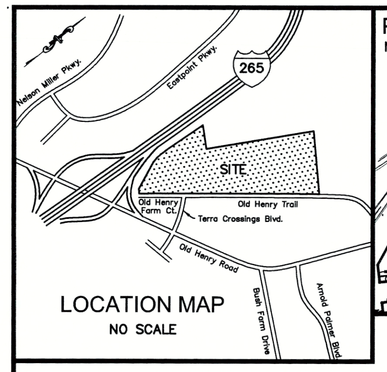
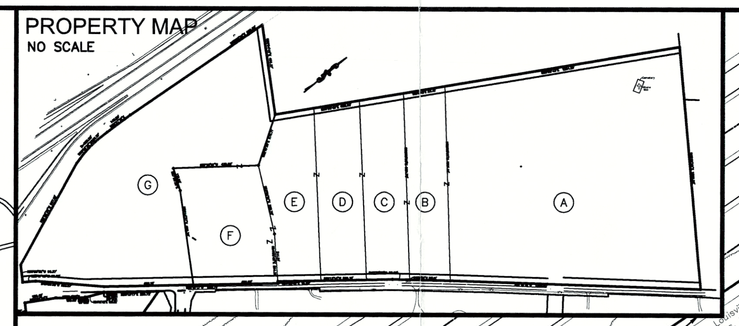




PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS: See Binding Elements
BY:
DATE: 7/9/07
LOUISVILLE & JEFFERSON COUNTY
METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval:
Development Review — Date 5/17/07
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

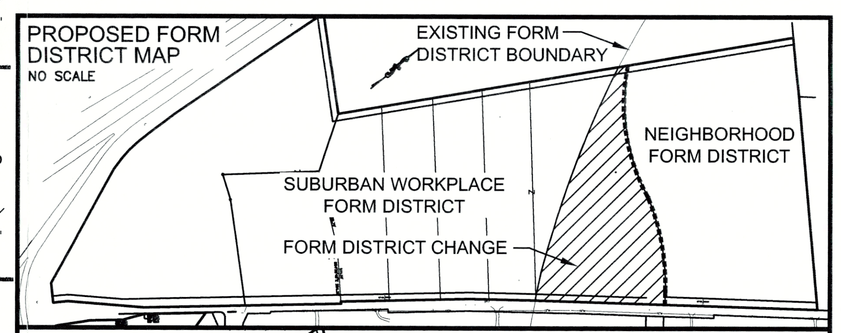
NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

QK4
Architecture
Engineering
Construction
815 West Market Street
Suite 300
Louisville, Kentucky
40202
Ph. 502-585-2222
Fx. 502-992-0605
E. www.qk4.com

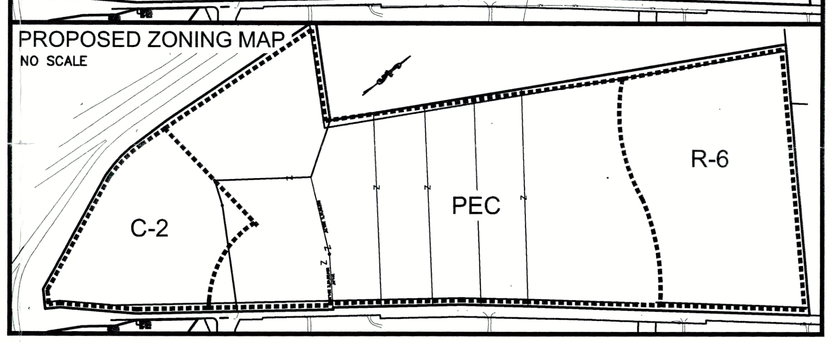
SEAL

CLAIBOURNE CROSSINGS
OLD HENRY TRAIL AND TERRA CROSSING BOULEVARD
GENERAL DISTRICT DEVELOPMENT PLAN

PROPOSED FORM DISTRICT MAP
NO SCALE



PROPOSED ZONING MAP
NO SCALE



GENERAL NOTES:

