

OVERALL NORTH SITE DATA (LOTS 1-4)

EXISTING FORM DISTRICT	NEIGHBORHOOD R4
EXISTING ZONING	RSB/PA
PROPOSED ZONING	R6/C1
GROSS LAND AREA	18,494 AC.
NET LAND AREA	16,384 AC.
GROSS LAND AREA	158 SP MIN
PARKING REQUIRED	683 SP MAX
PARKING PROVIDED	392 SPACES

OVERALL SOUTH SITE DATA (LOTS 5-7)

EXISTING FORM DISTRICT	NEIGHBORHOOD R4
EXISTING ZONING	R6/C1
PROPOSED ZONING	R6/C1
GROSS LAND AREA	12,854 AC.
NET LAND AREA	12,774 AC.
GROSS LAND AREA	261 SP MIN
PARKING REQUIRED	485 SP MAX
PARKING PROVIDED	289 SPACES

OVERALL NORTH SITE DATA (LOTS 1-4)

GROSS SITE AREA	805,5474 S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	459,6424 S.F. (58%)
EXISTING TREE CANOPY TO BE PRESERVED	11,7114 S.F. (1.5%)
TOTAL TREE CANOPY REQUIRED	159,0011 S.F. (20%)
TOTAL TREE CANOPY PROVIDED	147,2904 S.F. (18%)

OVERALL SOUTH SITE DATA (LOTS 5-7)

GROSS SITE AREA	534,4814 S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	374,3384 S.F. (70%)
EXISTING TREE CANOPY TO BE PRESERVED	44,4334 S.F. (8%)
TOTAL TREE CANOPY REQUIRED	67,7804 S.F. (13%)
TOTAL TREE CANOPY PROVIDED	112,2414 S.F. (21%)

- GENERAL NOTES:**
- 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.
 - 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.
 - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. 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.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
 - THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
 - SIGNATURE ENTRANCE WALLS, IF PROPOSED, SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION PRIOR TO CONSTRUCTION. THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
 - ALL LUMINAIRES SHALL BE AMED, DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (E. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.3 OF THE LDC.
 - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 - FINAL BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
 - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
 - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 01/08/2020 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.
 - NECESSARY STREETS SHALL BE IN COMPLIANCE WITH SECTIONS 5.5.5 AND 10.2.6 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
 - OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED AS NOTED TO BE USABLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
 - THE STRUCTURE AT 5800 WATTERSON TRAIL IS SUBJECT TO THE REQUIREMENTS OF THE EXISTING ORDINANCE REGULATING SIGNAGE AND POTENTIALLY SUBJECT TO THE PERMIT.
 - THE DEVELOPER SHALL COMPLY WITH 5.1.9.1.1 OF THE LDC, UTILIZING THE MAXIMUM SETBACK ALTERNATIVE, PROVIDING A 4' BERM ADJACENT TO THE PUBLIC STREET AND A LANDSCAPE ALTERNATIVE WITH A WALK AND TREE PLANTING LINKING THE PUBLIC STREET TO THE PRINCIPAL STRUCTURE.

- PUBLIC WORKS AND KTC NOTES (CONTINUED):**
- 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" AND "B". SUCH SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF BONDS FOR THE INSTALLATION OF THE STREET INFRASTRUCTURE.
 - 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.
 - SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AMED, SHIELDED OR TURNED OFF.
 - METRO WORKS BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY.
 - 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.
 - ALL IMPROVEMENTS TO HURSTBOURNE LANE SHALL BE DESIGNED PER KYTC SPECIFICATIONS AND SHALL REQUIRE A KYTC ENCROACHMENT BOND AND PERMIT. SIGHT DISTANCE FOR S. WATTERSON TRAIL INTERSECTION SHALL BE VERIFIED OR IMPROVED TO MEET THE LATEST EDITION OF ASHRAE "A" POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS" STANDARDS WITH S. WATTERSON TRAIL IMPROVEMENTS PLAN.

