



**VARIANCES GRANTED: (17DEVPLAN1127 - 4/29/18)**

1. (TRACT 6) A Variance was granted from Section 5.5.1.A.2 of the Louisville Metro Land Development Code to permit the proposed building to be built not at the right of way line along Shelbyville Road & Hurstbourne Parkway but rather at the Hurstbourne Parkway Buffer Area 30 ft. building setback.

**WAIVERS GRANTED: (17DEVPLAN1127 - 4/29/18)**

1. (TRACTS 2,5&6) A Waiver was granted from Section 5.5.1.A.1.a of the Louisville Metro Land Development Code to waive the design standard to have the principal building entrance facing the primary street or to a focal point in a public open space.

2. (TRACTS 4,5&6) A Waiver was granted from Section 5.5.1.A.3.a of the Louisville Metro Land Development Code to permit the parking lots to be located in front of the building (TRACT 4) and closer to the Hurstbourne Parkway right of way than the principal building (TRACTS 5&6).

**WAIVERS GRANTED: (19DEVPLAN1065 - 5/22/2019)**

1. (TRACT 5 & 6) Waivers were granted from Section 5.5.1.A.1.a & b to waive not facing the principal building entrances to the primary street and to waive not providing a secondary customer entrance facing the secondary street.

2. (TRACT 6) A Waiver was granted from Section 10.3.5.A.1 to waive the encroachment of the building into the Hurstbourne Parkway 30' Parkway Buffer Area and Hurstbourne Pkwy 30 ft building setback.

**VARIANCES GRANTED: (19DEVPLAN1065 - 5/22/2019)**

1. (TRACT 6) A Variance was granted from Section 5.5.1.A.2 for a building on a Corner Lot to not be located on the right-of-way lines of Shelbyville Road & Hurstbourne Parkway.

**WAIVERS REQUESTED WITH CURRENT PROPOSAL**

1. (TRACT 6) A Waiver is requested from Section 5.5.1.A.1.a & b to waive not facing the principal building entrances to the primary street.

2. (TRACT 6) A Waiver is requested from Section 10.3.5.A.1 to waive the encroachment of the building into the Hurstbourne Parkway 30' Parkway Buffer Area and Hurstbourne Pkwy 30 ft building setback.

**THIS SITE IS LOCATED WITHIN THE CITY OF HURSTBOURNE & IS SUBJECT TO THE MAY 2011 LAND DEVELOPMENT CODE.**

**PROJECT DATA**

TOTAL SITE AREA = 19.4 Ac. (845,190 SF)  
(DOES NOT INCLUDE TRACT 1)  
EXISTING ZONING = C-1 (11.7% AC.)  
FORM DISTRICT = C-2 (15.5% AC.)  
EXISTING USE = TOWN CENTER (TRADITIONAL FORM DISTRICT)  
PROPOSED USE = COMMERCIAL/RESIDENTIAL

**TRACT 6 DATA (PROPOSED DENTAL OFFICE)**

TRACT 6 AREA = 0.6 Ac. (26,257 SF)  
EXISTING ZONING = C-1  
FORM DISTRICT = TOWN CENTER (TRADITIONAL FORM DISTRICT)  
EXISTING USE = COMMERCIAL  
PROPOSED USE = DENTAL OFFICE  
DENTAL OFFICE AREA = 10,350 SF  
F.A.S. = 10,350 SF/26,257 SF  
BUILDING HEIGHT = 0.39 (C-1 1.0 MAX. ALLOWED)  
= ONE STY (120' MAX. ALLOWED)

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA = 1,187,088 SF  
TOTAL TREE CANOPY AREA REQUIRED = 19% (225,547 SF)  
EXISTING TREE CANOPY = 15% (179,946 SF)  
PROPOSED TREE CANOPY TO BE PLANTED = 3% (35,613 SF)  
TOTAL TREE CANOPY PROVIDED = 18% (215,559 SF)

**GENERAL NOTES:**

1. Parking areas and drive lanes to be a hard and durable surface.  
2. An encroachment permit and bond will be required for all work done in the right-of-way.  
3. No increase in drainage run off to state roadways.  
4. There shall be no commercial signs in the Right of Way.  
5. There shall be no landscaping in the Right of Way without an encroachment permit.  
6. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.  
7. Construction fencing shall be erected prior to any construction or grading activities preventing composition 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. No parking, material storage, or construction activities shall be permitted within the fenced area.  
8. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.  
9. Cross Access and Shared Parking Agreement was recorded by D.B. 11442 PG. 270.  
10. KY Transportation Cabinet review required.  
11. Where existing public sidewalks are not located in the right of ways sidewalk easements shall be recorded prior to Metro Public Works construction plan approval.  
12. City of Hurstbourne approval required.  
13. Construction plans, bond, and KTC permit will be required prior to construction plan approval by Metro Public Works.  
14. Refuse collection areas shall be located and screened so as not to be visible from adjacent public streets and from residential uses.

