

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—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 JEFFERSONTOWN 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 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 (TBR).
- STREET TREES REQUIRED IN ALL RIGHTS OF WAY, LOCATION AND TYPE TO BE SHOWN ON THE LANDSCAPE PLAN.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY SME GEOTECHS ON 5/23/22. CONCRETE WHEEL STOPS OR CURBING AT LEAST 6 INCHES HIGH AND 6 INCHES WIDE SHALL BE PROVIDED. SUCH WHEEL STOPS SHALL BE AT LEAST 3 FEET AWAY FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY, OR STRUCTURE.
- ALL EXISTING BUILDINGS TO BE REMOVED.
- PRIOR TO CONSTRUCTION PLAN APPROVAL, A BLANKET CROSSOVER ACCESS EASEMENT SHALL BE RECORDED BETWEEN 4700 AND 4900 S HURSTBOURNE PARKWAY.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTY TO THE EAST A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO REDUCE THE NUMBER OF CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED. UPON SUBMITTAL OF DETAILED PLANS FOR THE COMMERCIAL PROPERTY THE PROPERTY OWNER TO THE EAST AT 5215 BARDSTOWN ROAD SHALL BE CONTACTED TO ASSIST IN DETERMINING CROSS ACCESS LOCATION POINTS.

MSD NOTES:

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION: ON-SITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. CAPACITY UNDER WALNUT HILLS DRIVE TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 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.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111000798).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- RUN OFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED OFF RFX X 1.5.
- AN EPC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ACEE APPROVAL REQUIRED FOR THE STREAM CROSSING PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

WAIVER REQUESTS:

- A WAIVER OF SECTION 10.2.4A OF THE LDC IS REQUESTED TO OMIT THE REQUIRED LANDSCAPE BUFFER AREAS BETWEEN PROPERTIES ZONED C2 AND R6.

VARIANCE REQUESTS:

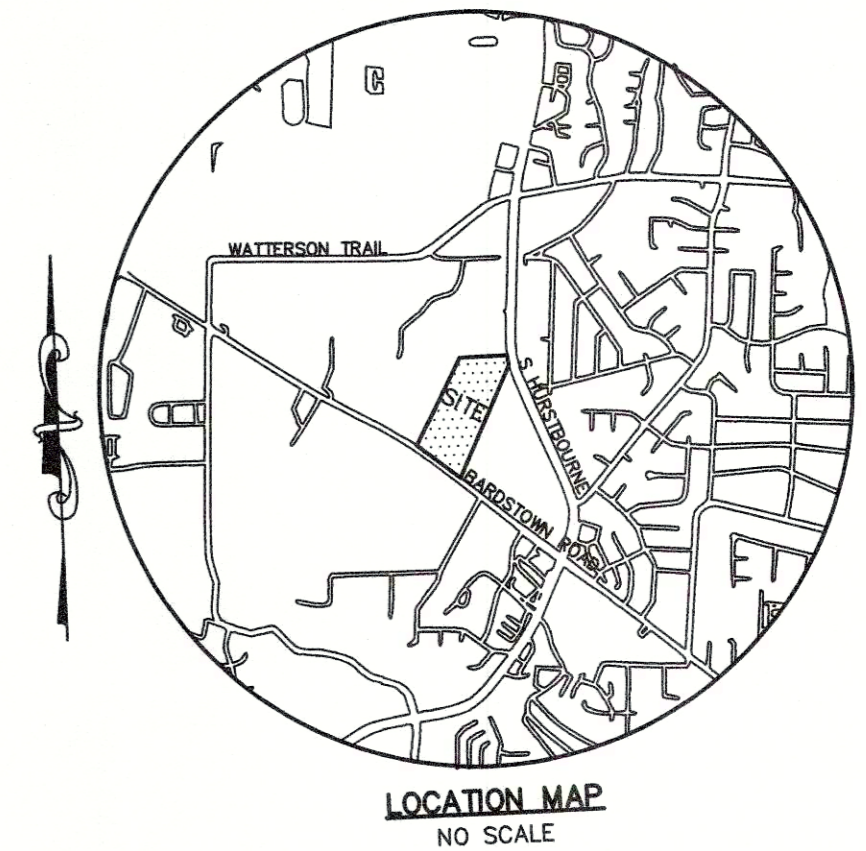
- A VARIANCE OF 5.3.1.C.4 OF THE LDC IS REQUESTED TO ALLOW THE BUILDING HEIGHT OF BUILDINGS 4, 5, 6, 7, AND 8 TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 35' BY 3.5' AND TO ALLOW THE HEIGHT OF BUILDINGS 1, 2, AND 3 TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 35' BY 8'11".

