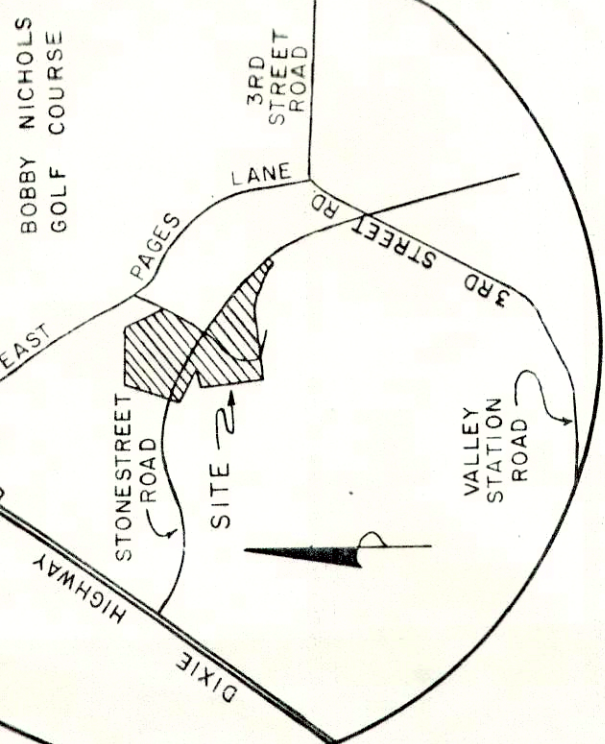




LOCATION MAP
NO SCALE

Retention Requirements
Change in Runoff (AC = 0.75 - 0.3) = 0.45
Increased Runoff X = 2.0 C.R.A./12
R = 29 inches
A = 7.19 Acres
X = 0.45 x 29/12 x 7.19 = 7.4 AC.Ft.
Retention Required & Provided (Future) = 7.4 AC.Ft.

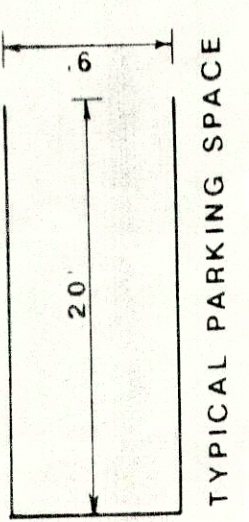
PROJECT SUMMARY

Tract	Existing Zoning	Proposed Use	Proposed Intensity	Development Intensity	Parking Required	Parking Provided	F.R.R.	Density	Open Space
A	R-1, R-4	Multi-Family Residential	8.88	128 D.U.	132	205	4.0 Max.	14.4/Ac.	1700/D.U.
(See Office Summary)									
B	R-1, R-4	Retail	4.15	33,325 SF	167		0.18	N/A	N/A
C	R-1, R-4	Multi-Family Residential	6.83	64 D.U.	96	106	1.0 Max.	9.85/Ac.	3600/D.U.
D	R-1, R-4	Single Family Residential	8.99	24 lots	N/A	N/A	N/A	2.67/Ac.	N/A
E	R-4	Retail	6.51	67,200 SF	360	367	0.25	N/A	N/A
E-1	R-4	Out-Parcels	2.95	0,800 SF			(See Note Below)		
F	R-4	Multi-Family Residential	6.36	88 D.U.	132	164	1.0 Max.	13.84/Ac.	1900/D.U.
G	R-4	Congregate Care	6.57	48,500 SF	27	69	0.17	N/A	N/A
H	R-4	Retail	8.81	90,760 SF	490	498	0.26	N/A	N/A
H-1	R-4	Out-Parcels	1.51	10,200 SF			(See Note Below)		

