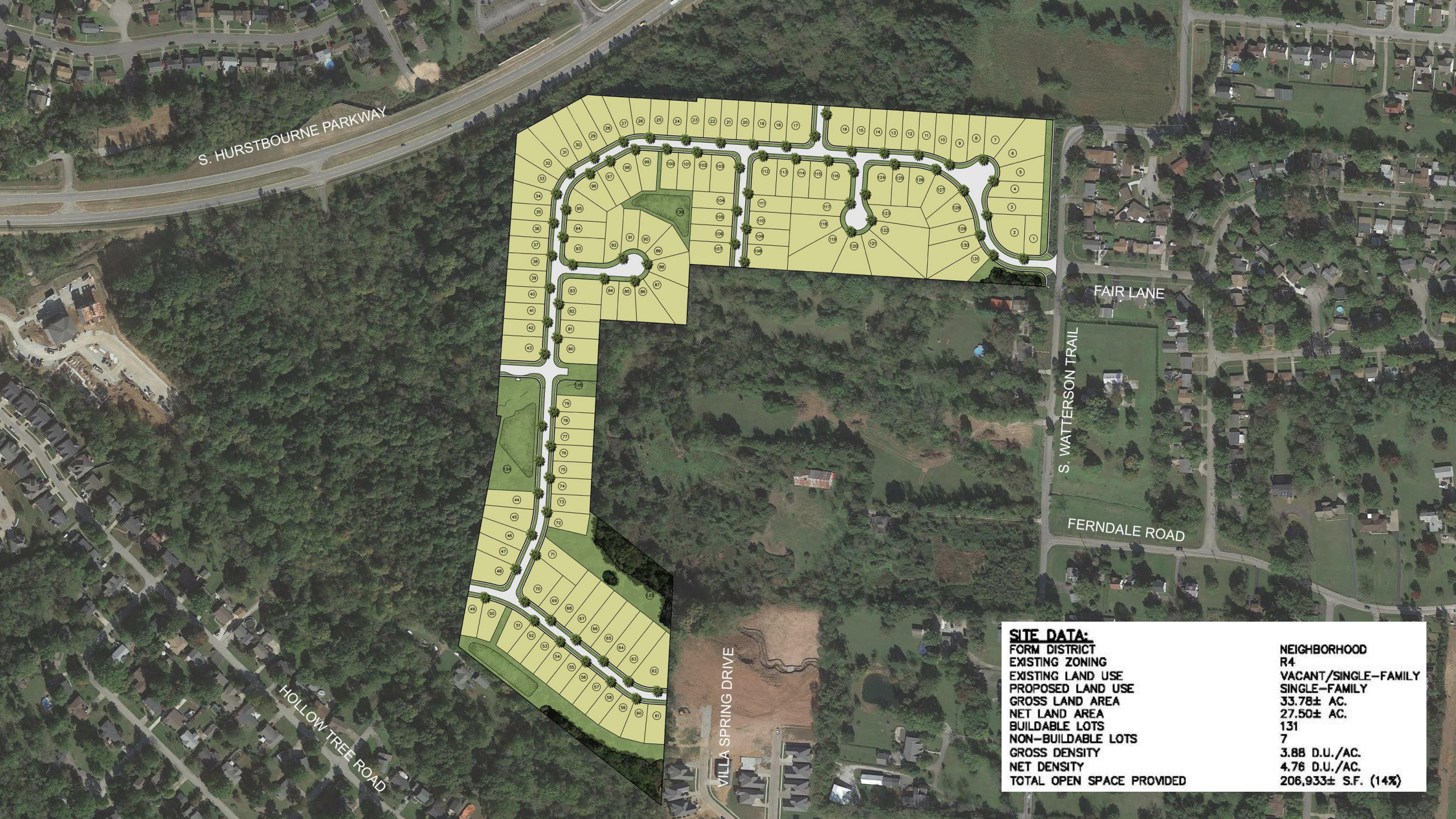
**OWNER:** CLARENCE & LUCILLE SCHMITT  
 16562 BUCKINGHAM AVENUE  
 BEVERLY HILLS, MI 48025

**PRELIMINARY SUBDIVISION PLAN (PER 4.7.7 DEVELOPMENT POTENTIAL TRANSFER)**  
**6106 S. WATTEYSON TRAIL**  
 LOUISVILLE, KENTUCKY 40291  
 T.B. 637 LOT 107-207  
 D.B. 6180 PG. 633

**MINDEL SCOTT**  
 ENGINEERING ARCHITECTURE  
 5133 TUCKER PARKWAY • KY 40228  
 502-982-1508 • mindelscott.com

**STATE OF KENTUCKY**  
 CURTIS W. MUCCI  
 LANDSCAPE ARCHITECT

Horizontal Scale: 1"=100'  
 Date: 12/16/2019  
 Job Number: 3628  
 Sheet: 1 of 1