1. NEED FOR AND LOCATION OF POSSIBLE FUTURE CONNECTIONS AND CROSS ACCESS POINTS WILL BE DETERMINED WITH DETAILED DISTRICT DEVELOPMENT PLAN SUBMITTAL FOR LOTS 7, 8 AND 9.
2. SIDEWALKS ALONG PARKING SPACES TO BE MINIMUM 5 FT. WIDE.
3. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS SET BY METRO PUBLIC WORKS.
4. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
5. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
6. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
7. AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SUBDIVISION SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
8. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFIRM WITH 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 AT THE TIME OF THE BOND RELEASE.
9. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM GRADE SHALL BE 10%.
10. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
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. FINAL DESIGN OF ROUNDABOUT OR OTHER PROPOSED TRAFFIC CALMING DEVICES SHALL BE DETERMINED AT CONSTRUCTION STAGE AS REQUIRED BY PUBLIC WORKS AND FIRE DEPARTMENT.
13. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED BY METRO PUBLIC WORKS STANDARDS.
14. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY REALLOCATIONS, FINAL SURFACE OVERLAY AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
15. THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT., WHICH INDICATE THE FUTURE EXTENSION OF THE PUBLIC RIGHT-OF-WAY FOR TERRA CROSSING BLVD. AND BUSH FARM RD. SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
16. FINAL DESIGN AND LOCATION OF PROPOSED 10 FOOT SHARED USE PATH AND NEED FOR SIDEWALK WITHIN THE R/W ON THE SAME SIDE SHALL BE DETERMINED AT RDDP STAGE WITH INPUT FROM METRO PUBLIC WORKS BIKE/PED COORDINATOR.

CASE 11124 → SEE PARTIAL REVISION / NEW D.E.

EXISTING PROPERTY DATA (SEE PROPERTY MAP)

PARCEL	PARCEL ID:	TAX BLOCK, TAX LOT	ADDRESS	OWNER	DEED BOOK, PAGE #	LOT SIZE (AC.)	ZONING	FORM DISTRICT	USE
A	001501980000	TB 0015, TL 198	13801 OLD HENRY TRAIL	MRH DEVELOPMENT COMPANY	DB 6860, PG 0045	32.3035	R-4	SWFD: 28.3388 (AC.), NFD: 3.9646 (AC.)	UNDEVELOPED
B	001501920000	TB 0015, TL 593	13731 OLD HENRY TRAIL	PAUL A. & JUDY A. BUCK	DB 5375, PG 0867	4.8869	R-4	SWFD	RESIDENTIAL
C	001501990000	TB 0015, TL 593	NO ADDRESS GIVEN PER PVA	MRH DEVELOPMENT COMPANY	DB 6860, PG 0045	4.8555	R-4	SWFD	UNDEVELOPED
D	001501950000	TB 0015, TL 593	NO ADDRESS GIVEN PER PVA	MRH DEVELOPMENT COMPANY	DB 6860, PG 0045	4.8995	R-4	SWFD	UNDEVELOPED
E	001500420042	TB 0015, TL 593	NO ADDRESS GIVEN PER PVA	MRH DEVELOPMENT COMPANY	DB 6860, PG 0045	4.9471	R-4	SWFD	UNDEVELOPED
F	001500630000	TB 0015, TL 0063	13715 OLD HENRY TRAIL	JAMES F. & SANDRA G. KLOSTERMAN	DB 8881, PG 0603	6.1619	R-4	SWFD	RESIDENTIAL
G	001505930000	TB 0015, TL 593	13701 OLD HENRY FARM COURT	MRH DEVELOPMENT COMPANY	DB 6860, PG 0045	19.4664	R-4	SWFD	UNDEVELOPED

PROPOSED PROPERTY / BUILDING DATA

TOTAL NET AREA: 77.5208 AC.