OFFICE SUMMARY

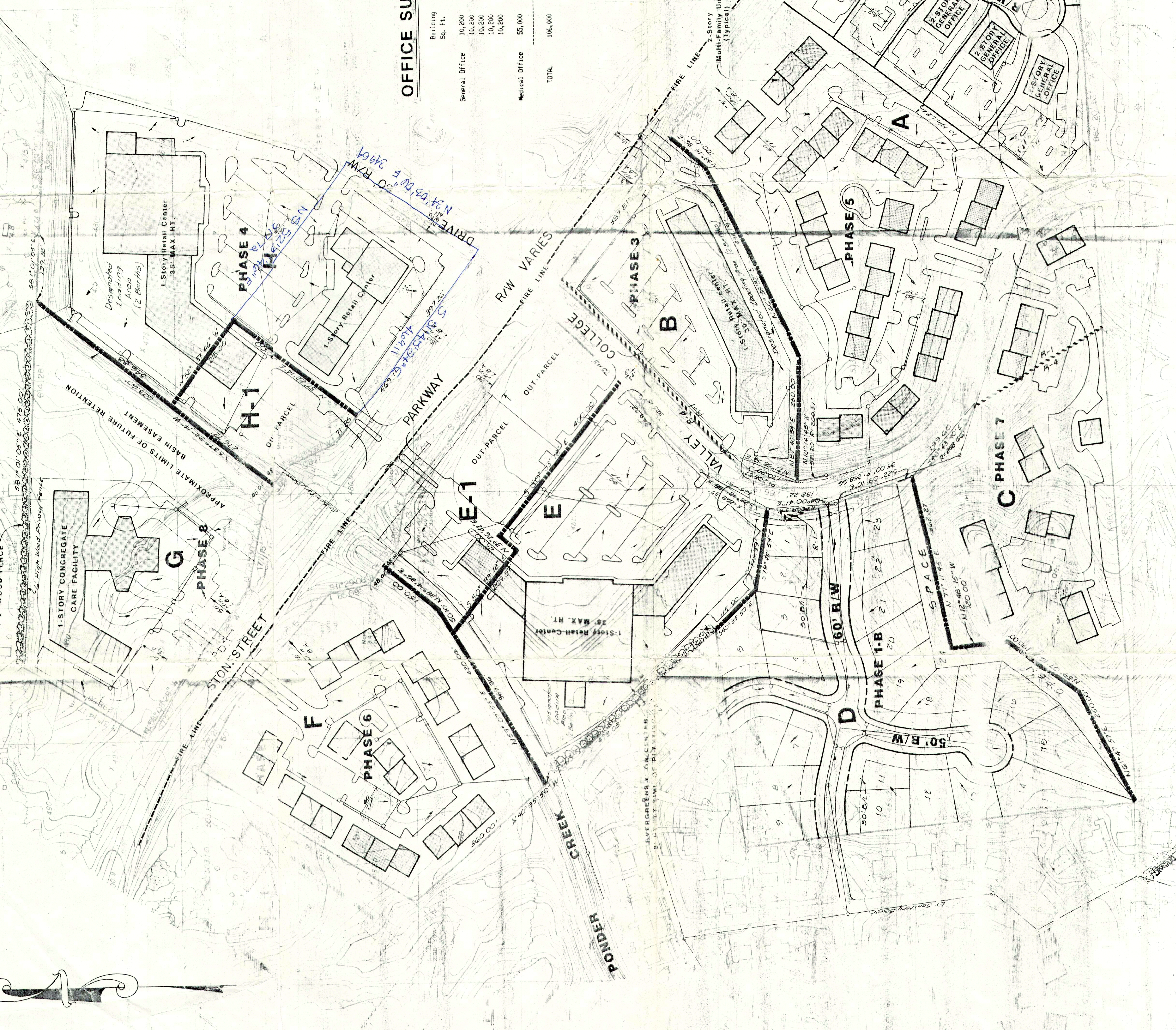
Building Sq. Ft.	Parking Required	Parking Provided
General Office	10,200	22,67
	10,200	22,67
	10,200	22,67
	10,200	22,67
Medical Office	55,000	275
TOTAL	106,000	390

- NOTES:
- The parcels shown herein are variant of existing structures.
 - The single family residential portion of this site designated as Tract "D" shall have 0.75 acres of open space to be maintained by the homeowners association.
 - A Congregate Care Facility shall be acquired to accommodate Tract "G", Congregate Care Facility.
 - A 2-acre subdivision plat will be prepared in accordance with the Louisville & Jefferson County subdivision regulations.
 - All out-parcels will be subject to a detailed district development plan prior to construction.
 - The H-1 Area is currently subject to binding elements of C.U.P. which must be released prior to final approval.



Note: Sidewalks To Be Constructed On Both Sides Of Valley College Drive & Stone Street Parkway For The Distance Of The Frontage Of The Proposed Development

Proposed Fire Line Extension For The Distance Of The Proposed Development



M.S.D. NOTES:

- The proposed development is located along a portion of Ponder Creek presently being re-studied by the Corps of Engineers for the Flood Insurance program. Final design will have to conform to the floodplain regulations based on the Corps of Engineers revised study.
- Peak discharges of stormwater runoff shall not exceed the predevelopment peak discharges at the downstream receiving water body at Ponder Creek. Other off-site stormwater discharge locations shall be regulated by the authority of the downstream receiving system.
- No increase in water surface elevations at the upstream property line of Ponder Creek will be allowed for this development as a result of the proposed development.
- Detailed calculations which may include HEC-1 and HEC-2 analysis, must be approved by M.S.D. prior to construction approval.
- Sanitary sewers available by lateral extent on contract with M.S.D.

GENERAL NOTES:

- All outdoor lighting shall be directed downward and away from adjoining residential areas.
- All improvements shall meet the requirements of article 12, Landscape and Landscaping Buffer Areas.
- Final location of fire service will be subject to approval of the Jefferson County fire safety officer.
- Sanitary sewer service will be provided by the Metropolitan Sewer District.
- Handicapped parking shall be provided per O.S.H.A. regulations.
- All signs shall comply with article 11 of the development code.
- Handicapped ramps and crosswalks will be provided.
- Detailed district development plans for each parcel will be provided and shall indicate detail design for planting (screening), entrances, signage and lighting.
- Stone Street road is a designated roadway and must adhere to the interim roadway policies as adopted by the Louisville and Jefferson County Planning Commission.
- Denotes proposed zoning line.
- Denotes existing zoning line.

GENERAL DISTRICT DEVELOPMENT PLAN

Kennedy Place

RECEIVED

MAR 20 1990

LOUISVILLE & JEFFERSON COUNTY PLANNING COMMISSION

PROJECT DATA

No.	Type	Scale	Drawn By	Checked
401	Planning	1"=100'	JMM	JLM
104	1989			

DOT
Daugherty & Daugherty
4124 VALLEY ROAD
LOUISVILLE, KY 40228

DURST MOERI
DURST MOERI ASSOCIATES
12200 Shelbyville Road
PO Box 43102
Louisville, KY 40243
502-244-1012

Opening new doors to Louisville

