OVERALL NORTH SITE DATA:(LOTS 1–4)

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R5A/PD
PROPOSED ZONING	R6/C1
GROSS LAND AREA	18.49± AC.
NET LAND AREA	16.38± AC.
PARKING REQUIRED	358 SP MIN 685 SP MAX
PARKING PROVIDED	392 SPACES

OVERALL TREE CANOPY DATA:

GROSS SITE AREA	805,547± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	459,642± S.F. (58%)
EXISTING TREE CANOPY TO BE PRESERVED	11,711± S.F. (1.5%)
TOTAL TREE CANOPY REQUIRED	159,001± S.F. (20%)
TOTAL TREE CANOPY PROVIDED	147,290± S.F. (18%)

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

LOT 1 DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R5A
PROPOSED ZONING	C1
EXISTING LAND USE	VACANT
PROPOSED LAND USE	NEIGHBORHOOD CENTER
GROSS LAND AREA	3.19± AC.
BUILDING AREA	
RETAIL	15,000 ± S.F.
TOTAL	15,000 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.11
PARKING REQUIRED	
RETAIL	
MINIMUM (1 SPACE/300 S.F.)	50 SPACES
MAXIMUM (1 SPACE/200 S.F.)	75 SPACES
PARKING PROVIDED	
CAR PARKING (INCLUDES 2 ACCESSIBLE SPACES)	67 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES

LANDSCAPE DATA:

V.U.A.	41,940± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	3,146 S.F.
I.L.A. PROVIDED	5,934± S.F.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	57,799± S.F.
TOTAL	57,799± S.F.

LOT 2 DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	PD
PROPOSED ZONING	C1
EXISTING LAND USE	VACANT
PROPOSED LAND USE	GAS STATION
GROSS LAND AREA	2.05± AC.
BUILDING AREA	
GAS STATION	10,000 ± S.F.
TOTAL	10,000 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.11
PARKING REQUIRED	
GAS STATION	
MINIMUM (1 SPACE/200 S.F.)	50 SPACES
MAXIMUM (1 SPACE/100 S.F.)	100 SPACES
PARKING PROVIDED	
CAR PARKING (INCLUDES 2 ACCESSIBLE SPACES)	53 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES

LANDSCAPE DATA:

V.U.A.	57,583± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	4,332 S.F.
I.L.A. PROVIDED	4,506± S.F.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	81,616± S.F.
TOTAL	81,616± S.F.

LOT 3 DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R5A/PD
PROPOSED ZONING	C1
EXISTING LAND USE	VACANT
PROPOSED LAND USE	BANK
GROSS LAND AREA	1.52± AC.
BUILDING AREA	5,950 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.09
PARKING REQUIRED	
MINIMUM (1 SPACE/300 S.F.)	20 SPACES
MAXIMUM (1 SPACE/200 S.F.)	30 SPACES
QUEUING (3 PER LANE)	
PARKING PROVIDED (INCLUDES 2 ACCESSIBLE SPACES)	27 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES

LANDSCAPE DATA:

V.U.A.	25,315± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	1,898± S.F.
I.L.A. PROVIDED	2,156± S.F.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	33,587± S.F.
TOTAL	33,587± S.F.

LOT 4 DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R5A/PD
PROPOSED ZONING	R6
EXISTING LAND USE	SINGLE FAMILY RES.
PROPOSED LAND USE	MULTI-FAMILY RES.
GROSS LAND AREA	9.68± AC.
BUILDING AREA	201,466± S.F.
FLOOR AREA RATIO (MAX 0.75)	0.48
NO. OF DWELLING UNITS	150
BUILDING HEIGHT (MAX. ALLOWED 35')	35'
DENSITY (MAX. ALLOWED 17.42)	16.52 D.U./AC.
OPEN SPACE REQUIRED	60,832 S.F. (15%)
OPEN SPACE PROVIDED	273,121± S.F.
REC. OPEN SPACE REQUIRED	30,416± S.F. (7.5%)
REC. OPEN SPACE PROVIDED	53,500± S.F.
PARKING REQUIRED	
MIN.1.5 SPACES/DU	225 SPACES
MAX.3 SPACES/DU	450 SPACES
PARKING PROVIDED (INCLUDES 10 ACCESSIBLE SPACES)	245 SPACES
PARKING AREA RATIO	1.67 SP./UNIT