PUBLIC WORKS AND KTC NOTES:

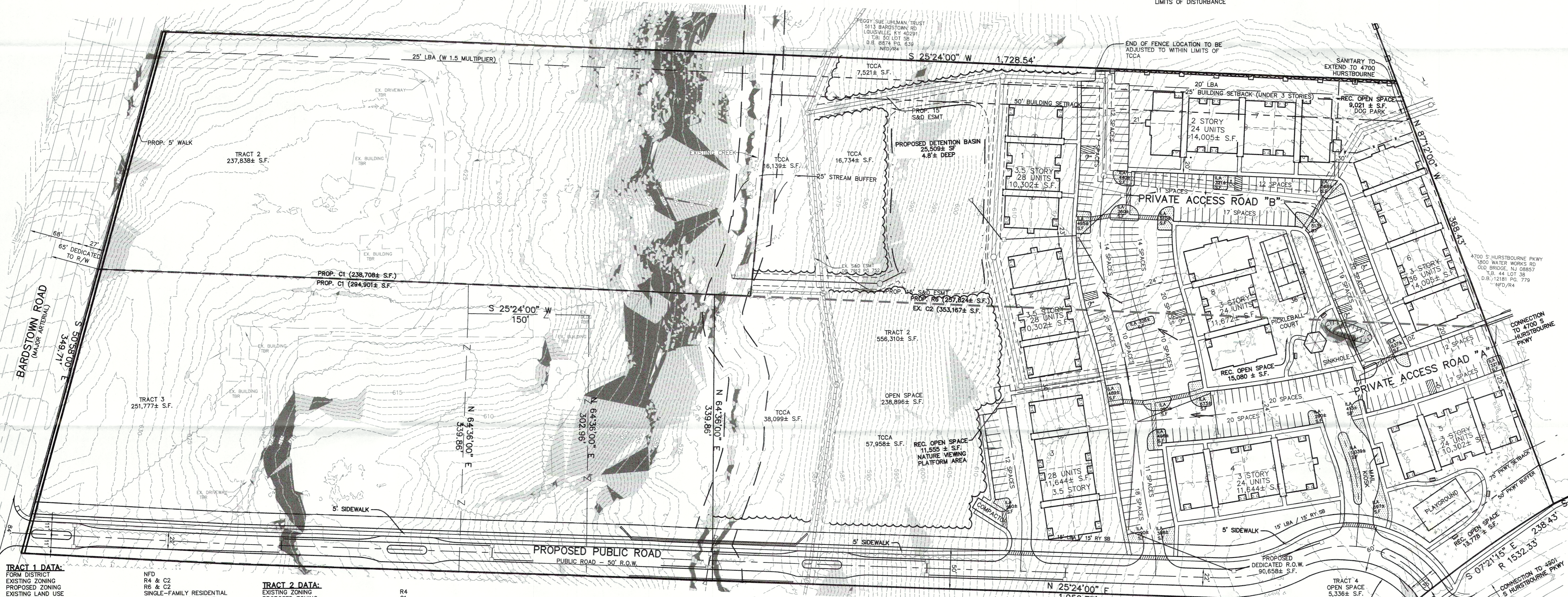
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- 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 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.
- 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 DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- 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.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- METRO WORKS BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY.
- TWO POINTS OF ACCESS ARE REQUIRED TO BE CONSTRUCTED PRIOR TO REQUESTING 199 BUILDING CERTIFICATE OF ACCURACY.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTY TO THE (N, S, E or W) A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO REDUCE THE NUMBER OF CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- PER LDC TABLE 6.2.1 SUB NOTE #1 SIDEWALKS ARE NOT REQUIRED ON BOTH SIDES OF LOCAL STREETS.

LEGEND:

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING TREE
- EXISTING FENCE
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED STREET SIGN
- PROPOSED HANDICAP SPACE
- PROPOSED WHEEL STOP
- PROPOSED CATCH BASIN W/PIPE
- PROPOSED HEADWALL W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED FORCEMAIN
- PROPOSED DRAINAGE ARROW
- INTERIOR LANDSCAPE AREA (ILA)
- OPEN SPACE AREA
- PROPOSED TREE MASS / LIMITS OF DISTURBANCE
- PROPOSED TREE CANOPY CREDIT AREA
- > 20% SLOPES
- > 30% SLOPES
- PROPOSED ZONING LINE
- PROPOSED VINYL PRIVACY FENCE
- SINKHOLE
- LIMITS OF DISTURBANCE



