

\\4001\WATTESON TRAIL TOWNHOMES\DWG\PLANNING\4001 - PRELIM-2023-06-14.dwg, 6/14/2023 3:52:48 PM, ltrres01, 1:1

- 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 PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
 8. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 9. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
 10. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
 11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 12. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
 13. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY KELLI JONES ON JULY 26, 2011 AS PART OF CASE #14ZONE1040. 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.
 14. STREET TREES TO BE PROVIDED IN ALL ADJACENT RIGHT-OF-WAY. FINAL LOCATION AND TYPE TO BE SHOWN ON APPROVED LANDSCAPE PLAN.

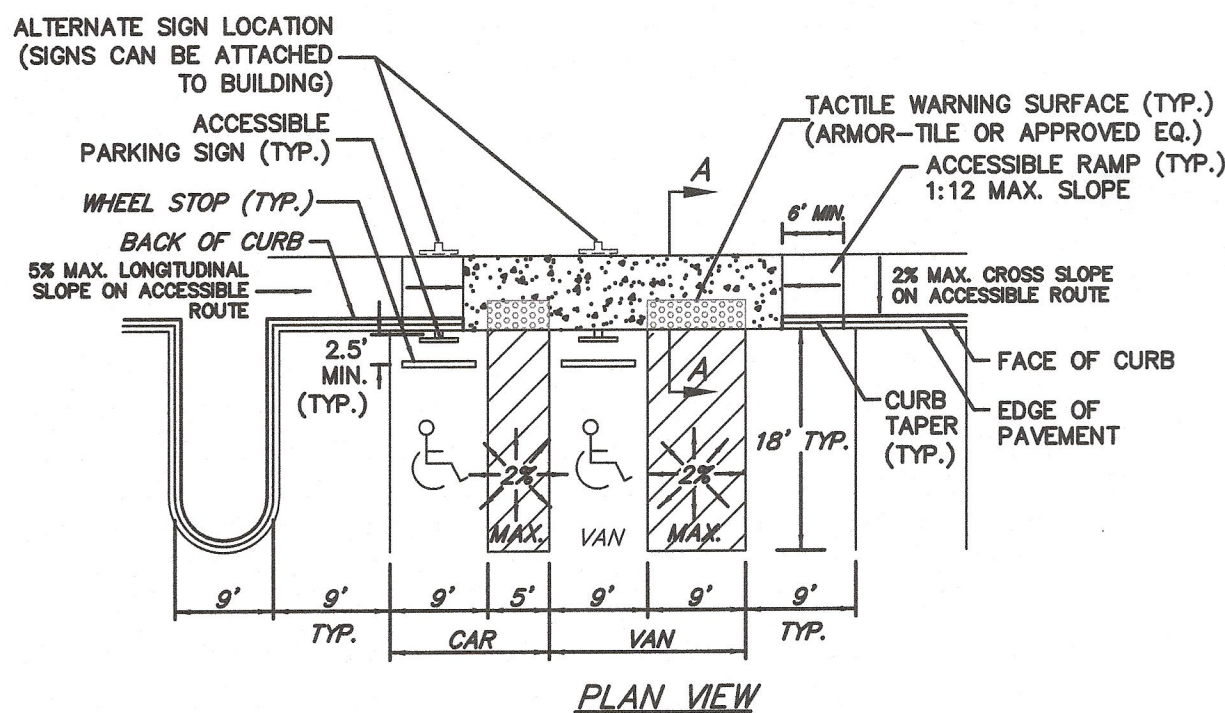
- MSD NOTES:**
1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 2. WASTEWATER:
SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WATER QUALITY TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 3. DRAINAGE/STORMWATER DETENTION:
DETENTION TO BE PROVIDED ONSITE AS LIMITED ON THE PLAN. POST-DEVELOPED PEAK FLOW WILL BE DEDICATED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE. CAPACITY TO BE VERIFIED TO THE DOWNSIDE 30" PIPE. PEAK FLOWS WILL ALSO 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 096F).
 6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. 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.

- 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. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 3. VERGE 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 COMMON TRENCH UNLESS OTHERWISE REQUIRED BY 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 APPROVAL PROCESS.
 6. 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.
 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 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.
 11. AS PART OF SITE CONSTRUCTION, THE AREA BETWEEN THE PROPOSED SIDEWALK AND THE EXISTING PAVEMENT SHALL BE GRADED TO FACILITATE THE FUTURE WIDENING OF S. WATTESON TRAIL.