LANDSCAPE DATA:

V.U.A.	81,356± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	6,102± S.F.
I.L.A. PROVIDED	10,182± S.F.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	18,129± S.F.
PROPOSED IMPERVIOUS AREA	165,512± S.F.
TOTAL	183,641± S.F.

OVERALL SOUTH SITE DATA:(LOTS 5–7)

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	R6/C1
GROSS LAND AREA	12.85± AC.
NET LAND AREA	12.27± AC.
PARKING REQUIRED	261 SP MIN 485 SP MAX
PARKING PROVIDED	289 SPACES

OVERALL TREE CANOPY DATA:

GROSS SITE AREA	534,481± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	374,938± S.F. (70%)
EXISTING TREE CANOPY TO BE PRESERVED	44,453± S.F. (8%)
TOTAL TREE CANOPY REQUIRED	67,780± S.F. (13%)
TOTAL TREE CANOPY PROVIDED	112,241± S.F. (21%)

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

LOT 5 DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	C1
EXISTING LAND USE	VACANT
PROPOSED LAND USE	RETAIL
GROSS LAND AREA	3.98± AC.
BUILDING AREA	
RETAIL	18,000 ± S.F.
TOTAL	18,000 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.098
PARKING REQUIRED	
RETAIL	
MINIMUM (1 SPACE/300 S.F.)	60 SPACES
MAXIMUM (1 SPACE/200 S.F.)	90 SPACES
PARKING PROVIDED	
CAR PARKING (INCLUDES 2 ACCESSIBLE SPACES)	71 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES

LANDSCAPE DATA:

V.U.A.	52,077± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	3,906 S.F.
I.L.A. PROVIDED	5,165± S.F.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	74,820± S.F.
TOTAL	74,820± S.F.

LOT 6 DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	C1
EXISTING LAND USE	VACANT
PROPOSED LAND USE	BANK
GROSS LAND AREA	1.44± AC.
BUILDING AREA	
BANK	4,500 ± S.F.
TOTAL	4,500 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.072
PARKING REQUIRED	
RETAIL	
MINIMUM (1 SPACE/300 S.F.)	15 SPACES
MAXIMUM (1 SPACE/200 S.F.)	23 SPACES
PARKING PROVIDED	
CAR PARKING (INCLUDES 2 ACCESSIBLE SPACES)	15 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES

LANDSCAPE DATA:

V.U.A.	14,930± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	1,120 S.F.
I.L.A. PROVIDED	1,258± S.F.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	19,360± S.F.
TOTAL	19,360± S.F.

LOT 7 DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	R6
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SENIOR APARTMENTS
GROSS LAND AREA	7.43± AC.
BUILDING AREA	33,006± S.F.
FLOOR AREA RATIO (MAX 0.75)	0.13
NO. OF DWELLING UNITS	124
BUILDING HEIGHT (MAX. ALLOWED 35')	35'
DENSITY (MAX. ALLOWED 17.42)	16.69 D.U./AC.
OPEN SPACE REQUIRED	48,548 S.F. (15%)
OPEN SPACE PROVIDED	151,420± S.F.
NO. OPEN SPACE REQUIRED	24,274 S.F. (7.5%)
REC. OPEN SPACE PROVIDED	36,946± S.F.
PARKING REQUIRED	
MIN.1.5 SPACES/DU	186 SPACES
MAX.3 SPACES/DU	372 SPACES
PARKING PROVIDED (INCLUDES 32 GARAGE SPACES)	200 SPACES
(INCLUDES 7 ACCESSIBLE SPACES)	
PARKING AREA RATIO	1.58 SP./UNIT

LANDSCAPE DATA:

V.U.A.	81,969± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	6,148± S.F.
I.L.A. PROVIDED	7,521± S.F.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	289,158± S.F.
TOTAL	289,158± S.F.