LOT 1 DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD R5A
EXISTING ZONING	C1
PROPOSED ZONING	VACANT
EXISTING LAND USE	NEIGHBORHOOD CENTER
PROPOSED LAND USE	RETAIL
GROSS LAND AREA	3,984 AC.
BUILDING AREA	15,000 ± S.F.
RETAIL	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	67 SPACES
CAR PARKING	(INCLUDES 2 ACCESSIBLE SPACES)
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES

LOT 5 DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD R4
EXISTING ZONING	C1
PROPOSED ZONING	VACANT
EXISTING LAND USE	RETAIL
PROPOSED LAND USE	RETAIL
GROSS LAND AREA	3,984 AC.
BUILDING AREA	18,000 ± S.F.
RETAIL	18,000 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.096
PARKING REQUIRED	RETAIL
MINIMUM (1 SPACE/300 S.F.)	60 SPACES
MAXIMUM (1 SPACE/200 S.F.)	90 SPACES
PARKING PROVIDED	71 SPACES
CAR PARKING	(INCLUDES 2 ACCESSIBLE 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.

LANDSCAPE DATA:

V.U.A.	52,074± 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	74,804± S.F.
TOTAL	74,804± S.F.

LOT 2 DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD PD
EXISTING ZONING	C1
PROPOSED ZONING	VACANT
EXISTING LAND USE	GAS STATION
PROPOSED LAND USE	RETAIL
GROSS LAND AREA	2,056 AC.
BUILDING AREA	10,000 ± S.F.
GAS STATION	10,000 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.11
PARKING REQUIRED	MINIMUM (1 SPACE/200 S.F.)
MINIMUM (1 SPACE/200 S.F.)	50 SPACES
MAXIMUM (1 SPACE/100 S.F.)	100 SPACES
PARKING PROVIDED	53 SPACES
CAR PARKING	(INCLUDES 2 ACCESSIBLE SPACES)
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES

LOT 6 DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD R4
EXISTING ZONING	C1
PROPOSED ZONING	VACANT
EXISTING LAND USE	BANK
PROPOSED LAND USE	BANK
GROSS LAND AREA	1,444 AC.
BUILDING AREA	4,500 ± S.F.
RETAIL	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	15 SPACES
CAR PARKING	(INCLUDES 2 ACCESSIBLE SPACES)
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES

LANDSCAPE DATA:

V.U.A.	47,583± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	3,569 S.F.
I.L.A. PROVIDED	4,506± S.F.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	81,618± S.F.
TOTAL	81,618± S.F.

LANDSCAPE DATA:

V.U.A.	14,302± 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	19,302± S.F.
TOTAL	19,302± S.F.

LOT 3 DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD R5A/PA
EXISTING ZONING	C1
PROPOSED ZONING	VACANT
EXISTING LAND USE	BANK
PROPOSED LAND USE	RETAIL
GROSS LAND AREA	1,524 AC.
BUILDING AREA	5,950 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.09
PARKING REQUIRED	MINIMUM (1 SPACE/300 S.F.)
MINIMUM (1 SPACE/300 S.F.)	20 SPACES
MAXIMUM (1 SPACE/200 S.F.)	30 SPACES
PARKING PROVIDED	27 SPACES
CAR PARKING	(INCLUDES 2 ACCESSIBLE SPACES)
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES

LOT 7 DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD R4
EXISTING ZONING	R6
PROPOSED ZONING	VACANT
EXISTING LAND USE	SENIOR APARTMENTS
PROPOSED LAND USE	RETAIL
GROSS LAND AREA	7,432 AC.
BUILDING AREA	33,068 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)	16.89 DU./AC.
OPEN SPACE PROVIDED	48,548 S.F. (15%)
NO. OPEN SPACE REQUIRED	151,028 S.F. (7.5%)
REC. OPEN SPACE PROVIDED	24,274 S.F. (7.5%)
PARKING REQUIRED	36,968 S.F.
MIN. 1.5 SPACES/DU	186 SPACES
MAX. 3 SPACES/DU	372 SPACES
(INCLUDES 32 GARAGE SPACES)	300 SPACES
(INCLUDES 7 ACCESSIBLE SPACES)	
PARKING AREA RATIO	1.58 SP./UNIT

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.

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.