S. HURSTBOURNE PARKWAY

FAIR LANE

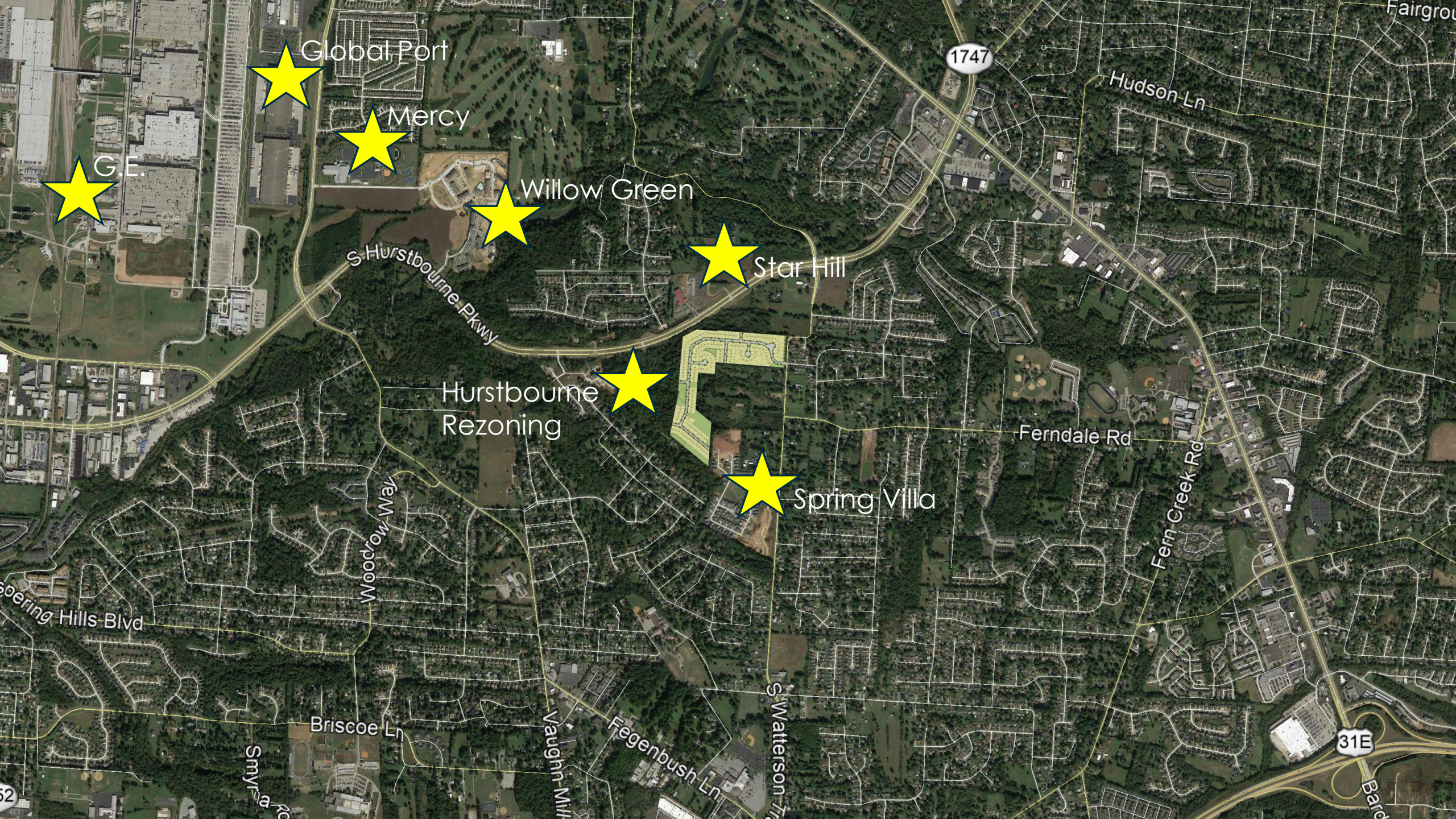
S. WATTERSON TRAIL

FERNDALE ROAD

HOLLOW TREE ROAD

VILLA SPRING DRIVE

<b>SITE DATA:</b>	
FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
EXISTING LAND USE	VACANT/SINGLE-FAMILY
PROPOSED LAND USE	SINGLE-FAMILY
GROSS LAND AREA	33.78± AC.
NET LAND AREA	27.50± AC.
BUILDABLE LOTS	131
NON-BUILDABLE LOTS	7
GROSS DENSITY	3.88 D.U./AC.
NET DENSITY	4.76 D.U./AC.
TOTAL OPEN SPACE PROVIDED	206,933± S.F. (14%)



Global Port

Mercy

Willow Green

Star Hill

Spring Villa

Hurstbourne  
Rezoning

1747

31E

G.E.

Boering Hills Blvd

Briscoe Ln

Smyrna Rd

Vaughn Mill

Fegenbush Ln

S Watterson Tr

Hudson Ln

Ferndale Rd

Fern Creek Rd

Bard

**GENERAL NOTES:**

1. THIS PLAN IS THE PROPERTY OF MINDL, SCOTT & ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY INDICATED. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF MINDL, SCOTT & ASSOCIATES, INC. IS STRICTLY PROHIBITED.
2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.
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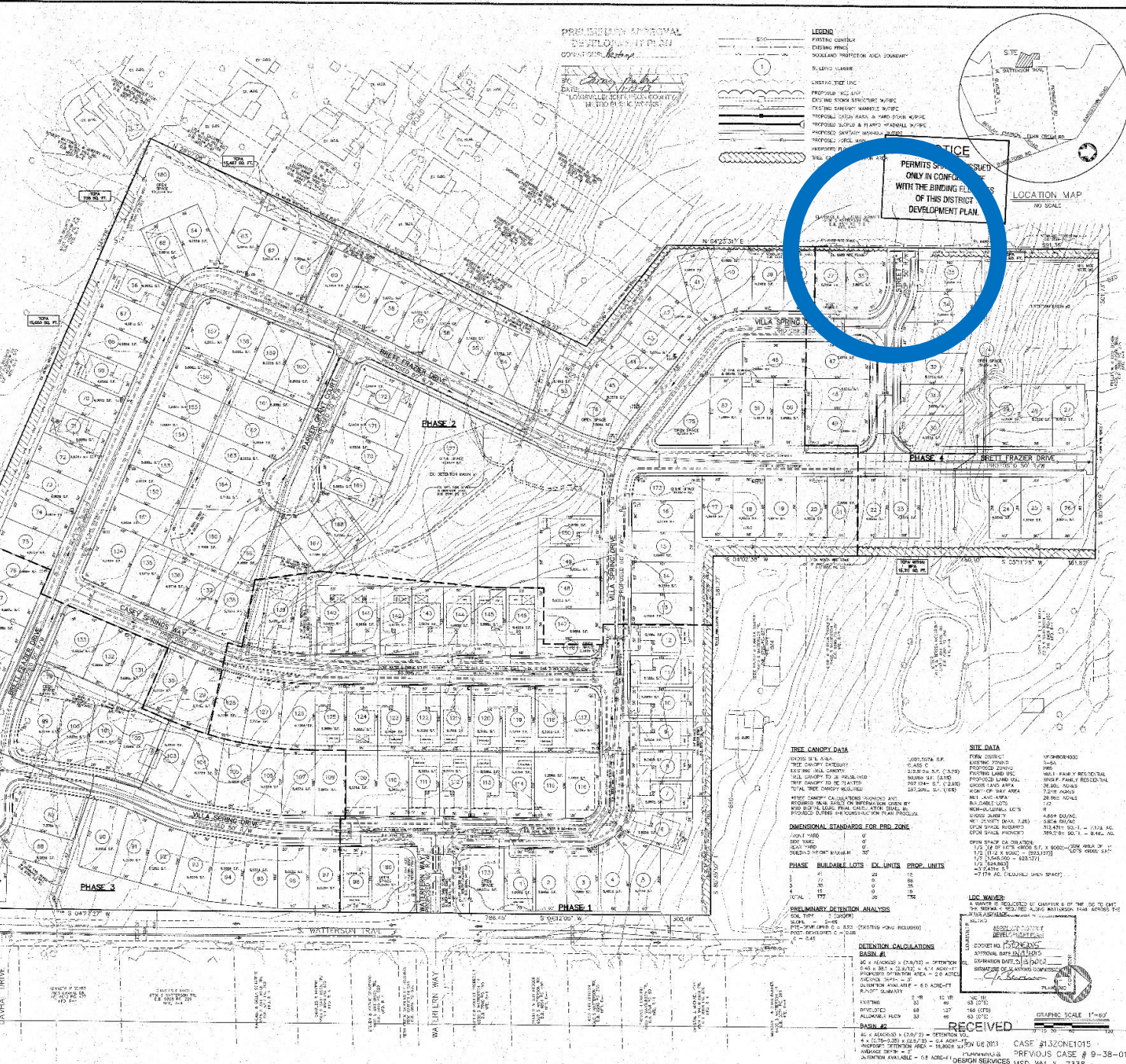
**PERMITS AND APPROVALS:**

