GENERAL NOTES:

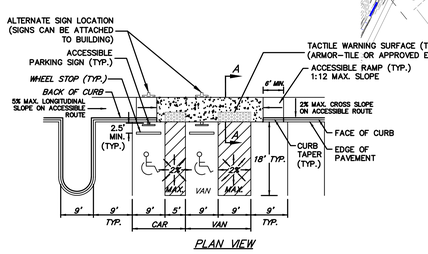
1. DOMESTIC WATER SUPPLY:
   SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:
   A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S 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 PLEASURE RIDGE PARK FIRE DISTRICT.
6. 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. 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. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR, WITHOUT THE APPROVAL OF THE PLANNING COMMISSION.

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 DEREK GUTHRIE WASTEWATER 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 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. 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.
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 (21111C0072F).
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. A GEOTECHNICAL EVALUATION SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER PRIOR TO FILLING OF ANY EXISTING PONDS. THE APPROPRIATE DETAILS FOR REMEDIATION SHALL BE NOTED ON THE CONSTRUCTION PLANS.
8. FOR ANY EXISTING INFRASTRUCTURE TO REMAIN (TELLA-INSPECTION, FLUSH AND CLEANING WILL BE REQUIRED PRIOR TO MSD ACCEPTING THROUGH DRAINAGE PIPE AND EASEMENT. MAINTENANCE ON EXISTING PIPE MAY BE REQUIRED TO BRING IT TO MSD SPECIFICATIONS.
9. EXISTING OUTFALL DITCH TO BE EVALUATED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. REPAIR, IMPROVEMENTS OR MAINTENANCE MAY BE REQUIRED.
10. PORTIONS OF PROJECT SITE CONTAINS SOILS SUSCEPTIBLE TO MOVEMENT, GEOTECHNICAL REPORT REQUIRED INCLUDING RECOMMENDATIONS FOR STORM AND SANITARY INSTALLATIONS. PREVIOUSLY CONSTRUCTED SANITARY OR DRAINAGE STRUCTURES TO BE PLACED INTO MSD SERVICE WILL REQUIRE DOCUMENTATION TO CONFIRM THEY CONFORM TO MSD SPECIFICATIONS.
11. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
12. IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
13. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
14. ALL ROOF DRAINAGE FROM ALL PROPOSED BUILDINGS ALONG THE RAIL ROAD TRACKS SHALL BE DIRECTED INTO THE PROPOSED DRAINAGE SYSTEM.
15. ANY RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
16. MOE'S TO BE DESIGNED FOR ALL HOMES ADJACENT TO THE EXISTING LAKE PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
2. 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.
3. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4. VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
5. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
6. 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.
7. 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.
8. 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.
9. THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
10. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
11. 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.
12. 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.
13. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
14. 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.
15. NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.
16. NO ROADWAY, INCLUDING THE APARTMENT ROADWAY SHALL NOT BE STEEPER THAN 10%



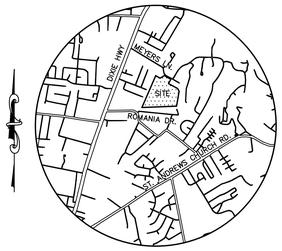
PLAN VIEW

TYPICAL ACCESSIBLE PARKING SPACES

NO SCALE

LEGEND

- XXX — EXISTING CONTOUR
- X — EXISTING TREE MASS
- X — EXISTING FENCE
- EX. W — EXISTING WATER LINE
- WM — EXISTING WATER METER
- WV — EXISTING WATER VALVE
- FH — EXISTING FIRE HYDRANT
- EX. G — EXISTING GAS
- EX OHU — EXISTING OVERHEAD UTILITIES
- EXISTING UTILITY POLE
- EXISTING DOWN GUY
- EXISTING CATCH BASIN
- EXISTING HEADWALL
- EXISTING SANITARY
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED STORM MANHOLE W/PIPE
- PROPOSED SLOPED & FLARED HEADWALL W/PIPE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED DRAINAGE ARROW
- REVISED TREE LINE
- TCCA — PROPOSED TREE CANOPY CREDIT AREA
- EXISTING SLOPES 20%-30%
- EXISTING SLOPES 30%-100%
- LIMITS OF DISTURBANCE



LOCATION MAP

NO SCALE

SITE DATA: OVERALL

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	R4 & R-5A
EXISTING LAND USE	VACANT
PROPOSED LAND USE	MULTI-FAMILY, SINGLE FAMILY
GROSS LAND AREA	35.54± AC. (1,548,106± S.F.)
NET LAND AREA	32.75± AC. (1,426,610± S.F.)