LOT 4 DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD R5A/PA
EXISTING ZONING	R6
PROPOSED ZONING	SINGLE FAMILY RES.
EXISTING LAND USE	MULTI-FAMILY RES.
PROPOSED LAND USE	SINGLE FAMILY RES.
GROSS LAND AREA	9,686 AC.
BUILDING AREA	201,466± S.F.
FLOOR AREA RATIO (MAX. 0.75)	0.148
NO. OF DWELLING UNITS	150
BUILDING HEIGHT (MAX. ALLOWED 35')	35'
DENSITY (MAX. ALLOWED 17.42)	16.53 DU./AC.
OPEN SPACE PROVIDED	60,832 S.F. (15%)
NO. OPEN SPACE REQUIRED	273,121± S.F. (7.5%)
REC. OPEN SPACE PROVIDED	30,464 S.F. (7.5%)
PARKING REQUIRED	33,500± S.F.
MIN. 1.5 SPACES/DU	225 SPACES
MAX. 3 SPACES/DU	450 SPACES
PARKING PROVIDED	245 SPACES
(INCLUDES 10 ACCESSIBLE 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.

- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FERN CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT. SUBJECT TO FEE. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT. OFFSITE EASEMENTS MAY BE REQUIRED.
 - 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, 15, AND 100 YEAR RETURN PERIODS AS DEPICTED BY FLOW APPROVED BY FLOW APPROVED BY THE CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS.
 - EROSION AND SILT CONTROL: AN EROSION CONTROL PLAN SHALL CONFORM TO MSD REQUIREMENTS.
 - MANUAL AND STANDARD SPECIFICATION PRIOR TO CONSTRUCTION PLAN APPROVAL, AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21110C 079E).
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - DEVELOPER RESPONSIBLE TO OBTAIN EASEMENT TO PROVIDE SANITARY SERVICE IF NONE EXISTS TO SERVE THE SITE AT TIME OF DEVELOPMENT.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - DEVELOPER RESPONSIBLE FOR ALL THROUGH DRAINAGE PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
 - RUN OFF VOLUME IMPACT FEE REQUIRED. CALCULATION BASED ON RPT # 1-5.
 - NO INCREASE OF VELOCITY AT THE PROPERTY LINE FROM THE DETENTION BASIN ON LOT 1 AND BASIN #1 ON LOT 4.
 - THE LIMITS OF THE EX. INTERMITTENT BLUELINE STREAM AND THE 25' BUFFER REQUIRED SHALL BE DETERMINED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - 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:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
 - 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.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - 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 BY APPROPRIATE AGENCIES.
 - AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
 - 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.
 - THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - 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.

- 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)



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.

PRELIMINARY APPROVAL

Condition of Approval:

M. M. G. G. G. 10-11-21

Development Review

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

J. KENT GOOTEE
REGISTERED LANDSCAPE ARCHITECT

- 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 DRAIN GUY
 - PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
 - PROPOSED SLOPED & FLARED HEADWALL W/PIPE
 - PROPOSED DITCH/SWALE
 - PROPOSED SANITARY MANHOLE W/PIPE
 - PROPOSED DRAINAGE AREA
 - PROPOSED TREE CANOPY CREDIT AREA
 - ZONING LINE
- BENCHMARKS**
- NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOIC 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. STATION IS A 3" MSD DISK WITH A MAGNETIC LOCATOR SET IN A 12" BY 36" CONCRETE PAD. 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 #301 WATTERSON TRAIL.
- WAVES REQUEST:**
- A WAIVER OF 10.5.4 OF THE LDC IS REQUESTED TO ALLOW A GREATER THAN 50% OVERLAP OF THE PERIMETER LANDSCAPE BUFFER WITH A UTILITY EASEMENT (LOT 7)
 - 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 OVERLAP OF PLANT MATERIAL WITHIN THE BUFFER DUE TO THE EXISTING 150' LGT TRANSMISSION LINE EASEMENT CROSSING LOT 1.