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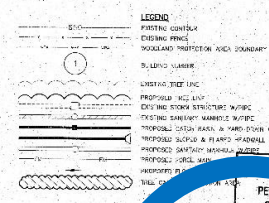
**PUBLIC WORKS AND ETC. NOTES:**

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2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.
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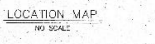
**PRELIMINARY APPROVAL**  
 Condition of Approval:  
 [Signature]  
 [Date]  
 LOUISVILLE & JEFFERSON COUNTY  
 METROPOLITAN SEWER DISTRICT



PRELIMINARY APPROVAL  
 OF THE  
 LOUISVILLE & JEFFERSON COUNTY  
 METROPOLITAN SEWER DISTRICT



PERMITS AND APPROVALS  
 ONLY IN CONFORMANCE WITH THE BRIDGING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN



**TREE CANOPY DATA**

EXISTING TREE CANOPY	0.450
PROPOSED TREE CANOPY	0.375
TREE CANOPY LOSS	0.075

**SITE DATA**

PROPOSED LOT AREA	1.250
PROPOSED LOT AREA	1.250
PROPOSED LOT AREA	1.250

**PHASE BUILDABLE LOTS EX UNITS PROP UNITS**

PHASE	BUILDABLE LOTS	EX UNITS	PROP UNITS
PHASE 1	10	10	10
PHASE 2	10	10	10
PHASE 3	10	10	10

**PRELIMINARY DETENTION ANALYSIS**

DESIGN FLOW	1.000
DESIGN FLOW	1.000
DESIGN FLOW	1.000

**DETECTION CALCULATIONS**

DESIGN FLOW	1.000
DESIGN FLOW	1.000
DESIGN FLOW	1.000

**RECEIVED**

DATE: 8/30/13

PROJECT: SPRING VILLA

DESIGNER: MINDL, SCOTT & ASSOCIATES, INC.

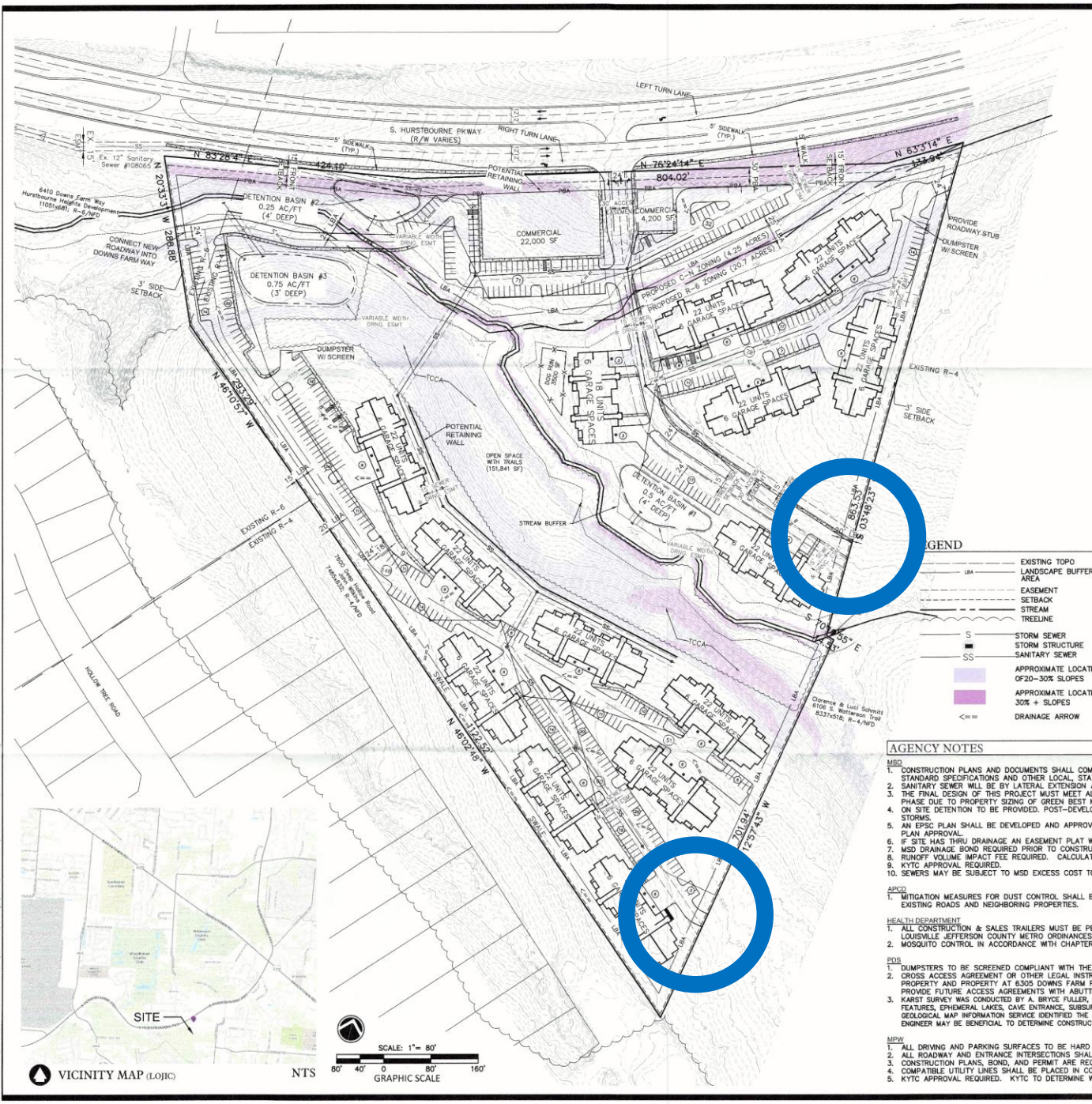
Mindel, Scott & Associates, Inc.  
 10000 W. WATTERSUN TRAIL, SUITE 100  
 SHELLYVILLE, KY 40068