SITE DATA:R-5A

PROPOSED LAND USE	MULTI-FAMILY
GROSS LAND AREA	15.21± AC. (662,983± S.F.)
NO. OF DWELLING UNITS	160
BUILDING HEIGHT (MAX. ALLOWED 35')	33'-11"
DENSITY (MAX. ALLOWED 12.01)	10.52 D.U./AC.
BUILDING AREA	236,600± S.F.
FLOOR AREA RATIO	0.36
OPEN SPACE REQUIRED	99,447± S.F. (15%)
OPEN SPACE PROVIDED	381,006± S.F. (58%)
REC. OPEN SPACE REQUIRED	49,723± S.F. (7.5%)
REC. OPEN SPACE PROVIDED	50,621± S.F.
PARKING REQUIRED	160-320 SPACES
MIN. 1 SPACES/DU	160 SPACES
MAX. 2 SPACES/DU	320 SPACES
PARKING PROVIDED (INCLUDES 20 ACCESSIBLE SP.)	290 SPACES
PARKING AREA RATIO	1.81 SP./UNIT

LANDSCAPE DATA:R-5A

V.U.A.	96,245± S.F.
I.L.A. REQUIRED (7.5%)	7,218± S.F.
I.L.A. PROVIDED	10,141± S.F.

TREE CANOPY DATA: R-5A

GROSS SITE AREA	662,547 ± S.F.
LAND USE	MULTI-FAMILY
EXISTING TREE CANOPY	142,948± S.F. (22%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	231,891± S.F. (35%)

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

IMPERVIOUS AREA:R-5A

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	245,968± S.F.

SITE DATA:R4

PROPOSED LAND USE	SINGLE-FAMILY
GROSS LAND AREA	20.33± AC. (885,574± S.F.)
NET LAND AREA	17.54± AC. (764,063± S.F.)
BUILDABLE LOTS	38
NON-BUILDABLE LOTS	3
BUILDING HEIGHT (MAX. ALLOWED 35')	34'
DENSITY (MAX. ALLOWED 4.84)	1.93 D.U./AC.

TREE CANOPY DATA: R4

GROSS SITE AREA	885,574± S.F. (20.33± S.F.)
LAND USE	SINGLE-FAMILY
EXISTING TREE CANOPY	452,598± S.F. (51%)
EXISTING TREE CANOPY TO BE PRESERVED	91,752± S.F. (10%)(20.2% OF EXISTING CANOPY)
TOTAL TREE CANOPY REQUIRED	357,047± 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.

DETENTION CALCULATIONS

2.9/12 (0.85-0.25) (35.68) = 5.17 AC-FT

BASIN #1 2.9/12 (.85-.25)(19.77) =2.87 AC-FT (1' DEEP)

BASIN #2 2.9/12 (.85-.25)(15.91) =2.30 AC-FT (4.17' DEEP)

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	N 63°13'18" E	67.26'	365.15'
C2	S 60°15'59" E	59.04'	1035.60'

For Buried Line/Cable locations in Jefferson County, Kentucky call Kentucky 811 Know what's below. Call before you dig.

GRAPHIC SCALE 1"=80'
0 40 80 160

CASE #26-ZONE-0012
RELATED CASE #23-ZONEPA-0141
#18SUBDIV1004 #10-26-02
MSD SUB #1071

MINDEL SCOTT
ENGINEERING ▶ SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
5151 JEFFERSON BLVD. ▶ LOUISVILLE, KY 40219
502-485-1508 ▶ MindelScott.com

DEVELOPER
LARRY CRAIG
4156 SHELBYVILLE RD.
LOUISVILLE, KY 40207

OWNER
PRODIGY INVESTMENTS OP, LLC
11106 DECIMAL DRIVE
LOUISVILLE, KY 40299

REZONING PLAN
OAK POINTE RESIDENTIAL
1600 KURZ WAY & 1612 DAWN DR.
LOUISVILLE, KENTUCKY 40216
T.B. 1026 LOT 58 T.B. 1026, LOT 636
D.B. D.B. 11153 PG. 113, 11153 PG. 113

Revisions	
02-26-26	PER MSD & KTC COMMENTS
03-27-26	PER AGENCY COMMENTS

Vertical Scale: N/A

Horizontal Scale: 1"=80'

Date: 01/30/2026

Job Number: 3465

Sheet 1 of 1

Received 4/27/26
Planning & Design
26-ZONE-0012