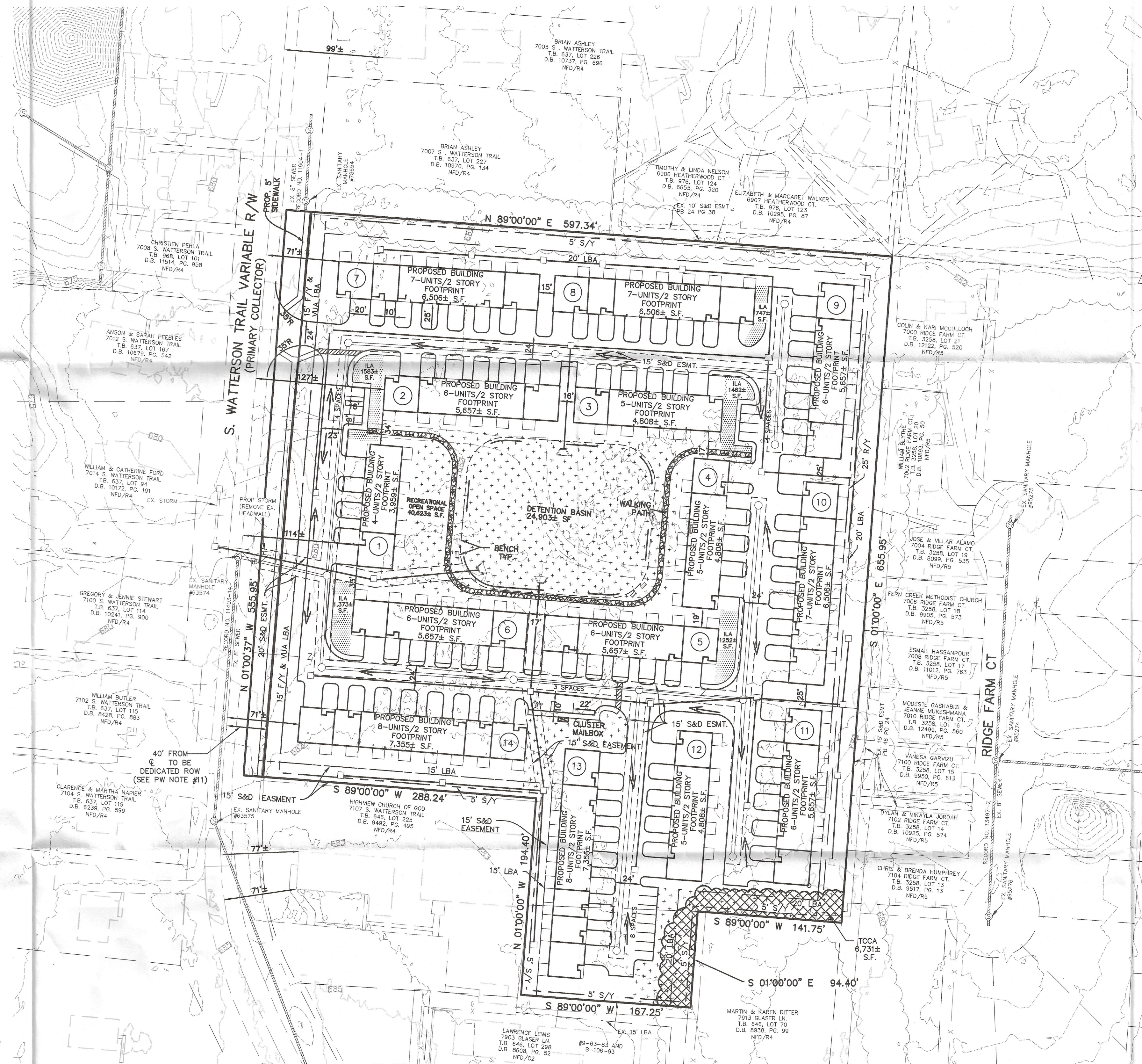
**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**

CONDITIONS:

