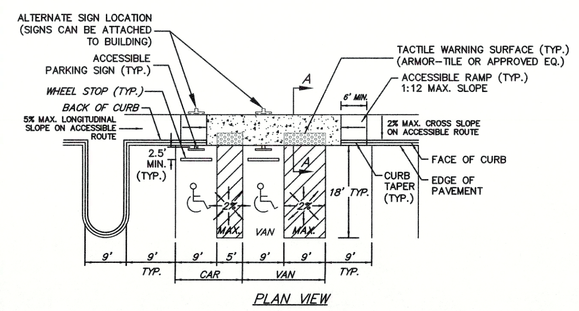
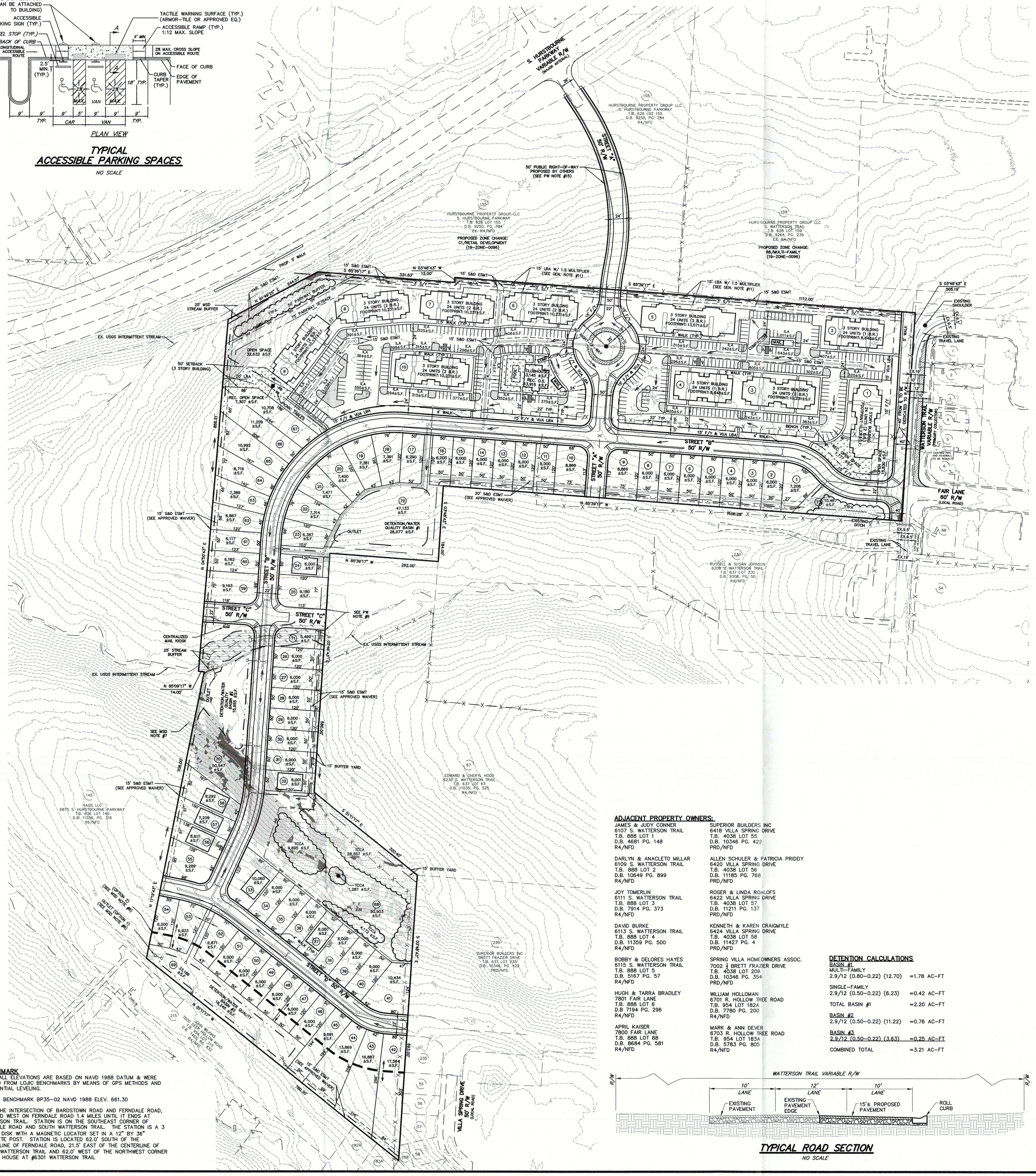


PLAN VIEW

TYPICAL ACCESSIBLE PARKING SPACES

NO SCALE



BENCHMARK

NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOJIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.