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 FERN CREEK FIRE DISTRICT.
6. SIGNATURE ENTRANCE WALLS, IF PROPOSED, 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 PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
8. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
9. FINAL BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
10. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
12. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
13. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 01/06/2020 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.
14. ACCESSORY STRUCTURES SHALL BE IN COMPLIANCE WITH SECTIONS 5.5.5 AND 10.2.6 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
15. OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
16. THE STRUCTURE AT 5800 WATTERSON TRAIL IS SUBJECT TO THE REQUIREMENTS OF THE WRECKING ORDINANCE SUBSECTION 150.110 AND A POTENTIAL 30-DAY HOLD ON THE PERMIT.
17. THE DEVELOPER SHALL COMPLY WITH 5.1.9.B.1 OF THE LDC, UTILIZING THE MAXIMUM SETBACK ALTERNATIVE, PROVIDING A 4' BERM ADJACENT TO THE PUBLIC STREET AND A LANDSCAPE AREA WITH A WALK AND TREE PLANTING LINKING THE PUBLIC STREET TO THE PRINCIPAL STRUCTURE.

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 FERN CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT. OFFSITE EASEMENTS MAY BE REQUIRED.
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. 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:
   AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATION PRIOR TO CONSTRUCTION PLAN APPROVAL. 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 (21111C0 079E).
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. DEVELOPER RESPONSIBLE TO OBTAIN EASEMENT TO PROVIDE SANITARY SERVICE IF NONE EXISTS TO SERVE THE SITE AT TIME OF DEVELOPMENT.
8. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
9. AN EASEMENT PLAT WILL BE REQUIRED FOR ALL THROUGH DRAINAGE PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
10. RUN OFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF x 1.5.
11. NO INCREASE OF VELOCITY AT THE PROPERTY LINE FROM THE DETENTION BASIN ON LOT 1 AND BASIN #1 ON LOT 4.
12. THE LIMITS OF THE EX. INTERMITTENT BLUELINE STREAM AND THE 25' BUFFER REQUIRED SHALL BE DETERMINED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
13. DRAINAGE FROM THE SOUTHERN SIDE OF HURSTBOURNE LANE SHALL BE DIVERTED NORTH THROUGH THE DEVELOPMENT TO WATTERSON TRAIL AT THE NORTH EAST CORNER OF THE DEVELOPMENT.

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. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4. VERGE AREA WITH 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 SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
7. 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.
8. 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.
9. THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
10. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
11. ALL CUL-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
12. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
13. 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.

PUBLIC WORKS AND KTC NOTES (CONTINUED):

14. 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". SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
15. THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
16. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
17. METRO WORKS BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY.
18. A RECIPROCAL ACCESS AND CROSSOVER EASEMENT AGREEMENT IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION LEGAL COUNSEL SHALL BE CREATED BETWEEN THE ADJOINING PROPERTY OWNERS AND RECORDED.
19. ALL IMPROVEMENTS TO HUSTBOURNE LANE SHALL BE DESIGNED PER KYTC SPECIFICATIONS AND SHALL REQUIRE A KYTC ENCROACHMENT BOND AND PERMIT.
20. SIGHT DISTANCE FOR S. WATTERSON TRAIL INTERSECTION SHALL BE VERIFIED OR IMPROVED TO MEET THE LATTEST EDITION OF AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS" STANDARDS WITH S. WATTERSON TRAIL IMPROVEMENTS PLAN.