OWNER:  
 CITIZENS UNION BANK  
 P O BOX 189  
 SHELLYVILLE, KY 40068

DETAILED DISTRICT DEVELOPMENT & PRELIMINARY PLAN  
**SPRING VILLA**  
 5535 VILLA SPRING DRIVE  
 TAX ID: 0837, LO: 0004  
 D.B. 99/78, P.G. 36

DATE: 8/30/13  
 SHEET: 1 OF 1





**SITE DATA**

LANDUSE: COMMERCIAL, MULTI-FAMILY RESIDENTIAL  
 SITE ADDRESS: 6875 S. HURSTBOURNE PARKWAY 40291  
 TAX BLOCK & LOT: T.B. 636, 45; T.L. 145  
 EXISTING ZONING DISTRICT: R-4, R-6  
 PROPOSED ZONING DISTRICT: R-6, C-N  
 EXISTING FORM DISTRICT: NEIGHBORHOOD  
 PROPOSED FORM DISTRICT: NEIGHBORHOOD  
 EXISTING USE: VACANT  
 PROPOSED USE: COMMERCIAL, MULTI-FAMILY RESIDENTIAL  
 EXISTING PARCEL AREA: 24.85 ACRES  
 PROPOSED R-6 AREA: 20.7 ACRES  
 PROPOSED C-N AREA: 4.25 ACRES  
 DEED BOOK & PAGE: 10442&848

**BUILDING DATA**  
 R-6  
 PERMITTED NUMBER OF RESIDENTIAL UNITS: 360 UNITS (17.42/ACRE)  
 PROPOSED NUMBER OF RESIDENTIAL UNITS: 304 UNITS (14.69/ACRE)  
 BUILDING HEIGHT: 35'  
 BUILDING FOOTPRINT: 176,490  
 GROSS FLOOR AREA: 509,747  
 FLOOR TO AREA RATIO: 0.57  
 OPEN SPACE REQUIRED: 15% (39,204 SF)  
 RECREATIONAL OPEN SPACE REQUIRED: 7.5% (19,602 SF) OF THE 15% REQ.

C-N  
 PERMITTED NUMBER OF RESIDENTIAL UNITS: 74 UNITS (17.42/ACRE)  
 PROPOSED RESIDENTIAL UNITS: 0 UNITS (0/ACRE)  
 BUILDING HEIGHT: 45' MAX.  
 BUILDING FOOTPRINT: 27,000 SF  
 GROSS FLOOR AREA: 27,000 SF  
 FLOOR TO AREA RATIO: 0.15

**PARKING CALCULATIONS**  
 R-6  
 MINIMUM REQUIRED (1.5 SPACES/UNIT): 456 SPACES  
 MAXIMUM PERMITTED (3 SPACES/UNIT): 912 SPACES  
 RESIDENTIAL PARKING PROVIDED: 456 SPACES  
 BIKE PARKING REQUIRED: NONE REQUIRED  
 ACCESSIBLE PARKING REQUIRED/PROVIDED: 9 ACCESS. OF WHICH 2 ARE VAN

C-N  
 MINIMUM REQUIRED (1/250 S.F.): 105 SPACES  
 MAXIMUM PERMITTED (1/150 S.F.): 175 SPACES  
 COMMERCIAL PARKING PROVIDED: 110 SPACES  
 BIKE PARKING REQUIRED: 2 LONG TERM; 1/25,000 S.F. SHORT TERM  
 ACCESSIBLE PARKING REQUIRED/PROVIDED: 8 ACCESS. OF WHICH 2 ARE VAN

**TREE CANOPY CALCULATIONS**  
 SITE AREA: 1,086,849 S.F.  
 CLASS C  
 EXISTING TREE COVERAGE: 76-100%  
 PRESERVED TREE CANOPY: 14% (151,844 S.F.)  
 NEW TREE CANOPY REQUIRED: 8% (85,211 S.F.)  
 TOTAL TREE CANOPY REQUIRED: 20% (217,051 S.F.)

**ILAVIA CALCULATIONS**  
 R-6  
 VEHICULAR USE AREA: 173,815  
 INTERIOR LANDSCAPE AREA (7.5%): 13,038 S.F.  
 ILA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED: 54 TREES  
 VEHICULAR USE AREA: 50,676  
 INTERIOR LANDSCAPE AREA (7.5%): 3,801 S.F.  
 ILA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED: 18 TREES

**FREESTANDING SIGNAGE**  
 PERMITTED HEIGHT: 10' (1 TENANT) / 12' (2-3 TENANTS) / 14' (4-TENANTS)  
 PERMITTED AREA: 80 SF / 100 SF / 120 SF

**EPSC DATA**  
 EXISTING IMPERVIOUS AREA: 2,586 S.F.  
 PROPOSED IMPERVIOUS AREA: 422,665 S.F.  
 SENSITIVE FEATURES: INTERMITTENT STREAM, POTENTIAL STEEP SLOPES  
 SOIL TYPE: Cd2, Cr, Cr6, Cr2, Cc2, Cc2c, Uhc  
 HYDROLOGIC SOIL GROUP: MOSTLY D

**DETENTION CALCULATION**  
 BASIN 1  
 AS = 0.28  
 0.28 x 2.8 x 7.4 / 12 = 0.48 ACRE/FEET  
 BASIN 2  
 AS = 0.43  
 0.43 x 2.8 x 2.28 / 12 = 0.23 ACRE/FEET  
 BASIN 3  
 AS = 0.66  
 0.66 x 2.8 x 8.82 / 12 = 0.74 ACRE/FEET

**LEGEND**

- EXISTING TOPO
- LANDSCAPE BUFFER AREA
- EASEMENT
- SETBACK
- STREAM
- TRENLINE
- S --- STORM SEWER
- SS --- STORM STRUCTURE
- SS --- SANITARY SEWER
- APPROXIMATE LOCATION
- APPROXIMATE LOCATION
- DRAINAGE ARROW

