

GENERAL NOTES:

- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE 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 ERRECTED 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.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE LOUISVILLE #4 FIRE DISTRICT.
- 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.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH REQUIREMENTS IN THE PATTERN BOOK FOR THIS DEVELOPMENT.
- 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.
- WHEEL STOPS AND PROTECTIVE CURBING. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY. TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.

MSD NOTES:

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- IN LIEU OF ONSITE DETENTION OR REGIONAL FACILITY FEES, THE DEVELOPER SHALL FINANCE AND CONSTRUCT A STORM WATER OUTFALL IN BEARGRASS AVENUE. (TO BE RELOCATED WITH FINAL LOCATION TO BE COORDINATED WITH MSD) IF THE OUTFALL CANNOT BE CONSTRUCTED ALL MSD DESIGN REQUIREMENTS AND SPECIFICATION WILL APPLY.
- 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. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211110043).
- 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.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.
- NO INTERRUPTION OF ACCESS OR UTILITY SERVICE PERMITTED TO THE REAR PARK AREA AND MSD FACILITY AS A RESULT OF THIS PROJECT. AN ACCESS AND UTILITY TRANSITION PLAN SHALL BE APPROVED BY MSD PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- OFFSITE LAND TO BE TRANSFERRED TO THE PARKS DEPARTMENT PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- MSD ENCROACHMENT PERMIT REQUIRED PRIOR TO ISSUE OF CO FOR THE LEASING STRUCTURE.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- IF THE FINAL SITE DESIGN HAS THROUGH DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.

PUBLIC WORKS AND KTC NOTES:

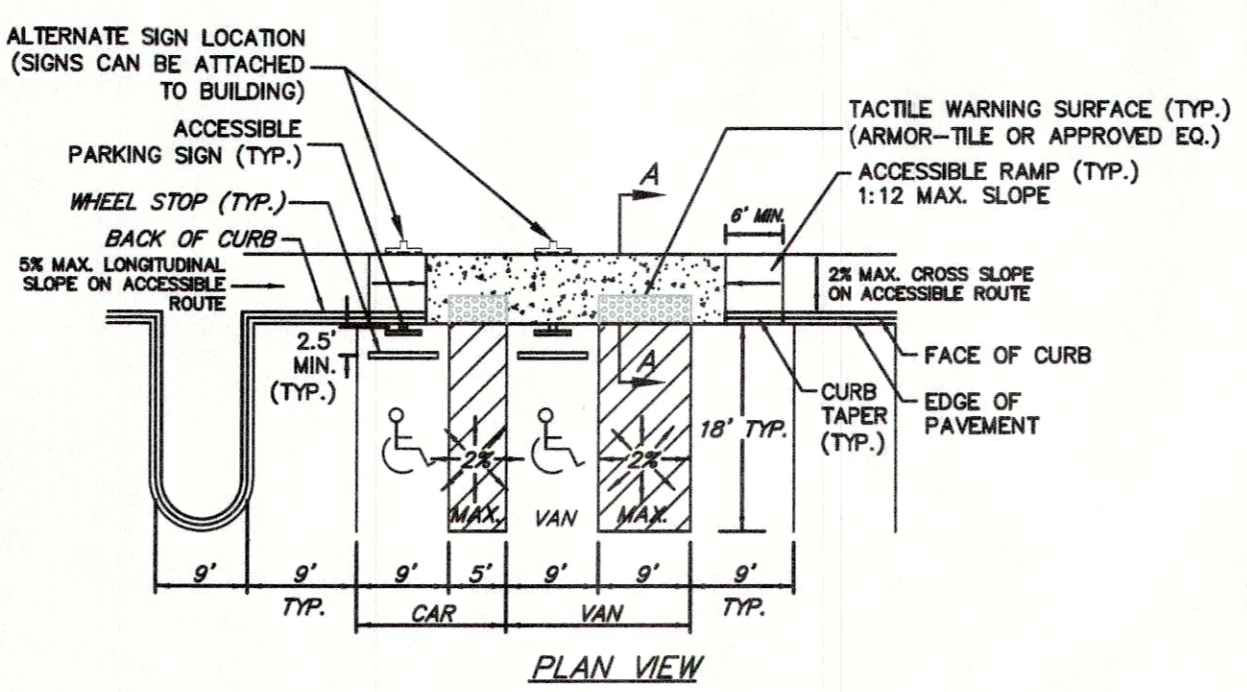
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS.
- RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES. OVERHEAD UTILITIES ALONG THE NORTH SIDE OF LEXINGTON ROAD ARE PROPOSED TO BE RELOCATED UNDERGROUND WITH THIS PROPOSAL.
- 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.
- 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.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP'S PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- BEARGRASS AVENUE TO BE CLOSED AS A PART OF THIS DEVELOPMENT.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
- ALL ARROWS, TRACKING AND STOP BARS SHALL BE THERMOPLASTIC, NOT PAINTED.
- CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT-OF-WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. (THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUESTS TO ALTER DRAINAGE ON THE RIGHT-OF-WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES)

WAIVER REQUESTS:

A WAIVER OF 10.2.1 OF THE LDC IS REQUESTED TO ELIMINATE THE REQUIRED 15' LBA ALONG THE WESTERN PROPERTY LINE.