DETENTION CALCULATIONS:

LOT 1 BASIN
2.9/12 (0.85–0.22) (6.27)
= 0.96 AC–FT (3.4 FT DEPTH)

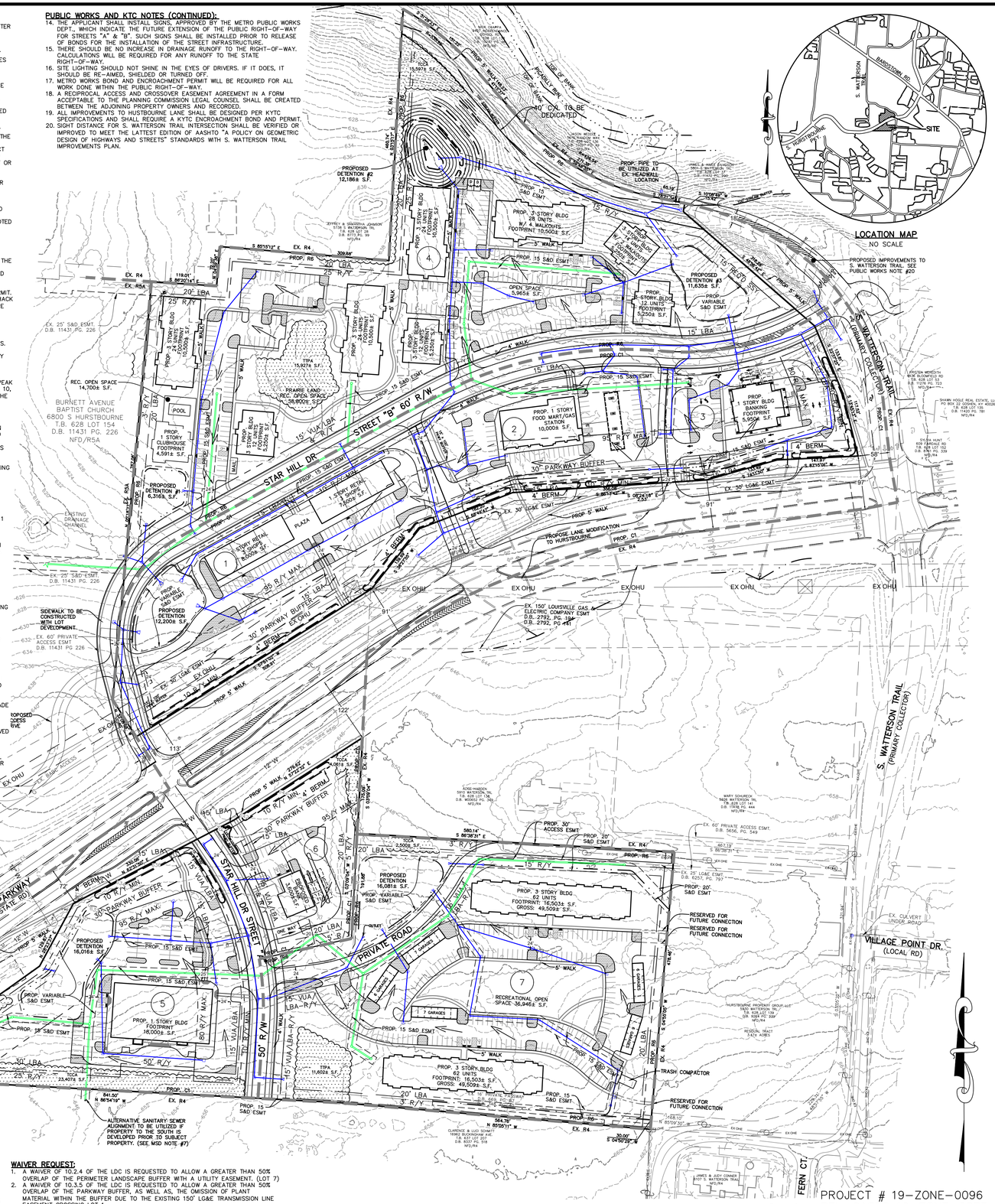
LOT 4 BASIN #1
2.9/12 (0.85–0.22) (3.23)
= 0.49 AC–FT (3.3 FT DEPTH)