BY: *Quinn W. Bick*
DATE: *6/23/23*
LOUISVILLE JEFFERSON COUNTY
METRO PUBLIC WORKS



**TYPICAL
ACCESSIBLE PARKING SPACES**
NO SCALE

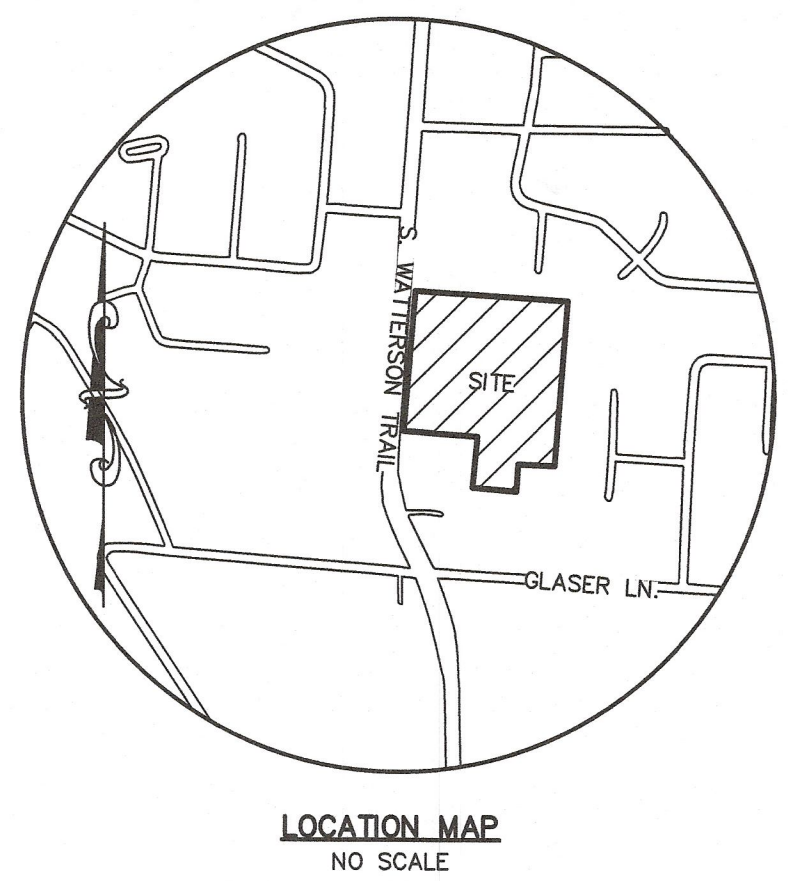


PRELIMINARY APPROVAL

Condition of Approval:

W. Bick 6-23-23
Development Review Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED TREE MASS
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED SLOPED & FLARED HEADWALL W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED DRAINAGE FLOW ARROW
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED 4" PROPERTY SERVICE CONNECTION
- PROPOSED TREE CANOPY CREDIT AREA
- PROPOSED OPEN SPACE
- PROPOSED WALKING PATH

SITE DATA:

- FORM DISTRICT: R5
- EXISTING ZONING: R-5A
- PROPOSED ZONING: VACANT
- EXISTING LAND USE: MULTI-FAMILY TOWNHOMES
- PROPOSED LAND USE: VACANT
- GROSS LAND AREA: 8.37± AC.
- NET LAND AREA: 8.18± AC.
- NO. OF DWELLING UNITS: 86 UNITS
- BUILDING HEIGHT (MAX. ALLOWED 35'): 30'
- DENSITY (MAX. ALLOWED 12.01): 10.51 D.U./AC.
- OPEN SPACE REQUIRED: 53,448 S.F. (15%)
- OPEN SPACE PROVIDED: 54,288± S.F.
- REC. OPEN SPACE REQUIRED: 26,724 S.F. (7.5%)
- REC. OPEN SPACE PROVIDED: 40,623± S.F.
- PARKING REQUIRED: 85 SPACES
- MIN. 1 SPACES/DU: 170 SPACES
- MAX. 2 SPACES/DU (NIC ACCESSIBLE SP.): 135 SPACES
- PARKING PROVIDED: 114 SPACES
- DRIVEWAY SP: 19 SPACES
- SURFACE SP. (INCL. 1 ACCESSIBLE SP.): 134 SPACES
- TOTAL: 1.6 SP./UNIT

PARKING AREA RATIO

DIMENSIONAL STANDARDS:

- MINIMUM 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'

TREE CANOPY DATA:

- 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 LOGIC 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.

LANDSCAPE DATA:

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

DETENTION CALCULATIONS

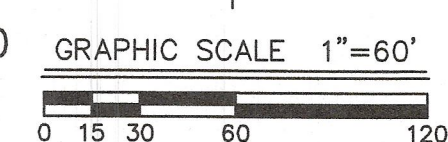
2.9/12 (0.69'-0.25') (8.37AC)x1.5 = 1.34 AC-FIT
BASIN DEPTH = 2.34 FT

VARIANCE REQUEST:

1. A VARIANCE OF 5.1:12.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).

RECEIVED

JUN 15 2023
PLANNING & DESIGN
SERVICES



CASE #23-ZONE-0063
RELATED CASE #14ZONE1040
#23-ZONEPA-0027
MSD W.M. 10434

MINDEL SCOTT
ENGINEERING > SURVEYING > PLANNING > LANDSCAPE ARCHITECTURE
5131 Jefferson Blvd. Louisville, KY 40219
502-465-1508 > MindelScott.com

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

DETAILED DISTRICT DEVELOPMENT PLAN
WATTESON GARDENS TOWNHOMES
7009 S. WATTESON TRAIL,
7909 & 7913 R. GLASER LN.
LOUISVILLE, KY 40291
TAX BLOCK 646, LOT 50, 128, & 131
DEED BOOK 10634, PAGE 511

Revisions	DATE	BY	REASON
06/02/23	PER AGENCY COMMENTS		
06/14/23	ADD PW NOTE #1		

Vertical Scale: N/A
Horizontal Scale: 1"=60'
Date: 05/1/23
Job Number: 4001
Sheet

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of 1

23-ZONE-0063