**AGENCY NOTES**

- MSD**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL
  - SANITARY SEWER WILL BE BY LATERAL EXTENSION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE DEREK GUTHRIE WOTC.
  - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPERTY SIZING OR GREEN BEST MANAGEMENT PRACTICES.
  - ON SITE DETENTION TO BE PROVIDED. POST-DEVELOPED PEAK FLOWS SHALL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR 2, 10 AND 100-YEAR STORMS.
  - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
  - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - RUNOFF VOLUME IMPACT FEE REQUIRED. CALCULATION BASED ON RFF X 1.5.
  - KYTC APPROVAL REQUIRED.
  - SEWERS MAY BE SUBJECT TO MSD EXCESS COST TO PROVIDE GRAVITY OUTLET FOR UPSTREAM PROPERTIES.
- ADPCD**
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- HEALTH DEPARTMENT**
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
  - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- PLS**
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
  - CROSS ACCESS AGREEMENT OR OTHER LEGAL INSTRUMENT ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE REQUIRED BETWEEN SUBJECT PROPERTY AND PROPERTY AT 6305 DOWNS FARM PLACE PRIOR TO CONSTRUCTION PLAN APPROVAL FOR ANY FUTURE DEVELOPMENT. STUB ROADWAYS WILL PROVIDE FUTURE ACCESS AGREEMENTS WITH ADJUTING PROPERTIES UPON REQUEST.
  - KARST SURVEY WAS CONDUCTED BY A. BRUCE FULLER, P.E. ON 03/17/2019 AND THE FOLLOWING KARST FEATURES WERE NOT ENCOUNTERED: SINKHOLE COLLAPSE FEATURES, EPHEMERAL LAKES, CANE ENTRANCE, SUBSURFACE FLOW PASSAGE, SPRINGS, GLOVED DEPRESSION, OR SINKING STREAM SINK POINT. THE KENTUCKY GEOLOGICAL MAP INFORMATION SERVICE IDENTIFIED THE AREA AS MEDIUM RISK FOR KARST GEOLOGY. A DETAILED KARST SURVEY BY THE PROJECT GEOTECHNICAL ENGINEER MAY BE BENEFICIAL TO DETERMINE CONSTRUCTION.
- MPW**
- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
  - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
  - CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
  - COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH LINES OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - KYTC APPROVAL REQUIRED. KYTC TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED ON S HURSTBOURNE PARKWAY.



6875 S. Hurstbourne Parkway  
 Louisville, KY 40291  
 502.885.2222 | Fax: 502.885.0406 | Internet: www.epd.com

**6875 S. Hurstbourne Parkway**

Rezoning Plan  
 6875 S. Hurstbourne Parkway  
 Louisville, KY 40291  
 Gayman Investments, LLC  
 10000 S. Hurstbourne Parkway  
 Louisville, Kentucky 40291

REV #	DATE	DESCRIPTION
1	03/15/2019	Issue for Review
2	03/22/2019	Approved by Review
3	03/22/2019	Approved by Review
4	03/22/2019	Approved by Review

RECEIVED  
 MAY 06 2019  
 PLANNING & DESIGN SERVICES

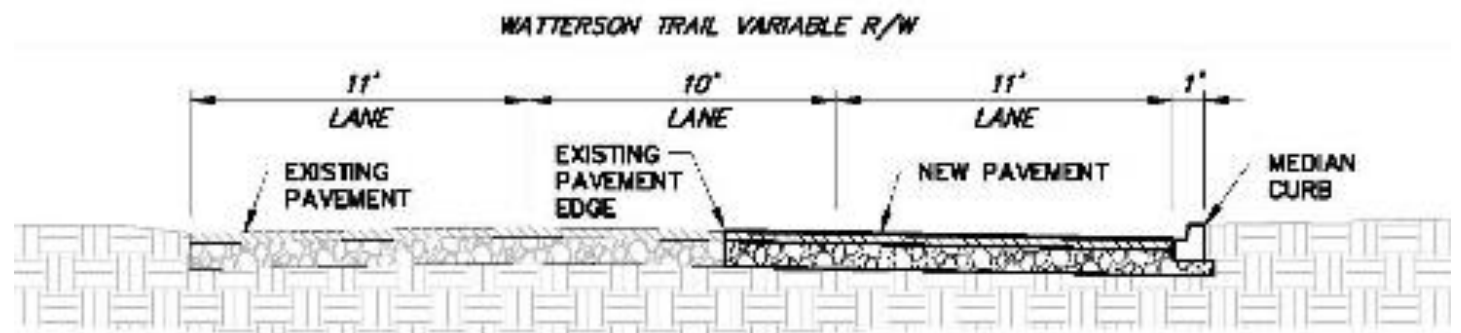
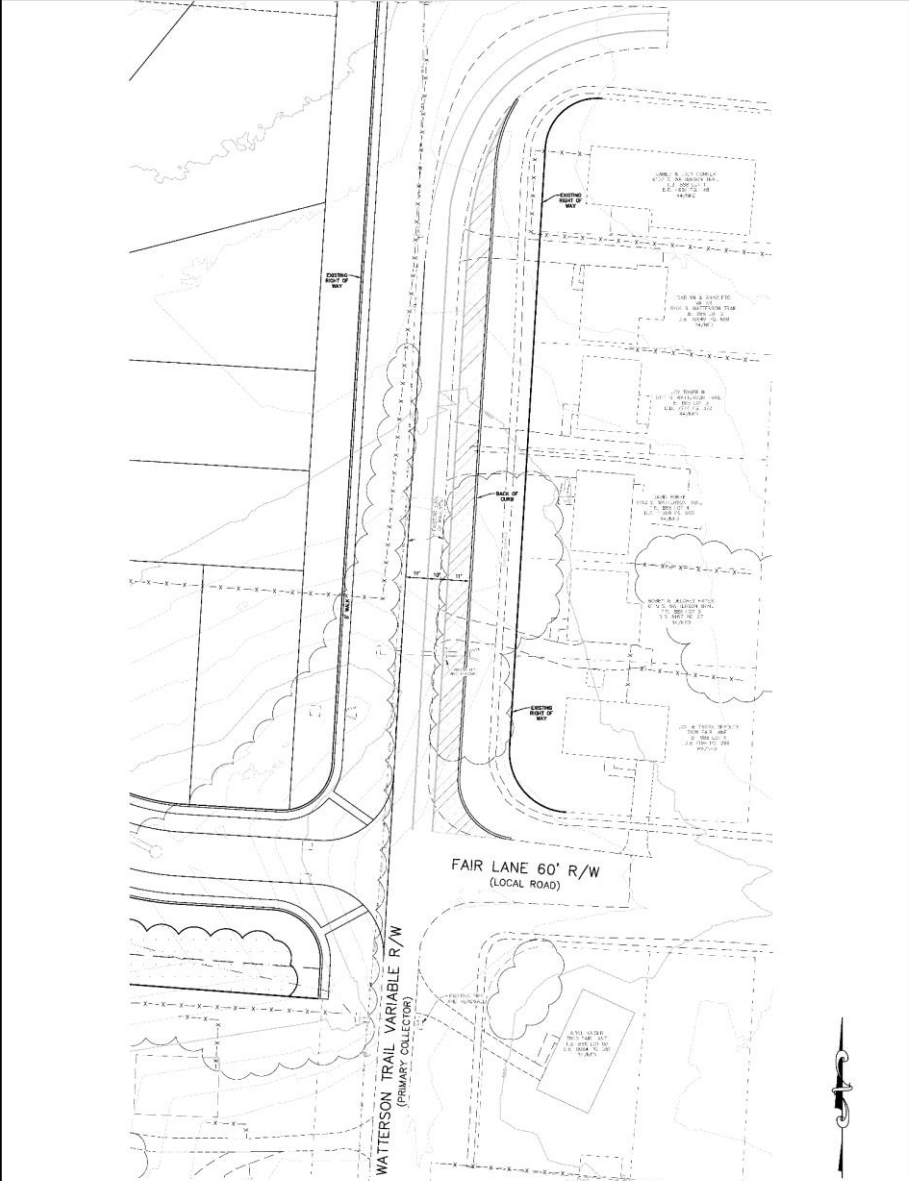
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 Drawn By: AWB  
 Checked By: AWB