APPROVED DISTRICT DEVELOPMENT PLAN

DOCKET NO. 19-20-0096

APPROVAL DATE 3/4/21

EXPIRATION DATE 3/4/23

SIGNATURE OF PLANNING COMMISSION

PLANNING COMMISSION

NOTICE

PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BUILDING CODE OF THIS DISTRICT

PROJECT # 19-ZONE-0096

REL. CASES 19-ZONE-0075

#9-45-06 & 10067

MSD WM # 12069

GRAPHIC SCALE 1"=100'

Vertical Scale: N/A

Horizontal Scale: 1"=100'

Date: 12/23/19

Job Number: 3580

Sheet: 1

MINDEL SCOTT

ENGINEERING & SURVEYING & PLANNING & LANDSCAPE ARCHITECTURE

5121 Jefferson Blvd. Louisville, KY 40219

502-485-1508 • mindel@scott.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, 8, 139, 155, 156, 159 & 161

DEED BOOK & PAGES: 9211X226, 9268X205, 9250X784 & 9264X4239

08/07/20 PER AGENCY COMMENTS

07/31/20 LMS SUBMITTAL

08/03/20 PER AGENCY COMMENTS

07/17/20 PER AGENCY COMMENTS

09/29/20 REMOVED LOT B

09/29/20 PER AGENCY COMMENTS

11/23/20 PER LD & T COMMENTS

12/02/20 AGENCY COMMENTS

19-ZONE-0096 Binding Elements:

1. The development shall be in accordance with the approved district development plan and binding elements unless amended pursuant to the Land Development Code. Modifications to the binding element(s) shall be submitted to the Planning Commission or its designee for review and approval; any modifications not so referred shall not be valid.
2. Unless developed in strict compliance with the detailed development as shown on the approved general and detailed district development plan, the applicant, developer, or property owner shall obtain approval of a revised detailed district development plan and renderings for each site or phase of this project, in accordance with Chapter 11, Part 6. Approval shall occur prior to development (includes clearing and grading). Each plan and renderings shall be in adequate detail and subject to additional binding elements.
3. No outdoor advertising signs, pennants, balloons, or banners shall be permitted on the site.
4. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
5. Prior to issuance of a permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit): a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
- b. The property owner/developer must obtain approval of a detailed development plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
- c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
- d. A major subdivision plat creating the lots and roadways as shown on the approved district development plan shall be recorded.
- e. Final elevations/renderings in conformance with the Highview Neighborhood Plan/Fern Creek Small Area Plan and the Land Development Code shall be submitted for review and approval by the Planning Commission. A copy of the approved renderings shall be available in the case file on record in the offices of Louisville Metro Planning Commission.
6. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
7. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
8. An original stamped copy of the approved Tree Preservation Plan shall be present on site during all clearing, grading, and construction activity and shall be made available to any DPDS inspector or enforcement officer upon request.
9. Developer shall be responsible for any required utility relocations, final surface overlay, signage, and striping associated with required road improvements to Hurstbourne Parkway and South Watterson Trail. Construction plans, bond, and KTC permit are required by Metro Public Works prior to construction approval and issuance of MPW encroachment permit. Developer shall not request a certificate of occupancy until road improvements are complete.
10. All street signs shall be installed by the Developer and shall conform to the Manual on Uniform Traffic Control Devices (MUTCD) requirements. Street signs shall be installed prior to the recording of the subdivision record plat or occupancy of the first residence or building on the street and shall be in place at the time of any required bond release. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
11. An encroachment permit and bond may be required by Metro Public Works for roadway repairs on all surrounding access road to the subdivision site due to damages caused by construction traffic activities.
12. All property owners within 500 feet of a proposed blasting location shall be notified 30 days before any blasting operations occur and be offered pre- and post-blast surveys. Any blast surveys shall be done in a manner consistent with Kentucky Blasting Regulations.
13. If development to the south at 6106 S. Watterson Trail is to occur prior to the development of the subject site, Street 'A' may be recorded after review and approval by Planning Commission staff. All improvements for Street 'A', including required improvements at Hurstbourne Parkway as shown on the approved development plan may be made in conjunction with development to the south at 6106 S. Watterson Trail.
14. The existing access easement of record in DB 5656 PG 549 and shared along the northern property line of Tract 7 shall be modified or released prior to requesting a building permit for Tract 7, or the proposed road shall be re-located with approval by Planning Commission staff outside the boundaries of the existing easement.



PRELIMINARY APPROVAL
Condition of Approval:
Development Review
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT