

General Notes

- BOUNDARY TAKEN FROM DEEDS AND DOES NOT CONSTITUTE A SURVEY.
- THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR FREE 1-800-752-8007 FOR LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION BEGINS.
- PROPERTY IS IN PLEASURE RIDE PARK FIRE DISTRICT AND SUBJECT TO APPROVAL.
- ELECTRIC SERVICE TO BE COORDINATED WITH LOUISVILLE GAS AND ELECTRIC.
- WATER SERVICE TO BE COORDINATED WITH THE LOUISVILLE WATER COMPANY.
- NEW SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
- PRP FIRE DEPARTMENT APPROVAL REQUIRED PRIOR TO METRO PUBLIC WORKS CONSTRUCTION APPROVAL.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT IS REQUIRED BY METRO PUBLIC WORKS DEPARTMENT, PRIOR TO ANY WORK BEGINNING IN PUBLIC RIGHT OF WAY.
- CONSTRUCTION PLANS, BOND AND KTC PERMIT REQUIRED PRIOR TO METRO PUBLIC WORKS CONSTRUCTION APPROVAL.
- ALL WORK DONE WITHIN THE DIXIE HIGHWAY RIGHT-OF-WAY IS SUBJECT TO KENTUCKY TRANSPORTATION CABINET REVIEW, APPROVAL AND ENCROACHMENT PERMITTING.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM READING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS GENERATOR PADS TO BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- THE INTERIOR SIDEWALK THAT ABUTS PARKING TO BE 5' WIDE MINIMUM.
- A TREE PROTECTION PLAN SHALL BE APPROVED BY PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY CONSTRUCTION OR CLEARING ACTIVITIES ON SITE.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ALL DRIVES AND PARKING AREAS TO BE ASPHALT PAVEMENT UNLESS OTHERWISE NOTED.

MSD Notes WM # 9358

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- SANITARY SEWER FLOW FROM THIS PROJECT WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER. SANITARY SEWER CAPACITY AND FEES TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
- ONSITE 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 DOWNSYSTEM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- AN EROSION PREVENTION AND SEDIMENT CONTROL (EPPSC) PLAN SHALL BE APPROVED BY MSD.
- U.S. CORP OF ENGINEERS WETLAND EVALUATION REPORT FOR LOT 4 PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ALL SITE THROUGH DRAINAGE, PUBLIC DETENTION FACILITIES AND PUBLIC SANITARY SEWER MAINS TO BE RECORDED IN AN MSD SEWER AND DRAINAGE EASEMENT PRIOR TO CONSTRUCTION PLAN APPROVAL.

Public Works Notes

- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A GROSS 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.
- CROSS ACCESS AGREEMENT OR EASEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY MW.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- FORTY EIGHT (48) HOURS PRIOR TO CONSTRUCTION, NOTICE SHALL BE GIVEN BY THE DEVELOPER OR CONTRACTOR TO LOUISVILLE METRO PUBLIC WORKS AND TRANSPORTATION SUBDIVISION INSPECTORS FOR INSPECTIONS OF BASE, PAVEMENT AND SIDEWALKS. (502)574-5810 OR (502)459-2291.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL" NOTE FOR DETECTIBLE WARNINGS FOR RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
- ALL SIDEWALKS, PEDESTRIAN RAMPS, LANDINGS, AND CROSSWALKS, ALONG THE ACCESSIBLE ROUTE SHALL CONFORM TO THE AMERICAN DISABILITIES ACT (A.D.A.).

Tract 1

Area: 2.05 Ac.
 Ex. Zoning: R-4
 Proposed Zoning: C-2
 Ex. Form District: SMC N
 Proposed Form District: SMC
 Existing Use: Vacant
 Proposed Use: Commercial

Building Setbacks: Min 5' Perimeter Buffering
 Front: 0' 10' LBA when parking adj. to ROW
 Side: 0' 25' BSL/35' LBA when adj. to Res.
 Street Side: 0' 25' BSL/35' LBA when adj. to Res.
 Rear: 0' 25' BSL/35' LBA when adj. to Res.