Drawing Title:  
 6875 S. Hurstbourne Parkway  
 Rezoning Plan

Drawing No:  
 1 of 1

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 User: dcmeyers Plot Date: May 6, 2019 9:30 AM  
 File Name: U:\18326.000 - 6875 S. Hurstbou...  
 Plot Size: 30x42 Sheet Count: 50

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**TYPICAL ROAD SECTION**  
NO SCALE

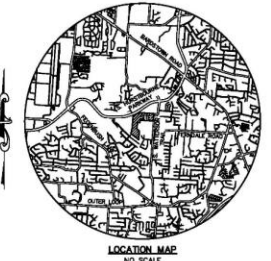
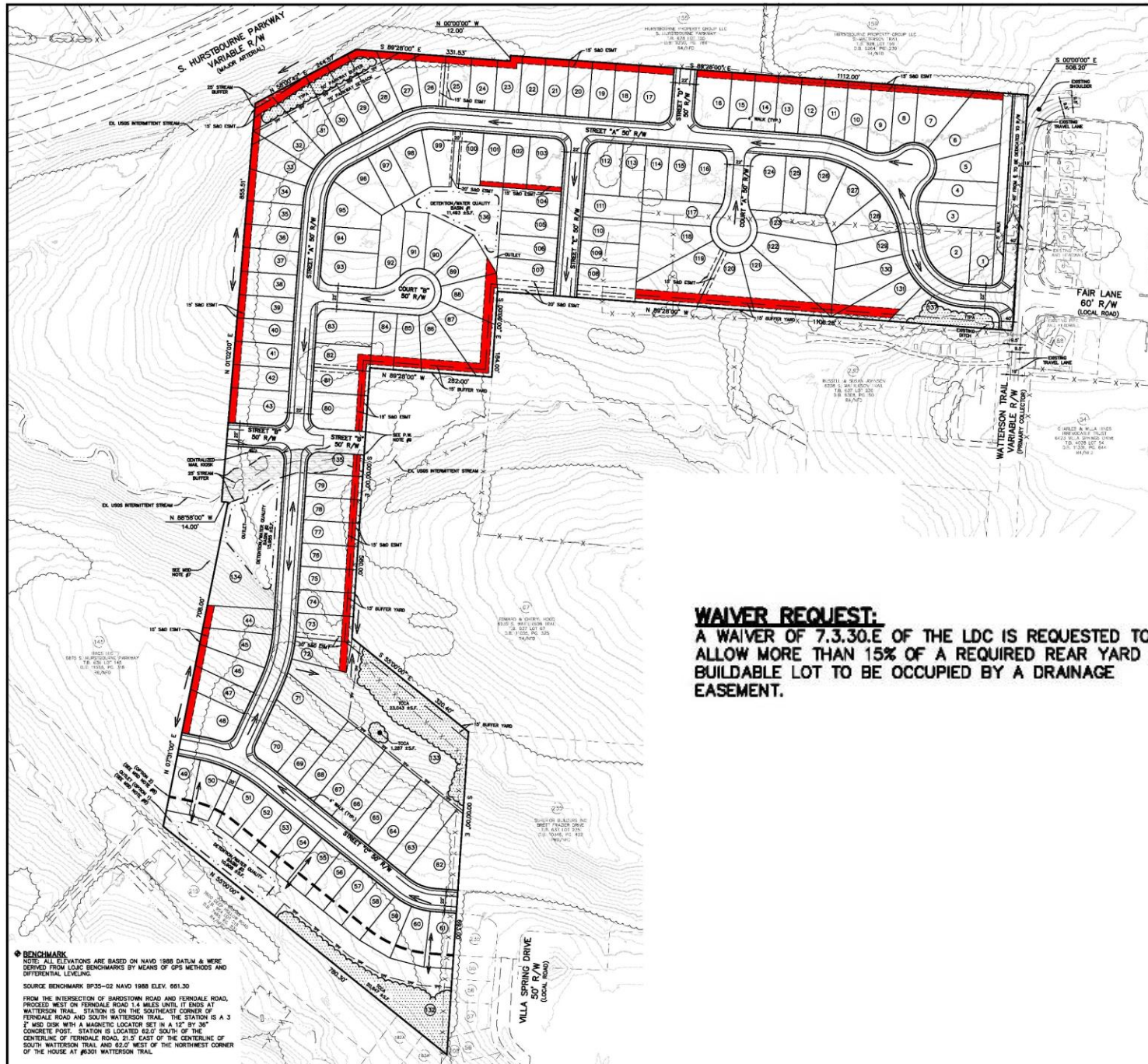


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DEVELOPER  
HIGHGATES DEVELOPMENT  
119 GLEN PARK AVENUE  
TORONTO ONTARIO  
M6B 2C6, CANADA

EXHIBIT  
SOUTH WATTERSON TRAIL  
ROAD WIDENING

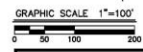
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Horizontal Scale:	1"=20'
Date:	03/16/2020
Job Number:	3628
Sheet:	1 OF 1



- LEGEND**
- EXISTING CONTOUR
  - EXISTING TREE MASS
  - EXISTING FENCE
  - EXISTING UTILITY POLE
  - EXISTING TOP OF BANK
  - EXISTING TOE OF SLOPE/DITCH
  - PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
  - PROPOSED STORM MANHOLE W/PIPE
  - PROPOSED SLOPED & FLARED HEADWALL W/PIPE
  - PROPOSED DITCH/SWALE
  - PROPOSED SANITARY MANHOLE W/PIPE
  - PROPOSED DRAINAGE ARROW
  - REVISED TREE LINE
  - SLOPES 20-30%
  - SLOPES >30%
  - LIMITS OF DISTURBANCE

**WAIVER REQUEST:**  
 A WAIVER OF 7.3.30.E OF THE LDC IS REQUESTED TO ALLOW MORE THAN 15% OF A REQUIRED REAR YARD OF A BUILDABLE LOT TO BE OCCUPIED BY A DRAINAGE EASEMENT.