VARIANCE REQUESTS:

A VARIANCE OF 5.1.12.2.A OF THE LDC IS REQUESTED TO REDUCE THE MINIMUM INFILL FRONT YARD SETBACK FROM 20' TO 0'.



SITE DATA:

EXISTING ZONING	RD, R1, C1, C2
PROPOSED ZONING	PD
EXISTING LAND USE	VACANT/COMMERCIAL
PROPOSED LAND USE	RESIDENTIAL/COMMERCIAL
GROSS LAND AREA	4.24± AC.
NET LAND AREA	4.11± AC.
BUILDING AREA	29,040 ± S.F.
RESIDENTIAL	360,325 ± S.F.
GARAGE SPACES	242,010 ± S.F.
TOTAL	631,375 ± S.F.
PARKING PROVIDED	85 SPACES
SURFACE SPACES	1063 SPACES
TOTAL PARKING PROVIDED (INCLUDING 43 ACCESSIBLE SPACES)	1138 SPACES
FLOOR AREA RATIO	2.29
GROSS DENSITY	50.24 D.U./AC.

NOTE: SEE PATTERN BOOK FOR ADDITIONAL DETAILED REQUIREMENTS

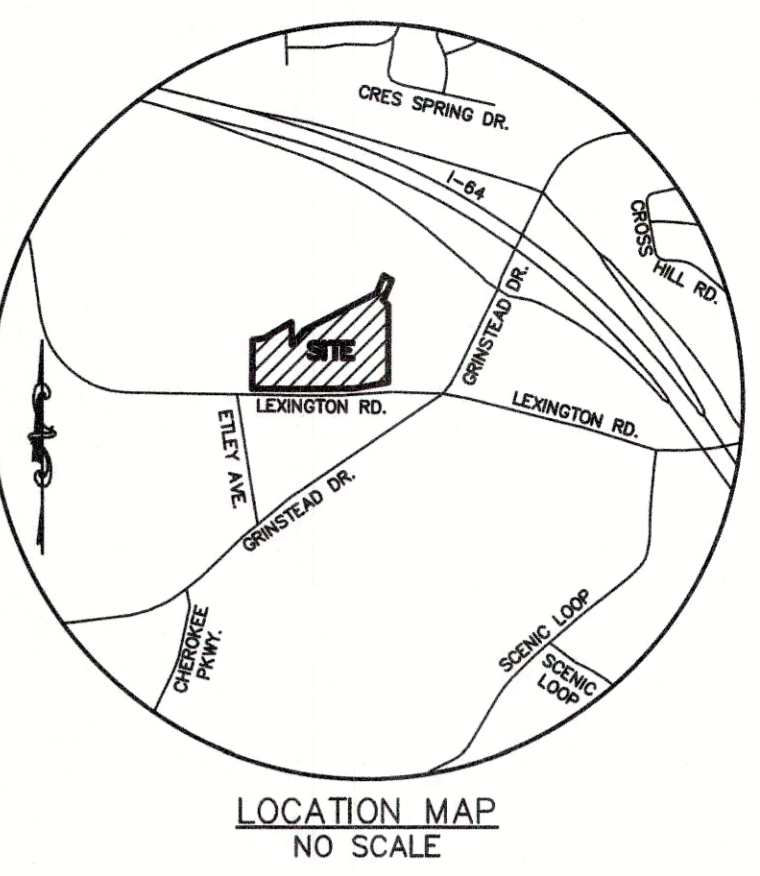
TREE CANOPY DATA:

GROSS SITE AREA	177,725± S.F.
LAND USE	RESIDENTIAL/COMMERCIAL
EXISTING TREE CANOPY	17,325± S.F. (10%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	62,200± S.F. (35%)
TOTAL TREE CANOPY PROVIDED	62,200± S.F. (35%)