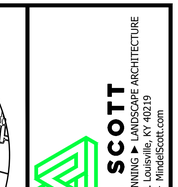
LOT 4 BASIN #2
2.9/12 (0.85–0.22) (4.47)
= 0.68 AC–FT (3.0 FT DEPTH)

LOT 4 BASIN #3
2.9/12 (0.85–0.22) (3.67)
= 0.56 AC–FT (2.2 FT DEPTH)

LOT 5 BASIN
2.9/12 (0.85–0.22) (8.10)
= 1.23 AC–FT (3.3 FT DEPTH)

LOT 7 BASIN
2.9/12 (0.85–0.22) (7.57)
= 1.15 AC–FT (3.1 FT DEPTH)





LOCATION MAP
NO SCALE

PROPOSED IMPROVEMENTS TO S. WATTERSON TRAIL. SEE PUBLIC WORKS NOTE #20

LEGEND

- EXISTING DITCH/SWALE
- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING WATER LINE W/SIZE
- EXISTING GAS W/SIZE
- EXISTING OVERHEAD UTILITIES
- EXISTING BOUNDARY LINE (TO BE REMOVED)
- EXISTING UTILITY POLE
- EXISTING DOWN GUY
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED SLOPED & FLARED HEADWALL W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED DRAINAGE ARROW
- PROPOSED TREE CANOPY CREDIT AREA
- ZONING LINE

STATE OF KENTUCKY
J. KENT GOOTEE
601
REGISTERED LANDSCAPE ARCHITECT

BENCHMARKS

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 3/4" 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.

WAIVER REQUEST:

1. A WAIVER OF 10.2.4 OF THE LDC IS REQUESTED TO ALLOW A GREATER THAN 50% OVERLAP OF THE PERIMETER LANDSCAPE BUFFER WITH A UTILITY EASEMENT. (LOT 7)
2. A WAIVER OF 10.3.5 OF THE LDC IS REQUESTED TO ALLOW A GREATER THAN 50% OVERLAP OF THE PARKWAY BUFFER, AS WELL AS, THE OMISSION OF PLANT MATERIAL WITHIN THE BUFFER DUE TO THE EXISTING 150' LG&E TRANSMISSION LINE EASEMENT CROSSING LOT 1.

PROJECT # 19-ZONE-0096
REL. CASES 19-ZONE-0075
#9-45-06 & 10067
MSD WM # 12069

MINDEL SCOTT
ENGINEERING ▶ SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1306 ▶ MindelScott.com

OWNER
HURSTBOURNE PROPERTY GROUP, LLC.
15510 CHAMPION LAKES PLACE
LOUISVILLE, KY 40245

GENERAL DISTRICT DEVELOPMENT PLAN
STAR HILL DEVELOPMENT
6600, 6700 & 6725 S. HURSTBOURNE PARKWAY
5800, 5802 & 5930 S. WATTERSON TRAIL
LOUISVILLE, KENTUCKY 40291
TAX BLOCK 628, LOTS 7, 81, 139, 155, 156, 159 & 161
DEED BOOK & PAGES: 9211X226, 9268X205, 9250X784 & 9264X239

Revisions	
06/01/20	PER AGENCY COMMENTS
7/31/20	MSD SUBMITTAL
08/03/20	PER AGENCY COMMENTS
8/17/20	PER AGENCY COMMENTS
09/04/20	REMOVED LOT 8
09/28/20	PER AGENCY COMMENTS
11/23/20	PER LD & T COMMENTS
12/02/20	AGENCY COMMENTS
12/21/20	AGENCY COMMENTS

Vertical Scale: N/A

Horizontal Scale: 1"=100'

Date: 12/23/19
Job Number: 3580

Sheet 1 of 1

19-ZONE-0096

M:\3580\STAR HILL at Hurstbourne PKWY\DWG\PLANNING\3580-DDDP-2021-02-17.dwg, 2/17/2021 3:51:18 PM, 1:1