SOURCE BENCHMARK BP35–02 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 THE SOUTHEAST CORNER OF FERNDALE ROAD AND SOUTH WATTERSON TRAIL. THE STATION IS A 3" 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, 31.5' EAST OF THE CENTERLINE OF SOUTH WATTERSON TRAIL AND 62.0' WEST OF THE NORTHWEST CORNER OF THE HOUSE AT #6301 WATTERSON TRAIL

ADJACENT PROPERTY OWNERS:

JAMES & JUDY CONNER
6107 S. WATTERSON TRAIL
T.B. 888 LOT 1
D.B. 4681 PG. 148
R4/NFD

DARLYN & ANACLETO MILLAR
6109 S. WATTERSON TRAIL
T.B. 888 LOT 2
D.B. 10649 PG. 899
R4/NFD

JOY TOMERLIN
6111 S. WATTERSON TRAIL
T.B. 888 LOT 3
D.B. 7914 PG. 373
R4/NFD

DAVID BURKE
6113 S. WATTERSON TRAIL
T.B. 888 LOT 4
D.B. 11359 PG. 500
R4/NFD

BOBBY & DELORES HAYES
6115 S. WATTERSON TRAIL
T.B. 888 LOT 5
D.B. 5167 PG. 57
R4/NFD

HUGH & TARRA BRADLEY
7801 FAIR LANE
T.B. 888 LOT 6
D.B. 7194 PG. 296
R4/NFD

APRIL KAISER
7800 FAIR LANE
T.B. 888 LOT 88
D.B. 8684 PG. 581
R4/NFD

SUPERIOR BUILDERS INC
6418 VILLA SPRING DRIVE
T.B. 4038 LOT 55
D.B. 10346 PG. 422
PRD/NFD

ALLEN SCHULER & PATRICIA PRIDDY
6420 VILLA SPRING DRIVE
T.B. 4038 LOT 56
D.B. 11185 PG. 768
PRD/NFD

ROGER & LINDA ROALOFS
6422 VILLA SPRING DRIVE
T.B. 4038 LOT 57
D.B. 11211 PG. 137
PRD/NFD

KENNETH & KAREN CRAIGMYLE
6424 VILLA SPRING DRIVE
T.B. 4038 LOT 58
D.B. 11427 PG. 4
PRD/NFD

SPRING VILLA HOMEOWNERS ASSOC.
7002 J BRETT FRAZIER DRIVE
T.B. 4038 LOT 208
D.B. 10346 PG. 354
PRD/NFD

DETENTION CALCULATIONS

BASIN #1
MULTI–FAMILY
2.9/12 (0.80–0.22) (12.70) =1.78 AC–FT

SINGLE–FAMILY
2.9/12 (0.50–0.22) (6.23) =0.42 AC–FT

TOTAL BASIN #1 =2.20 AC–FT

BASIN #2
2.9/12 (0.50–0.22) (11.22) =0.76 AC–FT

BASIN #3
2.9/12 (0.50–0.22) (3.63) =0.25 AC–FT

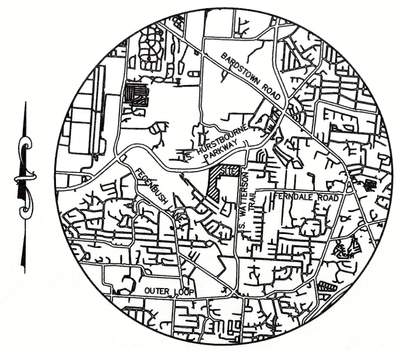
COMBINED TOTAL =3.21 AC–FT

TYPICAL ROAD SECTION

NO SCALE

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



LOCATION MAP
NO SCALE

SITE DATA: OVERALL

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	R4 & R7
EXISTING LAND USE	VACANT/SINGLE–FAMILY
PROPOSED LAND USE	SINGLE–FAMILY & MULTI–FAMILY
GROSS LAND AREA	33.78± AC.
NET LAND AREA	28.55± AC.