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

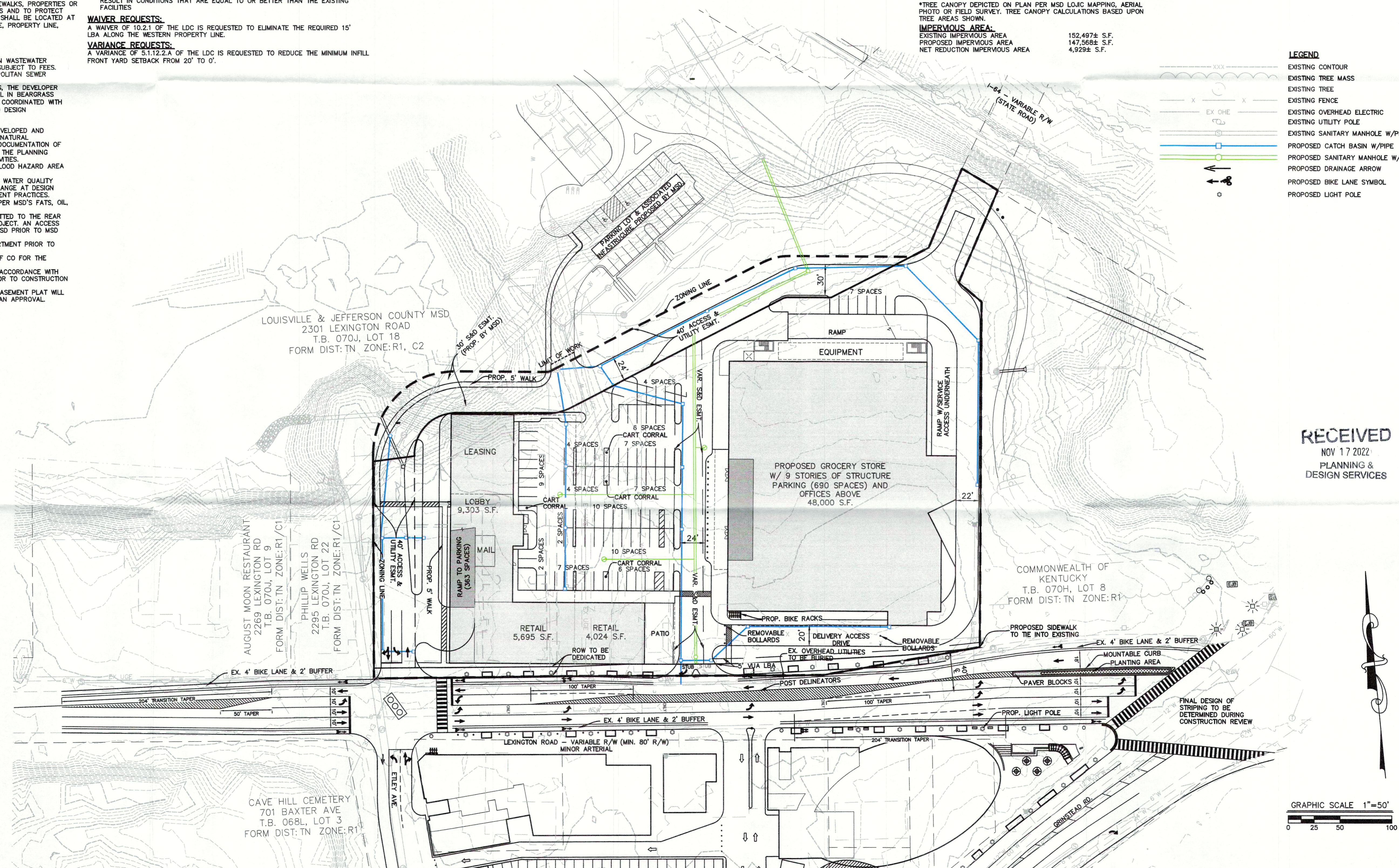
IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	152,497± S.F.
PROPOSED IMPERVIOUS AREA	147,568± S.F.
NET REDUCTION IMPERVIOUS AREA	4,929± S.F.

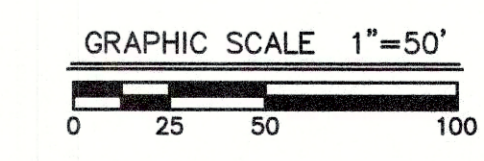


LEGEND

	EXISTING CONTOUR
	EXISTING TREE MASS
	EXISTING TREE
	EXISTING FENCE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UTILITY POLE
	EXISTING SANITARY MANHOLE W/PIPE
	PROPOSED CATCH BASIN W/PIPE
	PROPOSED SANITARY MANHOLE W/PIPE
	PROPOSED DRAINAGE ARROW
	PROPOSED BIKE LANE SYMBOL
	PROPOSED LIGHT POLE



RECEIVED
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PLANNING & DESIGN SERVICES



CASE #22-ZONE-0043
MSD WM # 12364

MINDEL SCOTT
SURVEYING & PLANNING & LANDSCAPE ARCHITECTURE
5151 JEFFERSON BLVD., LOUISVILLE, KY 40219
502-465-1508 • MindelScott.com

DEVELOPER
JDG TRIANGLE PARTNERS, LLC
320 WHITTINGTON PARKWAY SUITE 304
LOUISVILLE, KY 40222

OWNER
LOUISVILLE & JEFFERSON COUNTY MSD
700 W. LIBERTY ST.
LOUISVILLE, KY 40203-1911

DETAILED DISTRICT DEVELOPMENT PLAN
ONE PARK NORTH
2345, 2313, & 2297 LEXINGTON RD.
LOUISVILLE, KY 40206
TAX BLOCKS 70H, 70J LOTS 6.1, & 12
D.B. 11789 PG. 108, D.B. 11905 PG. 292

Revisions	Vertical Scale:	Horizontal Scale:	Date:
5/13/23 PER AGENCY COMMENTS	N/A	1"=50'	03/28/22
7/25/23 PER AGENCY COMMENTS			Job Number: 3351
9/12/23 PER AGENCY COMMENTS			Sheet
10/12/23 PER PUBLIC WORKS			1
10/13/23 PER PUBLIC WORKS			
10/25/23 PER PUBLIC WORKS			