LOT	USE	LOT SIZE (AC.)	FOOTPRINT/FLOOR AREA (S.F.)	FLOOR AREA RATIO	STRUCTURE HT. (FT.)	ZONING (AC.)
1	HOTEL	1.6229	10,746/42,984	0.61	50'	C-2
2	RESTAURANT	2.3410	8,000/8,000	0.08	20'	C-2
3	RESTAURANT	1.4354	7,200/7,200	0.12	20'	C-2
4	RESTAURANT	2.8062	7,000/7,000	0.06	20'	C-2
5	HOTEL	2.6355	10,746/42,984	0.37	50'	C-2
6	RESTAURANT	1.2280	1,800/1,800	.03	20'	C-2
7	OFFICE	9.0504	52,841/230,842	0.59	60'	PEC
8	O/W 1	32.2168	35,000/35,000	0.34	40'	PEC
	O/W 2		30,000/30,000		40'	
	O/W 3		35,000/35,000		40'	
	O/W 4		30,000/30,000		40'	
	O/W 5		40,000/40,000		40'	
	O/W 6		30,000/30,000		40'	
	O/W 7		40,000/40,000		40'	
	O/W 8		30,000/30,000		40'	
	OFFICE 1		15,000/45,000		40'	
	OFFICE 2		15,000/45,000		40'	PEC
	OFFICE 3		15,000/45,000		40'	PEC
	OFFICE 4		15,000/30,000		40'	PEC
	OFFICE 5		15,000/45,000		40'	PEC
9	MULTI FAMILY	20.1699	127,101/381,303	0.43	40' MAX.	R-6
	CLUB HOUSE		6,840/6,840		40' MAX.	

TOTAL GROSS AREA: 73.5057AC.

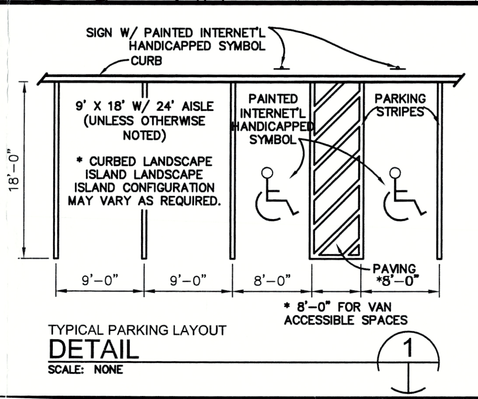
DETENTION CALCULATIONS

BASIN	APPROXIMATE STORAGE
1	0.5 AC-FT
2	0.5 AC-FT
3	1.0 AC-FT
4	1.5 AC-FT
5	0.75 AC-FT

TOTAL SITE AREA	77.52 AC. B, 2-7%
EXISTING C FACTOR:	0.26
PROPOSED C FACTOR:	0.76
ΔC:	0.50
R:	2.9
STORAGE IN BUNKER: V = AC#R*A/12	

PARKING CALCULATIONS

LOT	USE	MIN. REQUIRED	MAX. ALLOWED	HANDICAP	CARPOOL	PROVIDED
1	HOTEL	1/1 = 116	1.5/1 = 174	5, 1 VAN		119
2	RESTAURANT	1/125 = 64	1/50 = 160	5, 1 VAN		75
3	RESTAURANT	1/125 = 58	1/50 = 144	3, 1 VAN		72
4	RESTAURANT	1/125 = 60	1/50 = 150	4, 1 VAN		95
5	HOTEL	1/1 = 116	1.5/1 = 174	5, 1 VAN		116
6	RESTAURANT	1/125 = 14	1/50 = 32	2, 1 VAN		22
7	OFFICE	1/350 = 660	1/200 = 1155	14, 2 VAN	5	697
8	O/W 1 OFFICE	1/350 = 25	1/200 = 44	2, 1 VAN	2	25
	WAREHOUSE	1/1.5 EMP. = 7	1/1 EMP. = 10			9
	O/W 2 OFFICE	1/350 = 22	1/200 = 38	2, 1 VAN	2	30
	WAREHOUSE	1/1.5 EMP. = 4	1/1 EMP. = 5			4
	O/W 3 OFFICE	1/350 = 29	1/200 = 50	2, 1 VAN	2	33
	WAREHOUSE	1/1.5 EMP. = 4	1/1 EMP. = 5			5
	O/W 4 OFFICE	1/350 = 22	1/200 = 38	2, 1 VAN	2	22
	WAREHOUSE	1/1.5 EMP. = 7	1/1 EMP. = 10			10
	O/W 5 OFFICE	1/350 = 29	1/200 = 50	2, 1 VAN	2	30
	WAREHOUSE	1/1.5 EMP. = 7	1/1 EMP. = 10			8
	O/W 6 OFFICE	1/350 = 22	1/200 = 38	2, 1 VAN	2	22
	WAREHOUSE	1/1.5 EMP. = 7	1/1 EMP. = 10			10
	O/W 7 OFFICE	1/350 = 29	1/200 = 50	2, 1 VAN	2	39
	WAREHOUSE	1/1.5 EMP. = 4	1/1 EMP. = 5			4
	O/W 8 OFFICE	1/350 = 21	1/200 = 38	2, 1 VAN		21
	WAREHOUSE	1/1.5 EMP. = 4	1/1 EMP. = 5			4
	OFFICE 1	1/350 = 129	1/200 = 225	5, 1 VAN	5	132
	OFFICE 2	1/350 = 129	1/200 = 225	5, 1 VAN	5	143
	OFFICE 3	1/350 = 129	1/200 = 225	5, 1 VAN	5	144
	OFFICE 4	1/350 = 86	1/200 = 150	5, 1 VAN	5	86
	OFFICE 5	1/350 = 129	1/200 = 225	5, 1 VAN	5	129
9	MULTI FAMILY	1.5/1 = 504	2.5/1 = 840			538
	CLUB HOUSE	1/350 = 15	1/200 = 28			21
TOTALS		2,452	4,311			2,665



