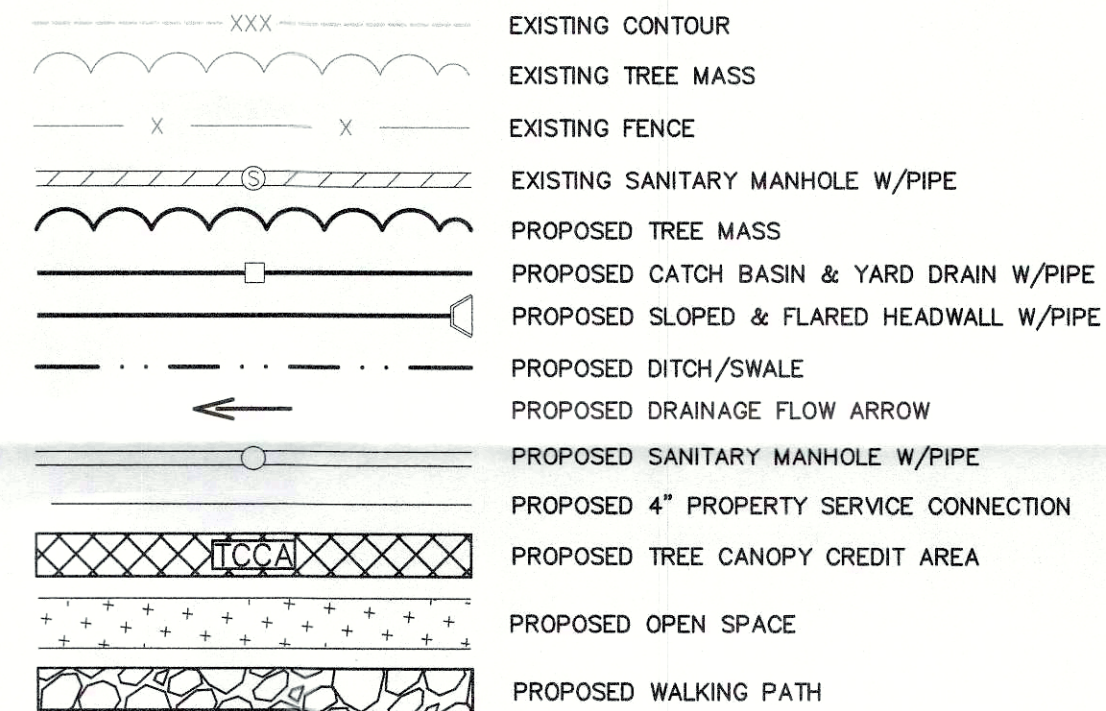


1. DOMESTIC WATER SUPPLY:
SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:
A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED:
CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING OR CONSTRUCTION FENCING. ALL 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 THE CONSTRUCTION IS COMPLETED. NO STORAGE OF MATERIALS 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 FOR ALL OPEN SPACE OR BUILDING FOOTPRINT.
5. IF PROPOSED, SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL. ALL WALLS SHALL MEET THE FOLLOWING REQUIREMENTS:
 - a. 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 SPACE OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
6. ALL DUSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE DESCRIBED PER CHAPTER 10 OF THE LDC.
7. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
8. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
9. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
10. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
11. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY KEVIN JONES ON JULY 20, 2011 AS PART OF THE #1420E1040 KARST SURVEY. NO KARST FEATURES WERE FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINHOLE/S ON THE SUBJECT PROPERTY.
12. ALL EXISTING UTILITIES TO BE SHOWN ON ADJACENT RIGHT-OF-WAY, FINAL LOCATION AND TYPE TO BE SHOWN ON APPROVED LANDSCAPE PLAN.

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND CLAY COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER:
SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WATER QUALITY TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION:
DETENTION TO BE PROVIDED ONSITE AS DEPICTED ON THE PLAN.
POST-DEVELOPED PEAK FLOW WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. CAPACITY TO BE VERIFIED TO THE DOWNSTREAM 30" PIPE. PEAK FLOWS WILL ALSO EITHER BE LIMITED TO 50% OF THE 100 YEAR STORM OR A RUNOFF VOLUME IMPACT FEE WILL BE REQUIRED WITH A CALCULATION BASED ON RFF X 1.5.
4. EROSION AND SILT CONTROL:
A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD 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 (211110C 098F).
6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY THE SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
7. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

1. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION. ALL RIGHT-OF-WAY DEDICATIONS MUST BE FOR THE FULL WIDTH OF THE RIGHT-OF-WAY AS REQUIRED BY METRO PUBLIC WORKS.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3. THE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
4. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A MANNER THAT DOES NOT INTERFERE WITH NEARBY APPROPRIATE AGENCIES.
5. 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.
6. AN EROSION CONTROL 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.
7. ALL VEHICLES HAVE TO BE EQUIPPED WITH MOUNTED LIGHTS AND SIGNALS 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.
8. THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
9. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
10. ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE SPECIFIC DESIGN HARDSHIP DEDICATION FOR SIDEWALK RAMP'S PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
11. AS PART OF SITE CONSTRUCTION, THE AREA BETWEEN THE SIDEWALK AND THE EXISTING DRIVEWAY SHALL BE GRADED TO FACILITATE THE FUTURE WIDENING OF S. WATTERSON TRAIL.



FORM DISTRICT
EXISTING ZONING
PROPOSED ZONING
EXISTING LAND USE
PROPOSED LAND USE
GROSS LAND AREA
NET LAND AREA
NO. OF DWELLING UNITS
BUILDING HEIGHT (MAX. ALLOWED 35')
DENSITY (MAX. ALLOWED 12.01)
OPEN SPACE REQUIRED
OPEN SPACE PROVIDED
REC. OPEN SPACE REQUIRED
REC. OPEN SPACE PROVIDED
PARKING REQUIRED
MIN. 1 SPACES/DU
MAX. 2 SPACES/DU (NIC ACCESSIBLE SP.)
PARKING PROVIDED
DRIVEWAY SP.
SURFACE SP.(INCL. 1 ACCESSIBLE SP.)

DIMENSIONAL STANDARDS:

| | |
|------------------------------|------------|
| MINIMAL LOT AREA | 6,000 S.F. |
| MINIMUM LOT WIDTH | 50' |
| FRONT/STREET SIDEYARD | 15' |
| GARAGE FACING STREET SETBACK | 25' |
| SIDE YARD | 5' |
| REAR YARD | 25' |
| MAXIMUM BUILDING HEIGHT | 35' |

| | |
|--------------------------------------|---------------------|
| GROSS SITE AREA | 364,411± S.F. |
| LAND USE | MULTI-FAMILY |
| EXISTING TREE CANOPY | 20,291± S.F. (6%) |
| EXISTING TREE CANOPY TO BE PRESERVED | 6,731± S.F. (2%) |
| TOTAL TREE CANOPY REQUIRED | 127,544± S.F. (35%) |
| TOTAL TREE CANOPY TO BE PLANTED | 120,813± S.F. (33%) |
| TOTAL TREE CANOPY TO BE PROVIDED | 127,544± S.F. (35%) |

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

| | |
|--------------------------|---------------|
| IMPERVIOUS AREA: | |
| EXISTING IMPERVIOUS AREA | 0 S.F. |
| PROPOSED IMPERVIOUS AREA | 187,620± S.F. |
| TOTAL | 187,620± S.F. |

| | |
|---------------------------------|-------------|
| V.U.A. | 83,614± S. |
| I.L.A. REQUIRED (7.5% X V.U.A.) | 6,271 S.F. |
| I.L.A. PROVIDED | 6,417± S.F. |

2.9/12 (0.69"-0.25) (8.37AC)x1.5 = 1.34 AC-FT
BASIN DEPTH = 2.34 FT

1. A VARIANCE OF 5.112.B. OF THE LDC IS REQUESTED TO INCREASE THE ESTABLISHED BUILDING SETBACK RANGE BY APPROXIMATELY 28' TO ALLOW A MAXIMUM SETBACK OF 87' FROM THE FRONT PROPERTY LINE (FOR THE PROVISION OF A LANDSCAPE BUFFER AREA, FRONTAGE ROAD AND DRIVEWAYS).

OWNER/DEVELOPER
WATTERSON GARDENS LLC
P.O. BOX 91483
LOUISVILLE, KY 40291-0483

DETAILED DISTRICT DEVELOPMENT PLAN
WATTERSON GARDENS TOWNHOMES

LOUISVILLE, KY 40291
TAX BLOCK 646, LOT 50, 128, & 131
DEED BOOK 10634 PAGE 511

| | Revisions |
|----------|---------------------|
| 06/02/23 | PER AGENCY COMMENTS |
| 06/14/23 | ADD PW NOTE #11 |
| | |
| | |
| | |
| | |
| | |

Vertical Scale: N/A

Horizontal Scale: 1"=60'

Date: 05/1/23

Job Number: 4001


Sheet

1

of 1

of 1

GRAPHIC SCALE 1"=60'



A horizontal graphic scale bar with alternating black and white segments. Below the bar are numerical markings at 0, 15, 30, 60, and 120.