SITE DATA: MULTI–FAMILY

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	R7
EXISTING LAND USE	VACANT/SINGLE–FAMILY
PROPOSED LAND USE	MULTI–FAMILY
GROSS LAND AREA	12.70± AC.
NET LAND AREA	11.71± AC.
NO. OF DWELLING UNITS	240
BUILDING HEIGHT (MAX. ALLOWED 45')	≤45'
GROSS DENSITY (MAX. ALLOWED 34.8)	18.90 D.U./AC.
NET DENSITY (MAX. ALLOWED 34.8)	20.50 D.U./AC.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.55 F.A.R.
OPEN SPACE REQUIRED (PER NET AREA)	50,999 S.F. (10%)
OPEN SPACE PROVIDED	77,461± S.F.
REC. OPEN SPACE REQUIRED	25,500 S.F. (5%)
REC. OPEN SPACE PROVIDED	28,999± S.F.
PARKING REQUIRED (INCLUDES 9 HDCP SP.)	360–720 SPACES
MIN. 1.5 SPACES/DU	360 SPACES
MAX. 3 SPACES/DU	720 SPACES
PARKING PROVIDED	480 SPACES
PARKING AREA RATIO	2.0 SP./UNIT

TREE CANOPY DATA: MULTI–FAMILY

GROSS SITE AREA	553,250± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	60,001± S.F. (11%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TREE CANOPY TO BE PLANTED	193,638± S.F. (35%)
TOTAL TREE CANOPY REQUIRED	193,638± S.F. (35%)

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

LANDSCAPE DATA:

V.U.A.	169,822± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	12,737 S.F.
I.L.A. PROVIDED	13,467± S.F.

SITE DATA: SINGLE–FAMILY

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
EXISTING LAND USE	VACANT/SINGLE–FAMILY
PROPOSED LAND USE	SINGLE–FAMILY
GROSS LAND AREA	21.08± AC.
NET LAND AREA	16.84± AC.
BUILDABLE LOTS	67
NON–BUILDABLE LOTS	6
GROSS DENSITY	3.18 D.U./AC.
NET DENSITY	3.98 D.U./AC.
TOTAL OPEN SPACE PROVIDED	237,705± S.F. (26%)

TREE CANOPY DATA: SINGLE–FAMILY

GROSS SITE AREA	918,214± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	293,163 S.F. (32%)
EXISTING TREE CANOPY TO BE PRESERVED	43,911± S.F. (5%)
TREE CANOPY TO BE PLANTED	323,375± S.F. (35%)
TOTAL TREE CANOPY REQUIRED	367,286± S.F. (40%)

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

MAXIMUM BALANCE TRANSFER LOT CALCULATION

MLP = MAXIMUM LOTS PERMITTED
TA = TOTAL LAND AREA (21.08)
SS = STEEP SLOPES AREA/SLOPES >20% (1.11AC.)
IA = INFRASTRUCTURE AREA (4.24 AC.)

$$MLP = [(TA - SS - IA) \ 4.84] + \frac{SS \times 4.84}{2}$$

$$MLP = [(21.08 - 1.11 - 4.24) \ 4.84] + \frac{1.11 \times 4.84}{2}$$

MLP = 79

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

DIMENSIONAL STANDARDS: SINGLE–FAMILY

FRONT/STREET SIDE YARDS	MIN. 30'
SIDE YARDS	5'
REAR YARD	25'
MAXIMUM BUILDING HEIGHT	35'
DETACHED MINIMUM LOT AREA	4,500 S.F.
LOTS <5,000 S.F. (MAX 25% OR 17 LOTS)	0 LOTS PROPOSED
LOTS ≥9,000 S.F. (MIN 20% OR 13 LOTS)	13 LOTS PROPOSED

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 HIGHVIEW, FERN CREEK FIRE DISTRICT.
6. IF PROPOSED, 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.
7. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE 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. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
9. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
10. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN, EIT, ON 1/8/2020 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
11. THE LANDSCAPE BUFFER AREA SHOWN IS REQUIRED BETWEEN R–7 AND R–4 ZONING AND WILL NOT BE REQUIRED IF THE ADJACENT DEVELOPMENT IS GRANTED THEIR PROPOSED ZONING PER CASE #19–ZONE–0096.

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT–OF–WAY.
2. 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.
3. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
4. 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.
5. 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.
6. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
7. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
8. 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 "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
9. RIGHT–OF–WAY TO BE DEDICATED AT TIME OF RECORD PLAT FOR FUTURE EXTENSION PROJECT OF FERNDALE ROAD.
10. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET FORTH BY METRO PUBLIC WORKS.
11. 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.
12. THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
13. THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT–OF–WAY FOR STREETS "A", "B", "C" & "D" SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
14. 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.
15. CONNECTION TO S. HURSTBOURNE PARKWAY (STREET "A") TO BE COORDINATED BETWEEN DEVELOPER AND ADJACENT PROPERTY OWNER. RIGHT–OF–WAY TO BE DEDICATED AND CONNECTION TO BE CONSTRUCTED PRIOR TO ISSUANCE OF THE 200TH BUILDING PERMIT.