MINDEL SCOTT
 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE
 5151 S HURSTBOURNE PKWY SUITE 100
 LOUISVILLE, KY 40204
 502-485-1508 | MindelScott.com



TRACT 1 DATA:

FORM DISTRICT	NFD
EXISTING ZONING	R4 & C2
PROPOSED ZONING	R6 & C2
EXISTING LAND USE	SINGLE-FAMILY RESIDENTIAL
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL
GROSS LAND AREA	13.98± AC. (609,117± S.F.)
NET LAND AREA	12.77± AC. (556,310± S.F.)
NO. OF DWELLING UNITS	128
C2 UNITS	84
R6 UNITS	88
TOTAL UNITS	216
BUILDING HEIGHT	38'6"
C2 BUILDING HEIGHT (MAX 45')	38'6"
R6 BUILDING HEIGHT (MAX 35')	38'6"
DENSITY	
C2 DENSITY (MAX 145 D.U./AC.)	18.69 D.U./AC.
R6 DENSITY (MAX 17.42 D.U./AC.)	14.86 D.U./AC.
TOTAL DENSITY	16.78 D.U./AC.
TOTAL BUILDING SQUARE FOOTAGE	93,876± S.F.
GROSS FLOOR AREA RATIO (MAX ALLOWED 5.0)	2,38,876± S.F. (39%)
OPEN SPACE PROVIDED	83,439 S.F. (15%)
REC. OPEN SPACE PROVIDED	45,738 S.F. (7.5%)
PARKING PROVIDED	239 SPACES
ACCESSIBLE SP.	7 SPACES
PARKING AREA RATIO	1.42 SP./UNIT

TRACT 2 DATA:

EXISTING ZONING	R4
PROPOSED ZONING	C1
TOTAL LAND AREA	5.46± AC.

TRACT 3 DATA:

EXISTING ZONING	R4
PROPOSED ZONING	C1
GROSS LAND AREA	6.77± AC.
NET LAND AREA	5.78± AC.

TRACT 4 DATA:

EXISTING ZONING	R4
PROPOSED ZONING	C1
TOTAL LAND AREA	0.12± AC.

DEDICATED RIGHT-OF-WAY:

EXISTING ZONING	R4
PROPOSED ZONING	C1
TOTAL LAND AREA	2.09± AC.

OVERALL SITE DATA:

FORM DISTRICT	NFD
EXISTING ZONING	R4 & C2
PROPOSED ZONING	R6, C2, & C1
EXISTING LAND USE	SINGLE-FAMILY RESIDENTIAL
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL
TOTAL LAND AREA	26.33± AC.

DETENTION CALCULATIONS
 2.9/12 (0.95-0.23) (14 AC.) = 2.44 AC-FT (4.8' DEEP)

LANDSCAPE DATA:

V.U.A.	128,599± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	9,645± S.F.
I.L.A. PROVIDED	9,766± S.F.

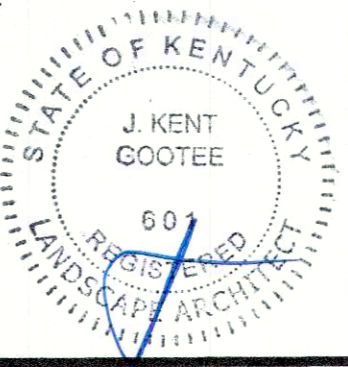
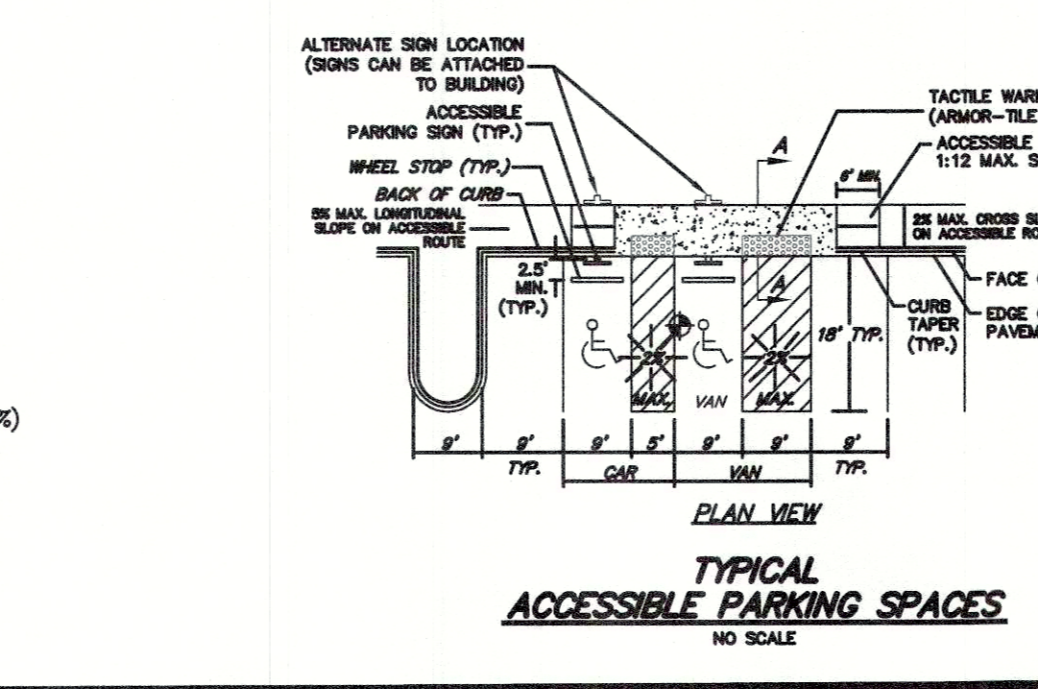
IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	222,475± S.F.
NET IMPERVIOUS INCREASE	222,475± S.F.