**BENCHMARK**  
 NOTE: ALL ELEVATIONS ARE BASED ON NAD 83 DATUM & WERE DERIVED FROM LDC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.  
 SOURCE BENCHMARK: 8935-02 NAD 83 ELEV: 651.30  
 FROM THE INTERSECTION OF SANDSTONE ROAD AND FERRDALE ROAD, PROCEED WEST ON FERRDALE ROAD 1.4 MILES UNTIL IT ENDS AT WATTERSON TRAIL. STATION IS ON THE SOUTHWEST CORNER OF FERRDALE ROAD AND SOUTH WATTERSON TRAIL. THE STATION IS A 3" I.D. DISK WITH A MAGNETIC LOCATOR SET IN A 12" BY 36" CONCRETE POST. STATION IS LOCATED 82.0' SOUTH OF THE CENTERLINE OF FERRDALE ROAD, 21.5' EAST OF THE CENTERLINE OF SOUTH WATTERSON TRAIL AND 10.0' WEST OF THE NORTHWEST CORNER OF THE HOUSE AT #6301 WATTERSON TRAIL.



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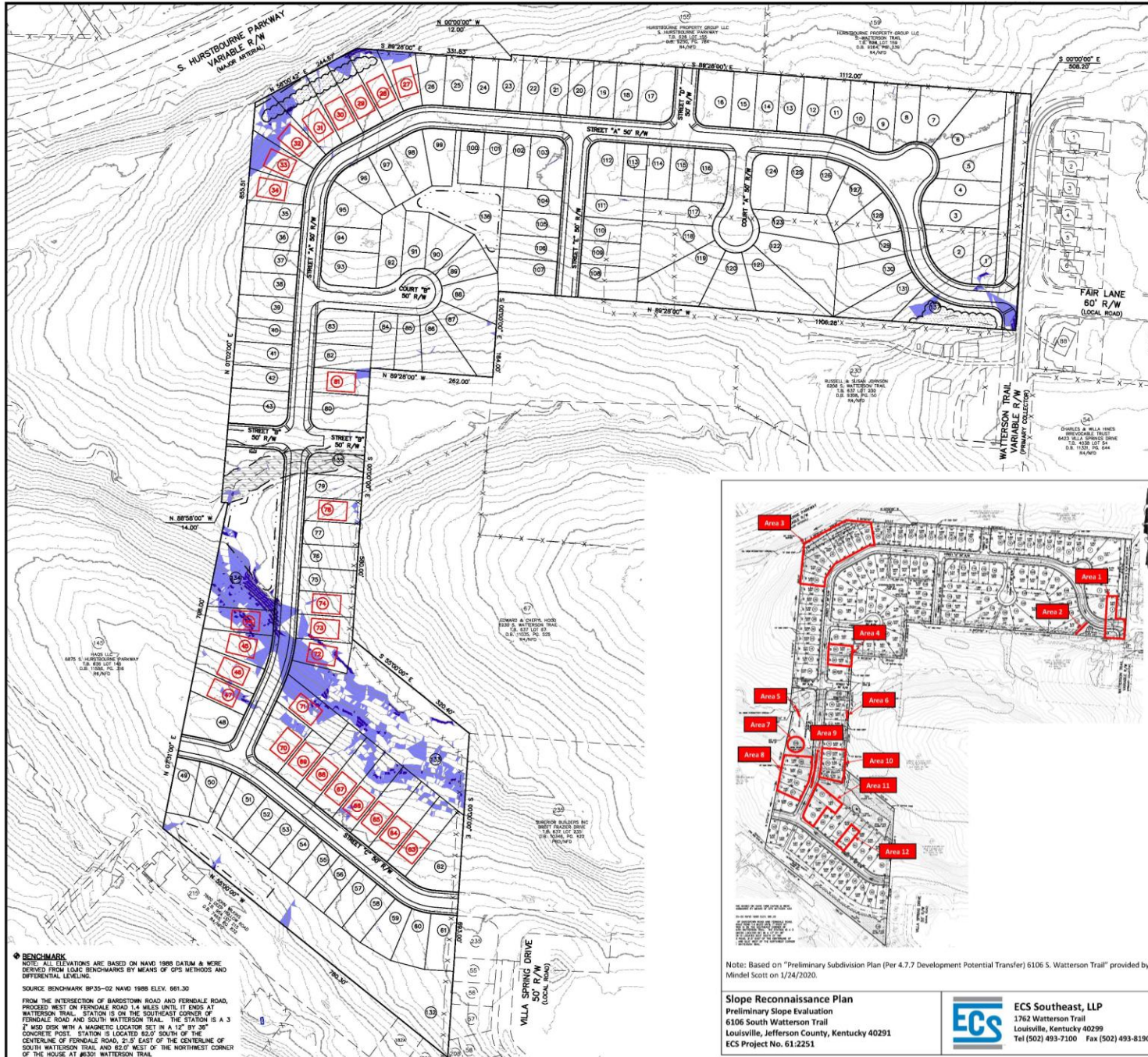
**DEVELOPER**  
 HIGHGATES DEVELOPMENT  
 119 GLEN PARK AVENUE  
 TORONTO ONTARIO  
 M6B 2C6, CANADA

**OWNER**  
 CLARENCE & LUCILLE SCHMITT  
 16962 BUCKINGHAM AVENUE  
 BEVERLY HILLS, MI 48025

PRELIMINARY SUBDIVISION PLAN  
 (PER 4.7.7 DEVELOPMENT POTENTIAL TRANSFER)  
**6106 S. WATTERSON TRAIL**  
 LOUISVILLE, KENTUCKY 40291  
 T.B. 637, LOT 207  
 D.B. 8160 P.C. 633

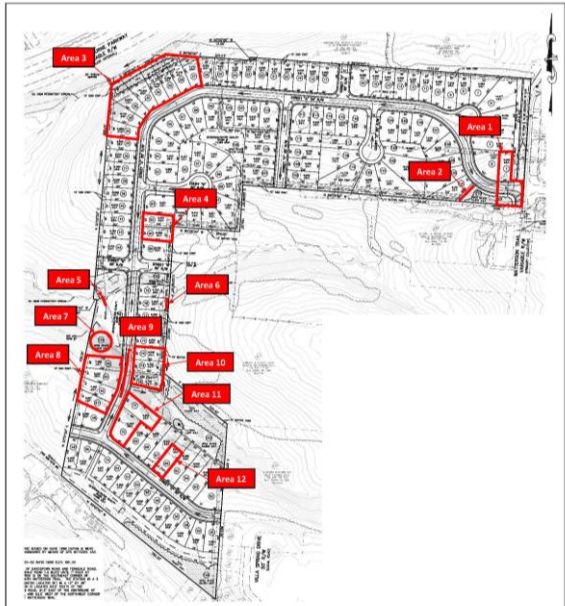
REVISIONS  
 DATE  
 BY  
 REVISION COMMENTS