MSD NOTES:

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. 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 FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO DOWNSTREAM CAPACITY, WHICH IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE 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 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.
5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0098E).
6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
7. SANITARY SEWER TO CONNECT TO OFFSITE SEWER EXTENSION AS SHOWN PER CASE #18ZONE1071, TO BE COORDINATED BETWEEN DEVELOPERS.
8. DRAINAGE WILL EITHER TIE INTO A PROPOSED SWALE AS SHOWN ON THE APPROVED ADJACENT REZONING PLAN, #18ZONE1071, OR WATER WILL BE DIVERTED FROM THIS PROPOSED DEVELOPMENT SO THAT THE POST PEAK FLOW WILL NOT EXCEED THE PRE PEAK FLOW, SHEET DRAINING TOWARDS THE SOUTHERN PROPERTY LINE. IF THE DRAINAGE OUTLET FROM THIS DEVELOPMENT IS TO FLOW THROUGH AN OFFSITE SWALE, AS DEPICTED 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 "D" TO BE COLLECTED AND DIVERTED TO BASIN #2 AND BASIN #3 WILL NOT BE CONSTRUCTED. FINAL PLANS SHALL BE SUBMITTED TO AND APPROVED BY MSD PRIOR TO CONSTRUCTION PLAN APPROVAL.
9. APPLICANT SHALL PROVIDE AN EVALUATION OF THE SEWERSHED UPSTREAM OF THIS PROPERTY. SEWER ALIGNMENT AND EASEMENT LOCATIONS MAY BE MODIFIED FROM LOCATIONS DEPICTED ON THIS CONCEPTUAL PLAN AND SHALL BE PLACED AND SIZED TO ADEQUATELY SERVE THE WATERSHED. MSD AND THE APPLICANT SHALL EXECUTE AN AGREEMENT CONSISTENT WITH MSD'S EXCESS COST POLICY PRIOR TO CONSTRUCTION APPROVAL.

WAIVER REQUEST: APPROVED PER 19–MSUB–0018

A WAIVER OF 7.3.30.E OF THE LDC WAS APPROVED TO ALLOW MORE THAN 15% OF A REQUIRED REAR YARD OF A BUILDABLE LOT TO BE OCCUPIED BY A DRAINAGE EASEMENT.

GRAPHIC SCALE 1"=100'
0 50 100 200

RECEIVED
JAN 11 2021
PLANNING & DESIGN SERVICES

CASE #20–ZONE–0074 & 20–RSUB–0005
RELATED CASE #20–ZONEPA–0059 & 19–MSUB–0018
MSD WM #12092

MINDEL SCOTT
ENGINEERING ▶ SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502.459.5260 ▶ MindelScott.com

OWNER
CLARENCE & LUCILLE SCHMITT HIGHGATES DEVELOPMENT
16962 BUCKINGHAM AVENUE 119 GLEN PARK AVENUE
BEVERLY HILLS, MI 48025 TORONTO ONTARIO
M6B 2C6, CANADA

DEVELOPER

REZONING & REVISED PRELIMINARY SUBDIVISION PLAN (PER 4.7.7 DEVELOPMENT POTENTIAL TRANSFER)

6106 S. WATTERSON TRAIL

LOUISVILLE, KENTUCKY 40291
T.B. 637 LOT 207
D.B. 8337 PG. 518

Revisions	
9/14/20	REVISIONS PER AGENCY COMMENTS
12/7/20	REVISIONS PER AGENCY COMMENTS
12/10/20	REVISIONS FOR ANALYZE CLEARING

Vertical Scale: N/A
Horizontal Scale: 1"=100'
Date: 8/10/2020
Job Number: 3628

Sheet 1 of 1

CURTIS W. MUCCI 9952 REGISTERED LANDSCAPE ARCHITECT
STATE OF KENTUCKY
PROFESSIONAL'S SEAL

20-ZONE-0074
20-RSUB-0005

M:\JOBS\3628 Watterson Trail\ZONING\PLANNING\3628 REZONING REVISED 2020-12-10-FINAL.dwg, 1/5/2021 3:37:26 PM, 1:1