Max. Height of Building: 60'

Tract 2

Area: 1.97 Ac.
 Ex. Zoning: C-1
 Proposed Zoning: C-2
 Ex. Form District: SMC N
 Proposed Form District: SMC
 Existing Use: Vacant
 Proposed Use: Commercial

Building Setbacks: Min 5' Perimeter Buffering
 Front: 0' 10' LBA when parking adj. to ROW
 Side: 0' 25' BSL/35' LBA when adj. to Res.
 Street Side: 0' 25' BSL/35' LBA when adj. to Res.
 Rear: 0' 25' BSL/35' LBA when adj. to Res.

Max. Height of Building: 60'

Tract 3

Area: 17.86 Ac.
 Ex. Zoning: R-4, R-6 & C-1
 Proposed Zoning: R-6
 Ex. Form District: SMC
 Proposed Form District: N
 Existing Use: Vacant
 Proposed Use: Multi-Family

Building Setbacks: Min 5' Perimeter Buffering
 Front: 0' 10' LBA when parking adj. to ROW
 Side: 0' 25' BSL/35' LBA when adj. to Res.
 Street Side: 0' 25' BSL/35' LBA when adj. to Res.
 Rear: 0' 25' BSL/35' LBA when adj. to Res.

Max. Height of Building: 35'

Density and Floor Area Ratio

Building Footprint Total	131,658 S.F.
Gross Floor Area Total	280,454 S.F.
F.A.R.	0.33
Max Allowed F.A.R.	0.75
Dwelling Units	256 DU
Dwelling Units per acre	14.3 DU/acre
Max Allowed DU/Acre	17.42 DU/acre
Max Allowed Dwelling Units	311 DU

Impervious Areas

Total Site Area	778,231 S.F.
Existing Conditions	
Pervious	678,820 S.F.
Impervious	99,412 S.F.
Proposed Conditions	
Pervious	465,050 S.F.
Impervious	313,181 S.F.

Parking Summary

Multi-Family	1.5 space/unit	Min	Max
256 Dwelling Units		384	3.0 space/unit
Clubhouse/Office	1 space/250s.f.	11	18
2,663 S.F.			
Total Spaces Required		395	786
Spaces Provided		447	
ADA spaces		21	
Total Spaces Provided		468	

LINE	BEARING	DISTANCE
L1	S68°17'28"E	53.77'
L2	S31°12'50"W	56.67'
L3	S31°12'50"W	63.21'
L4	S17°49'20"W	125.07'
L5	S04°25'49"W	67.45'
L6	N57°03'47"W	54.33'
L7	N25°16'16"E	68.36'

ILA Requirements

Vehicle Use Area:	181,334 S.F.
ILA Required:	(7.5%) 13,600 S.F.
ILA Provided:	(8.4%) 14,872 S.F.
ILA Trees Required:	(1/4000 S.F.) 45 trees
ILA Trees Provided:	(25% add'l req'd) 57 trees
ILA Trees Excess:	12 trees

Open Space

Gross Site Area	777,982 S.F.
Dwelling Units	256 DU
Multi-Family Residential Density:	14.3 DU/Acre
Open Space Required (5 to 17 DU/Acre):	116,697 S.F.
Open Space Provided:	140,996 S.F.**
Open Space Excess:	24,299 S.F.

**Open Space Breakdown

Indoor club house area	600 S.F.
Courtyard/green-space	34,842 S.F.
Stream Buffer Area	105,554 S.F.
Total Open Space	140,996 S.F.

Tree Canopy

Class C Tree Canopy Category	
Gross Site Area	778,315 S.F.
Existing Tree Canopy	27,463 S.F.
Ex. Tree Canopy %	3.5 %
Preserved Tree Canopy Coverage Area	27,463 S.F.
Preserved Tree Canopy Coverage %	3.5 %
Tree Canopy Area Required	124,530.4 S.F.
New Tree Canopy Required %	16.0 %
New Tree Canopy Area Required	147,880 S.F.
Tree Canopy Preserved	27,463 S.F.
New Tree Canopy Provided	115,200 S.F.
Total Tree Canopy Provided	142,663 S.F.
% Tree Canopy Provided	16.3 %