TRACT 1 TREE CANOPY DATA:

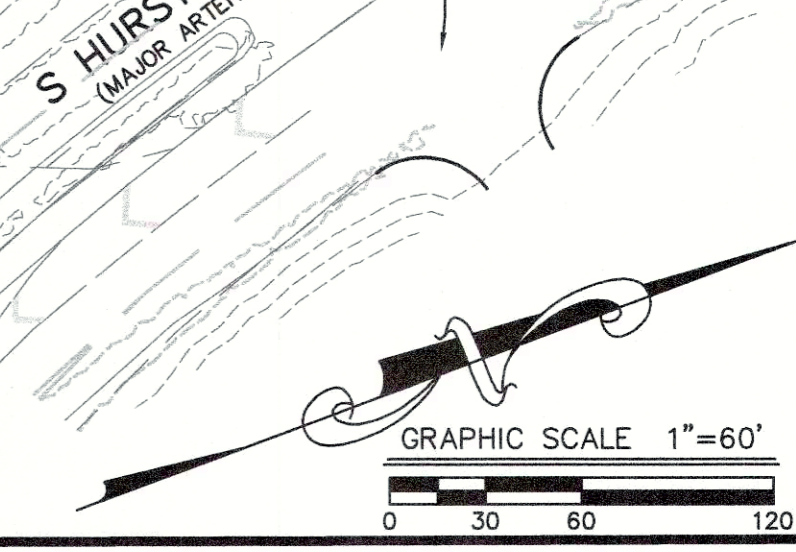
GROSS SITE AREA	14.0± ACRES.
LAND USE	MULTI-FAMILY
EXISTING TREE CANOPY	490,408± S.F. (80.4%)
EXISTING TREE CANOPY TO BE PRESERVED	128,330± S.F. (21%)
TOTAL TREE CANOPY TO BE PLANTED	93,545± S.F. (15%)
TOTAL TREE CANOPY REQUIRED/PROVIDED	222,475± S.F. (35%)

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



BENCHMARKS
 NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM L.O.C. BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.
 SOURCE BENCHMARK STA019-2001 NAVD 1988 ELEV. 656.39
 FROM THE INTERSECTION OF GENEWIND DRIVE AND KIRBY LANE, TRAVEL EAST ALONG KIRBY LANE TO THE STATION ON THE RIGHT SET IN THE SOUTH CORNER OF A CONCRETE HEADWALL LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION.

CASE #22-ZONE-0076
 RELATED CASES: 22-ZONEPA-0057, 16ZONE1089
 WM #11575



OWNER/DEVELOPER
REGAL PARK LLC
 710 BARRET AVE
 LOUISVILLE, KY 40204

DETAILED DISTRICT DEVELOPMENT PLAN
4900 S HURSTBOURNE PKWY
 5113 & 5119 BARDSTOWN RD &
 4900 S HURSTBOURNE PKWY 40291
 TAX BLOCK 50, LOTS 269, 270, 272, & 276
 DEED BOOK 12361, PAGE 967

Vertical Scale: N/A
 Horizontal Scale: 1"=60'
 Date: 4/18/2022
 Job Number: 3862
RECEIVED
 DEC 01 2022
 PLANNING & DESIGN SERVICES
 of 1

22-ZONE-0076