**MSD NOTES:**

1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications and other local, state and federal ordinances.  
2. Sanitary sewer service will be provided by lateral extension and subject to applicable fees.  
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0047 F dated February 26, 2021.  
4. Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD.  
5. If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.  
6. A Downstream Facilities Capacity Request will be submitted to MSD on June 21, 2021.  
7. 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 proper sizing of Green Best Management Practices.  
8. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.  
9. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.  
10. Proposed drainage system will utilize existing drainage infrastructure.  
11. All retail shops shall have individual sewer connections per MSD's Fats, Oils, Grease Policy.  
12. Sewer relocations shown are approximate, 15' Sewer & Drainage Easements will be provided as required.  
13. Existing storm lines will be located by survey & a 15' Sewer & Drainage Easmt. will be provided where existing and proposed storm & sewer lines cross proposed & existing property lines.

**SHARED PARKING CALCULATIONS**

PARKING REQUIRED	MIN.	MAX.
MULTI-FAMILY RESIDENTIAL - 269 UNITS	404 SP	807 SP
RESTAURANT		
1 SP/250 SF MIN. (8,002 SF)	33 SP	160 SP
1 SP/50 SF MAX. (8,002 SF)		
RETAIL		
1 SP/500 SF MIN. (10,261 SF)	21 SP	69 SP
1 SP/150 SF MAX. (10,261 SF)		
COFFEE SHOP		
1 SP/500 SF MIN. (2,024 SF)	5 SP	21 SP
1 SP/100 SF MIN. (2,024 SF)		
HOTEL - 5 STORY (127 ROOMS)		
1 SP/ROOM (127 ROOMS)	127 SP	191 SP
1.5 SP/ROOM (127 ROOMS)		
OFFICE		
1 SP/500 SF MIN. (381,124 SF)	762 SP	1,906 SP
1 SP/200 SF MAX. (381,124 SF)	1,362 SP	3,152 SP
TOTAL PARKING REQUIRED	1,217 SP	
-10% TARC CREDIT		
PARKING PROVIDED		
SURFACE PARKING	1,474 SPACES	
PROPOSED APARTMENT GARAGE PARKING	226 SPACES	
TOTAL PARKING PROVIDED	1,700 SPACES	(38 HC SPACES REQUIRED)
BIKE PARKING REQUIRED/PROVIDED		
COFFEE SHOP	2 SHORT TERM/4 LONG TERM	
RETAIL "A"	2 SHORT TERM/2 LONG TERM	
RETAIL "B"	2 SHORT TERM/2 LONG TERM	
RETAIL "C"	2 SHORT TERM/2 LONG TERM	
HOTEL	2 SHORT TERM/2 LONG TERM	
PROPOSED OFFICE	2 SHORT TERM/2 LONG TERM	
EX. RESTAURANT	2 SHORT TERM/2 LONG TERM	
EX. OFFICE "13 STORY"	3 SHORT TERM/3 LONG TERM	
EX. OFFICE "8 STORY"	22 SHORT TERM/24 LONG TERM	
TOTAL BIKE PARKING REQUIRED/PROVIDED	10 LONG TERM PROVIDED (INDOORS)	
TOTAL VEHICULAR USE AREA	658,898 SF	
INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	49,417 SF	
INTERIOR LANDSCAPE AREA PROVIDED	59,826 SF	
TOTAL SITE DISTURBANCE	740,764 SF	
EXISTING IMPERVIOUS AREA	890,646 SF	
PROPOSED TOTAL IMPERVIOUS AREA	846,765 SF (7.2% REDUCTION)	

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LOCATION MAP**  
NOT TO SCALE

**REVISIONS**

NO.	DATE	DESCRIPTION
1	6/21/21	REVISD PER AGENCY COMMENTS

**PROJECT DATA**

FILE NAME: 16233-DDP

DATE: 5/24/21

CHECKED BY: AER

SCALE AS SHOWN

DRAWN BY: JY/BB

**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERS - LAND SURVEYING LANDSCAPE ARCHITECTURE  
905 WILKINSON ROAD, SUITE 100  
CINCINNATI, OH 45222  
TEL: 513.963.1100  
WEB SITE: WWW.LD-D.COM

**HURSTBOURNE TOWN CENTER**

OWNER/DEVELOPER  
VIKING PARTNERS HURSTBOURNE  
8044 MONTGOMERY ROAD, SUITE 600  
CINCINNATI, OH 45236

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**

RD&D = REVISED DETAILED DISTRICT DEVELOPMENT PLAN

EXISTING SANITARY SEWER

EXISTING CATCH BASIN

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.

**RECEIVED**  
JUN 21 2021  
PLANNING & DESIGN SERVICES

**KEY MAP**  
NOT TO SCALE

**LEGEND**