Tract 4

Area: 10.74 Ac.
 Ex. Zoning: R-6
 Proposed Zoning: R-6
 Ex. Form District: N
 Proposed Form District: N
 Existing Use: Vacant
 Proposed Use: Assisted Living

Building Setbacks: Min 5' Perimeter Buffering
 Front: 0' 15' LBA when parking adj. to ROW
 Side: 0' 20' LBA when adj. to Res.
 Street Side: 0' 15' LBA when adj. to Res.
 Rear: 0' 25' BSL/35' LBA when adj. to RR

Max. Height of Building: 35'

Tract 5

Area: 4.34 Ac.
 Ex. Zoning: R-4
 Proposed Zoning: R-4
 Ex. Form District: N
 Proposed Form District: N
 Existing Use: Vacant
 Proposed Use: Single Family

Building Setbacks: Min 5' Perimeter Buffering
 Front: 0' 15' LBA when parking adj. to ROW
 Side: 0' 20' LBA when adj. to Res.
 Street Side: 0' 15' LBA when adj. to Res.
 Rear: 0' 25' BSL/35' LBA when adj. to RR

Max. Height of Building: 35'

Floodplain Information

THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA. THIS DETERMINATION HAS BEEN MADE FROM A PERSONAL REVIEW OF FLOOD MAP NUMBER 21111C0121E, EFFECTIVE ON 12/05/2006.

Detention Calculation

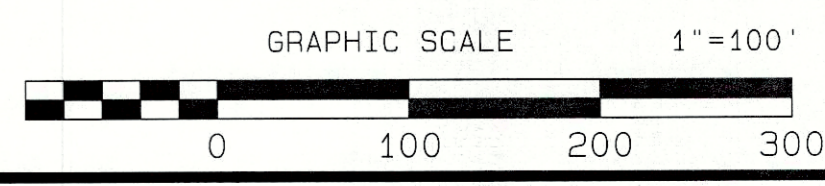
Vol req. = (Cprop - Cex) * (2.9/12) * (Area)
 Vol req. = (0.54 - 0.38) * (2.9/12) * (32.59)
 Vol req. = 1.30 acre-ft
 125' x 250' x 3'
 2.15 acre-ft

Existing Property Data

Parcel #	Tax Block	Lot	Property Address	Property Owner	Deed Book	Page	Ex. Zone	Form District	Area
1	1052	138	12503 Dixie Highway	Bobby & Janet Beatty	7300	411	C2	SMC	2.13 Ac.
2	1052	23	12517 Old Dixie Highway	RWD Properties LLC	10488	556	R6, C1, R4	N	17.65 Ac.
3	1052	215	12495 Old Dixie Highway	RWD Properties LLC	10488	556	R4	N	14.28 Ac.
4	1052	537	12311 Old Dixie Highway	RWD Properties LLC	10488	556	R4	N	1.33 Ac.
ROW			18th Street						0.83 Ac.
ROW			Old Dixie Highway						0.75 Ac.

Lot Disposition

Parcel #	Zone	Form District	Land Use	Area
Tract 1	C-2	SMC	Commercial	2.04 Ac.
Tract 2	C-2	SMC	Commercial	1.97 Ac.
Tract 3	R-6	N	Multi-Family	17.87 Ac.
Tract 4	R-6	N	Assisted Living	10.74 Ac.
Tract 5	R-6	N	Single Family	4.34 Ac.
				36.95 Ac.



DATE: _____

REVISION: _____

AL ENGINEERING INC.
 Civil Engineering & Land Development Services
 13000 Madewood Boulevard, Ste A Louisville, KY 40242
 (502) 817-4444

ACCOUNT: 2017-507
 DATE: 03-05-2018
 DESIGNED BY: AMR
 CHECKED BY: AMR
 DRAWN BY: AMR
 APPROVED BY: AMR

RWD Properties, LLC
 10500 Monterey Place Circle, Suite 5
 Louisville, KY 40272

River Pointe Apartments
 12503 Dixie Highway
 Louisville, KY 40272

Re-Zone Plan
General Development Plan
Detail Development Plan

DRAWING: 1
 SHEET OF: 1

17 Zone 1079