Horizontal Scale: N/A  
 Horizontal Scale: 1"=100'  
 Date: 12/16/2019  
 Job Number: 3628  
 Sheet  
**1**  
 of 1



**LEGEND**

- EXISTING CONTOUR
- SLOPES 20-30%
- SLOPES >30%



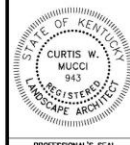
Note: Based on "Preliminary Subdivision Plan (Per 4.7.7 Development Potential Transfer) 6106 S. Watterson Trail" provided by Mindel Scott on 1/24/2020.

**BENCHMARK**  
 NOTE: ALL ELEVATIONS ARE BASED ON NAD83 DATUM & WERE DERIVED FROM LOCAL BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.  
 SOURCE BENCHMARK: 8P35-02 NAD83 ELEV. 661.30  
 FROM THE INTERSECTION OF BARBOSTOWN ROAD AND FERDALE ROAD, PROCEED WEST ON FERDALE ROAD 1.4 MILES UNTIL IT ENDS AT WATTERSON TRAIL. STATION W ON THE SOUTHEAST CORNER OF FERDALE ROAD AND SOUTH WATTERSON TRAIL. THE STATION IS A 3" X 3" WOOD DISK WITH A MAGNETIC LOCATOR SET IN A 10" BY 20" CONCRETE POST. STATION IS LOCATED 62.0' SOUTH OF THE CENTERLINE OF FERDALE ROAD, 21.5' EAST OF THE CENTERLINE OF SOUTH WATTERSON TRAIL AND 62.0' WEST OF THE NORTHWEST CORNER OF THE HOUSE AT #301 WATTERSON TRAIL.

**Slope Reconnaissance Plan**  
 Preliminary Slope Evaluation  
 6106 South Watterson Trail  
 Louisville, Jefferson County, Kentucky 40291  
 ECS Project No. 61:2251

**ECS** ECS Southeast, LLP  
 1762 Watterson Trail  
 Louisville, Kentucky 40299  
 Tel (502) 493-7100 Fax (502) 493-8190

GRAPHIC SCALE 1"=100'



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**DEVELOPER**  
 HIGHGATES DEVELOPMENT  
 119 GLEN PARK AVENUE  
 TORONTO ONTARIO  
 M6B 2C6, CANADA

**OWNER**  
 CLARENCE & LUCILLE SCHMITT  
 16962 BUCKINGHAM AVENUE  
 BEVERLY HILLS, MI 48025

PRELIMINARY SUBDIVISION PLAN  
 (PER 4.7.7 DEVELOPMENT POTENTIAL TRANSFER)  
**6106 S. WATTERSON TRAIL**  
 LOUISVILLE, KENTUCKY 40291  
 T.B. 637 LOT 207  
 D.B. 8180 PG. 633

DATE	12/16/2019
JOB NUMBER	3628
SHEET	1
OF	1

Vertical Scale: N/A  
 Horizontal Scale: 1"=100'

MINDEL SCOTT & ASSOCIATES, INC. 1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202



Slope and drainage feature in Area 1



Slope and rock outcropping in Area 2



Steep slope in Area 3



Steep slope in Area 3 where minor instability observed

Based on our review of the above reference observations and information, and on our past experience with site development for similar conditions in Jefferson County, our opinion is that the on-site slopes (excluding small, localized erosion features along swales and streams) in the observed areas were generally stable at the time of our reconnaissance. Evidence of minor instability was observed in an isolated area in the northwestern portion of the site (Area 3). The current, on-site slope stability observed likely is related to the following factors:

- Relatively thin depths of soil in slope areas
- Cohesive (clayey) soil matrix
- Rocky soil texture
- Limestone bedrock
- Numerous trees and other vegetation

Based on the conditions observed, our opinion is that additional geotechnical exploration/analyses including soil/rock test borings/coring, shear strength tests of soils, etc. are not required for the evaluated on-site slopes, provided that the planned subdivision is designed and constructed utilizing the guidelines included in this report. Area 3 where minor instability was observed



should be further investigated during the construction phase of the project once the location and planned elevation of the proposed structures and related improvements are known.

The following guidelines should be used to help maintain the stability of the existing and planned slopes during the design and construction of the new subdivision, and over the life of the new homes. These measures include:

- Plan grading to minimize changes to existing topography along slopes.
- Minimize disturbance to slopes and vegetation outside new construction areas.
- Avoid significant transverse cuts along or at the toe of existing slopes.
- Avoid significant embankments on the face, or along or at the crest of existing slopes.
- Maintain the following limits for new embankments without additional geotechnical exploration and analysis:
  - 3:1 (horizontal:vertical) or flatter slopes.
  - Properly strip all vegetation, topsoil, etc. where fill will be placed.
  - Construct embankments with controlled fill compacted to at least 98 percent of the Standard Proctor maximum dry density and within 2 percent of the optimum moisture content.
  - Maximum fill embankment height – 5 feet.
  - Horizontally bench new fill into existing slopes.
- Maintain the following limits for new cuts in soil without additional geotechnical exploration and analysis:
  - 3:1 (horizontal:vertical) or flatter slopes.
  - Maximum cut height – 5 feet.
- Provide adequate erosion and surface water drainage control during construction and over the life of the subdivision.
- Establish permanent vegetative cover as soon as practical.

We appreciate the opportunity to work with you on this project. If you have any questions about this evaluation, or if you need any further assistance, please call us at any time.

Cordially,  
ECS Southeast, LLP

  
Morgan Hertelendy, E.I.T.  
Geotechnical Project Manager

Attachments: Site Vicinity Map  
Slope Reconnaissance Plan

  
G.T. Vandavelde, P.E.  
Principal Engineer  
Kentucky License No. 14708





# 6106 S. WATTERSON TRAIL SUBDIVISION DEVELOPMENT POTENTIAL TRANSFER (LDC 4.7.7)

Planning Commission Hearing

19-MSUB-0018

March 5, 2020

Case Manager: Lacey Gabbard

Plan Prepared By: Mindel Scott