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. IF PROPOSED, SIGNATURE ENTRANCE WALLS 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. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
9. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
10. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY RICHARD LINKER ON 5/10/24 AND NO POTENTIAL KARST FEATURES WERE FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY INDICATED THE AREA TO HAVE AN INTENSE KARST POTENTIAL THEREFORE IT IS RECOMMENDED THAT A GEOTECHNICAL CONSULTANT REVIEW, PROVIDE AN ANALYSIS AND SERVICES BE RETAINED DURING CONSTRUCTION.
10. STREET TREES SHALL BE PROVIDED IN COMPLIANCE WITH 10.2.8 OF THE LDC
11. DOCUMENTS ASSURING THE PERMANENT PROTECTION, PRESERVATION, AND MAINTENANCE OF THE OPEN SPACE LOTS SHALL BE RECORDED PRIOR TO THE RECORDING OF A RECORD PLAT.
12. ABOVE AND BELOW GROUND OBSTRUCTIONS SHALL NOT BE PERMITTED ON L&E'S RIGHT-OF-WAY, EASEMENT OR LEASE AREA WITHOUT L&E'S EXPRESS PRIOR WRITTEN APPROVAL. THIS RESTRICTION SHALL BE CLEARLY NOTED ON THE RECORDED PLAT OF THE DEVELOPMENT.

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 CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT. MSD EXCESS COST MAY APPLY TO THIS SITE BASED ON THE EVALUATION OF THE SEWERSHED
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 OR TO DOWNSTREAM CAPACITY, WHICH IS MORE RESTRICTIVE. 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. CAPACITY TO BE VERIFIED TO THE DOWNSTREAM BOX CULVERTS. VELOCITY DISSIPATION WILL BE REQUIRED AT THE PROPERTY LINE.
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 (21111C0 114F).
6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE IN DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
7. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE FOR THE OUTFALL ON THE SIDE OF LOT 18 BY DRAINAGE AREA DIVERSION. ONSITE DETENTION AND VELOCITY DISSIPATION MAY BE REQUIRED FOR THIS DISCHARGE POINT BASED UPON EVALUATION OF THE CONSTRUCTION PLANS.
8. PROPOSED FORCE MAIN TO TIE INTO EXISTING FORCE MAIN 25' SOUTH OF EXISTING AIR RELEASE VALVE.

PUBLIC WORKS NOTES:

1. 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.
2. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. 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.
4. 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.
5. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
6. 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.
7. 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.
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 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.
11. CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE
12. THE REQUIRED GARAGE SETBACK MUST BE A MINIMUM OF 25' FROM THE RIGHT-OF-WAY.
13. THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
14. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
15. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
16. SITE LIGHTING SHALL 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. ALL NEW AND EXISTING SIDEWALKS SHALL COMPLY WITH KYTC STANDARD DRAWINGS
19. DESIGN OF ACCESS TO STATE HIGHWAY SHALL COMPLY WITH KYTC STANDARD DRAWINGS.
20. LOT 171 AND 172 SHALL HAVE AN ACCESS EASEMENT STRADDLING THE SHARED PROPERTY LINE AND WILL BE REQUIRED TO HAVE A SHARED DRIVEWAY OFF OLD BARDSTOWN RD.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 08°05'01" E	38.05'
L2	S 17°39'20" E	33.96'
L3	S 17°39'20" E	40.06'
L4	N 74°14'46" E	189.23'
L5	S 13°13'18" E	110.35'

Windcrest Section 3

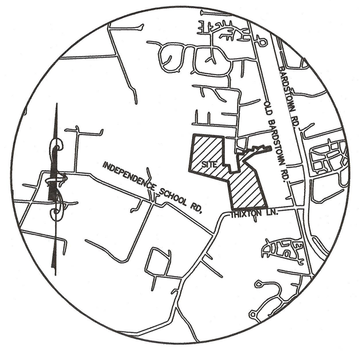
LOT	AREA	>6000	LOT	AREA	>6000
148	5848	152	169	4200	1800
149	5921	79	170	5400	600
150	6390	0	171	8898	0
151	6413	0	172	8611	0
152	5931	69	173	4460	1540
153	5433	567	174	4,453	1547
154	5225	775	175	4309	1691
155	4940	1060	176	4191	1809
156	6192	0	177	4324	1676
157	4383	1617	178	4277	1723
158	4383	1617	179	4991	1009
159	4383	1617	180	5044	956
160	4348	1652	181	5463	537
161	4198	1802	182	6049	0
162	4214	1786	183	6393	0
163	6000	0	184	4255	1745
164	4200	1800	185	4571	1429
165	4200	1800	186	4336	1664
166	4187	1813	187	4082	1918
167	4170	1830	188	5063	0
168	4200	1800			
			TOTAL		43480
					/2
					21740

PRELIMINARY APPROVAL
Condition of Approval:_____
Michelle for T.K. 12/9/24
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPLOITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:_____
BY: Nate Shackelford for E.S.
DATE: 12/10/24
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

BENCHMARK

BERNSTEN TOP SECURITY MONUMENT SET 0.7' BELOW GROUND. TO REACH TRAVEL 1600' SOUTH ALONG BARDSTOWN ROAD FROM THE INTERSECTION OF FAIRMOUNT ROAD AND BARDSTOWN ROAD. THE MONUMENT IS ON THE RIGHT AT HOUSE #9004 BARDSTOWN ROAD. MONUMENT IS 96' SOUTH OF DRIVE TO HOUSE #9004, 36' WEST OF THE CENTERLINE OF BARDSTOWN ROAD AND 3.0' BELOW PAVEMENT. ELEV. 667.79