TYPICAL PARKING LAYOUT
DETAIL 1
SCALE: NONE

MSD NOTES

KDOT APPROVAL REQUIRED.

SANITARY SEWER BY LATERAL EXTENSION.

EXISTING PUMP STATION AT OLD HENRY CROSSINGS TO BE RELOCATED BY THIS DEVELOPMENT AND FLOWS TO BE DIRECTED TO THE OLD HENRY PUMP STATION. SEWAGE TO BE TREATED AT FLOYDS FORK WASTEWATER TREATMENT PLANT.

( ) CONCEPT DRAINAGE FLOW. ACTUAL DRAINAGE PATTERN WILL BE DETERMINED DURING CONSTRUCTION PLAN PREPARATION PHASE.

DOW AND COE APPROVAL REQUIRED FOR BASIN 6.

ALL PUBLIC DRAINAGE TO BE PUT INTO EASEMENTS.

MSD # WM 9426

KYTC NOTES

POST DEVELOPMENT DISCHARGE TO I-265 CAN NOT EXCEED PRE-DEVELOPMENT DISCHARGE FOR THE 10, 25 AND 100 YEAR STORM.

ENCROACHMENT PERMIT AND BOND REQUIRED FOR ALL WORK IN THE KYTC RIGHT-OF-WAY.

METRO PUBLIC WORKS NOTES

KENTUCKY TRANSPORTATION CABINET (KTC) REVIEW REQUIRED.

RIGHT OF WAY DEDICATION FOR OLD HENRY TRAIL AND ~~OLD HENRY FARM COURT~~ REQUIRED (30' MINIMUM FROM CENTERLINE).

METRO
LOUISVILLE
APPROVED DISTRICT DEVELOPMENT PLAN
SEE 11124
DOCKET NO. 9-1-07
APPROVAL DATE 7/9/07 9-1-07(9)
EXPIRATION DATE 7/9/09
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION

DEVELOPER INFO:
Jefferson Development Group
9300 Shelbyville Road, 4th Floor
Louisville, Kentucky 40205
502-896-2888

NO.	REVISION DESCRIPTION	DATE
1	AGENCY COMMENTS	3-05-2007
2	AGENCY COMMENTS	4-18-2007
3	MSD COMMENTS	4-30-2007
4	AGENCY COMMENTS	5-14-2007
5	AGENCY COMMENTS	6-04-2007
6	AGENCY COMMENTS	7-11-2007

PROJECT NUMBER: 06316.000
DRAWN BY: AWB
CHECKED BY: DJR
HOR. SCALE: 1"=100'
VERT. SCALE:
DATE: 01-29-2007

GENERAL DISTRICT DEVELOPMENT PLAN

SHEET NUMBER: 1of1

007 — 4.0.dwg
000 — 3-02.dwg
Henry\Site\Dwgs\Prelim\Recording\06316-000P_07.17.07.dwg (000P)