LOCATION MAP
NO SCALE

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING SANITARY MANHOLE W/PIPE
- EXISTING CATCH BASIN & YARD DRAIN W/PIPE
- EXISTING STORM MANHOLE W/PIPE
- EXISTING SLOPED & FLARED HEADWALL W/PIPE
- FUTURE SANITARY MANHOLE W/PIPE
- FUTURE CATCH BASIN & YARD DRAIN W/PIPE
- FUTURE STORM MANHOLE W/PIPE
- FUTURE SLOPED & FLARED HEADWALL W/PIPE
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED STORM MANHOLE W/PIPE
- PROPOSED SLOPED & FLARED HEADWALL W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED FORCEMAIN
- PROPOSED DRAINAGE ARROW
- FAA BUFFER
- REVISED TREE LINE
- PRD ZONING LINE (CASE #21-ZONE-0052)
- PROPOSED PRD ZONING LINE
- NON-JURISDICTIONAL WETLANDS

SITE DATA: OVERALL

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4 & PRD
PROPOSED ZONING	PRD & R5
EXISTING LAND USE	SINGLE FAMILY, VACANT
PROPOSED LAND USE	SINGLE FAMILY
GROSS LAND AREA	62.24± AC.
NET LAND AREA	50.60± AC.
DWELLING UNITS	288

TREE CANOPY DATA: OVERALL

GROSS SITE AREA	2,711,174± S.F.
LAND USE	SINGLE-FAMILY
EXISTING TREE CANOPY	459,802± S.F. (17%)
EXISTING TREE CANOPY TO BE PRESERVED	57,650± S.F. (2%)
TOTAL TREE CANOPY REQUIRED	1,084,469± S.F. (40%)

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

DIMENSIONAL STANDARDS – DETACHED AND SEMI-DETACHED UNITS (INCLUDING ZERO LOT LINE)

MINIMUM LOT AREA	3,000 S.F
MINIMUM LOT WIDTH	30'
FRONT/STREET SIDE YARD SETBACK MINIMUM	15'
W/STREET FACING GARAGE	25'
SIDE YARD SETBACK MINIMUM:	
BETWEEN THE UNIT AND THE PROPERTY LINE	0'
BETWEEN ADJACENT UNITS ON SEPARATE LOTS	6'
REAR YARD MIN. (5' IF ADJACENT TO ALLEY)	25'
MAXIMUM CONTIGUOUS UNITS	2
MAXIMUM BUILDING HEIGHT	35'

SITE DATA: R5

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	R5
EXISTING LAND USE	SINGLE FAMILY, VACANT
PROPOSED LAND USE	SINGLE FAMILY
GROSS LAND AREA	54.29± AC.
NET LAND AREA	43.98± AC.
BUILDABLE LOTS	247
NON BUILDABLE LOTS	7
GROSS DENSITY	4.55 D.U./AC.
NET DENSITY	5.62 D.U./AC.
OPEN SPACE PROVIDED	220,922± S.F.

SITE DATA: PRD

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4 & PRD
PROPOSED ZONING	PRD
EXISTING LAND USE	SINGLE FAMILY, VACANT
PROPOSED LAND USE	SINGLE FAMILY
GROSS LAND AREA	8.10± AC.
AREA TO BE REZONED	7.52± AC.
NET LAND AREA	7.00± AC.
DWELLING UNITS	41
NON BUILDABLE LOTS	4
GROSS DENSITY	5.05 D.U./AC.
NET DENSITY	5.85 D.U./AC.
OPEN SPACE REQUIRED	21,740± S.F. (SEE OPEN SPACE CHART)
OPEN SPACE PROVIDED	95,761± S.F.
RECREATIONAL OPEN SPACE	24,761± S.F.

DETENTION CALCULATIONS

2.9/12 (0.50–0.30) (64.11) = 3.10 AC–FT (4.5' DEEP)

GRAPHIC SCALE 1"=100'
0 50 100 200

RECEIVED
NOV 25 2024
PLANNING & DESIGN SERVICES

CASE #24-ZONE-0088
RELATED CASES: 24-ZONEPA-0060
MSD WM #12268

STATE OF KENTUCKY
KATHY M. LINARES
524
REGISTERED LANDSCAPE ARCHITECT
PROFESSIONAL'S SEAL

MINDEL SCOTT
ENGINEERING ▶ SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 ▶ MindelScott.com

OWNER
ESTATE OF LEROY WILLIAMS
1290 ROCK RIDGE RD.
LOUISVILLE, KY 40108

OWNER /DEVELOPER
9300 OLD BARDSTOWN LLC,
P.O. BOX 32605
LOUISVILLE, KY 40232

DETAILED DISTRICT DEVELOPMENT PLAN & PRELIMINARY SUBDIVISION PLAN
WINDCREST FARMS SECTION 3

9308 & 9300 OLD BARDSTOWN RD, R. BARDSTOWN RD, 10311 R. THIXTON LN, 10313 THIXTON LN LOUISVILLE, KY 40291 & 10311 R. THIXTON LN LOUISVILLE, KY 40291
T.B. 666 LOTS 13, 49, 12, 25, 19, 16, & 23, T.B. 4155 LOT 121, D.B. 5127 PG. 198, D.B. 5687 PG. 802, P.B. 63 PG 37, W.B. 803 PG 69

Revisions	
8/30/24	PER AGENCY COMMENTS
9/16/24	PER AGENCY COMMENTS
10/21/24	PER AGENCY COMMENTS
10/28/24	PER AGENCY COMMENTS
10/31/24	PER AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=100'
Date: 7/08/24
Job Number: 3790-301
Sheet 1 of 1

24-ZONE-0088

M:\3790\WINDCREST FARMS SECTION 3\DWG\PLANNING\3790-301-REZONE-24-10-31.dwg, 11/25/2024 1:49:53 PM, bsanzo01, 1:1