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Louisville, KY 40202

Owner / Developer Address:
Providence Point, LLC
12911 Reamers Road
Louisville, KY 40245

Project Address:
2020 Herr Lane
Louisville KY 402

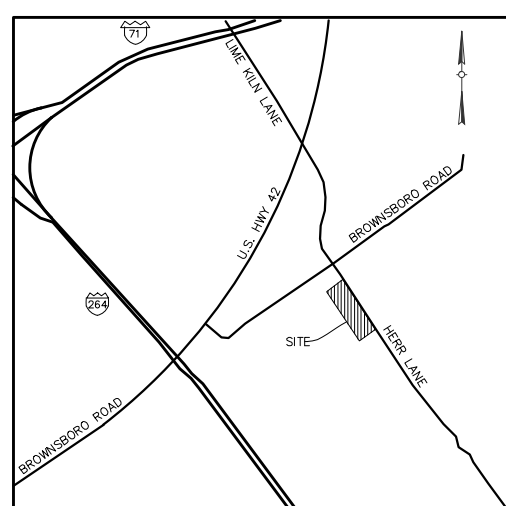
PROVIDENCE POINT

REV. DETAILED
DISTRICT
DEVELOPMENT PLAN
20-DDP-0045

RDDDP

44749.00
August 3, 2020

This Line Is 3 Inches When Printed Full Size



PROPERTY INFO:
2020 HERR LANE
LOUISVILLE, KY 40222
TAX BLOCK W003, LOT 2
DEED BOOK 9135, PG. 25

CHAPTER 9 AND 10 SUMMARY			
CHAPTER 9, BICYCLE AND PARKING SUMMARY			
MINIMUM PARKING REQUIRED	1.5 SPACES PER UNIT		780 SPACES
MAXIMUM PARKING ALLOWED	3 SPACES PER UNIT		1,560 SPACES
PARKING PROVIDED			973 SPACES (INCLUDING 20 ADA SPACES)
BICYCLE PROVIDED			1 SPACE
CHAPTER 10 - PART 1, TREE CANOPY REQUIREMENT			
PERCENTAGE OF EXISTING TREE CANOPY	23.4%		109,046 SF (OR) 4.44 ACRES +/-
PERCENTAGE OF TREE CANOPY PRESERVED	0%		0 SF (OR) 0.00 ACRES +/-
TOTAL TREE CANOPY REQUIRED	35%		290,258 SF (OR) 6.66 ACRES +/-
CHAPTER 10 - PART 2, VEHICLE USE AREA / INTERIOR LANDSCAPE AREA			
TOTAL VUA			349,393 SF
ILA REQUIRED	7.5%		26,204 SF
ILA PROVIDED			41,043 SF
ILA TREES REQUIRED			87 EA
ILA TREES PROVIDED			87 EA

1. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111C00303E, 21111C00166E AND 21111C0029E DATED DECEMBER 5, 2006.
2. A TREE PRESERVATION PLAN WILL BE SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
3. ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
4. THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER SERVICE TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
5. BOUNDARY TAKEN FROM DEED(S) AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. ALL LIGHTING ON THE SITE SHALL COMPLY WITH CHAPTER 4 OF THE LAND DEVELOPMENT CODE.
7. NO CONCRETE SIGN SHALL BE PERMITTED WITHIN THE RIGHT OF WAY.
8. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS AND KENTUCKY TRANSPORTATION CABINET.
9. DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL LIGHTING REQUIREMENTS OF CHAPTER 4, PART 1, SECTION 3.
10. ALL LUMINAIRES EXCEEDING 7,000 LUMENS SHALL BE FULLY-SHIELDED LUMINAIRES SO THAT THEY DO NOT EMIT ANY DIRECT LIGHT ABOVE A HORIZONTAL PLANE THROUGH THE LOWEST DIRECT-LIGHT-EMITTING PART OF THE LUMINAIRE.
11. PEDESTRIAN FACILITIES (SIDEWALKS, PATHS, ETC.) LEADING FROM PARKING FACILITIES SHALL NOT EXCEED AN 8' WALKWAY WIDTH EXCEPT FOR SIDEWALKS.
12. THE LEVEL OF LIGHTING RESULTANT FROM LUMINAIRES INSTALLED ON A SUBJECT SHALL NOT EXCEED ON-HALF (0.5) FOOT-CANDLES AT ANY PROPERTY BORDER ADJOINING A LOW-TO-MEDIUM-DENSITY RESIDENTIALLY ZONED OR USED PROPERTY BORDER, AND 1.0 FOOT CANDLES ON ANY HIGH-DENSITY RESIDENTIALLY ZONED.
13. DEVELOPER SHALL BE RESPONSIBLE FOR ANY REQUIRED UTILITY RELOCATIONS, FINAL SURFACE OVERLAY, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
14. SHARED ACCESS / CROSS OVER EASEMENT WITH KENTUCKY ARTIFICIAL BREEDERS ASSOCIATION HAS BEEN SECURED AND AS SHOWN.
15. THERE SHALL BE NO CROSSLAKS AT UNSIGNALIZED INTERSECTIONS.
16. ALL WALKS ARE MINIMUM 5' WIDE WITH HANDICAP RAMPS AS REQUIRED.
17. PROPOSED ENTRANCES SHALL BE HEAVY DUTY ASPHALT.
18. DEVELOPER SHALL COORDINATE WITH KARC, JCPS, METRO PUBLIC WORKS AND KTC TO DETERMINE A FEASIBLE LOCATION FOR A TARC STOP SERVING BALLARD HIGH SCHOOL.
19. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAN MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
20. 100% OF EASEMENTS SHALL NOT OVERLAP LBA'S BY MORE THAN 50% IN COMPLIANCE WITH CHAPTER 10.2.4.B.
21. SIGNATURE ENTRANCE WALLS SHALL COMPLY WITH LDC CHAPTER 4.4.3.B.
22. ALL STREET SIGNS SHALL BE INSTALLED BY THE DEVELOPER AND SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS. STREET SIGNS SHALL BE INSTALLED PRIOR TO THE RELOCATION OF THE RIGHT OF WAY. ALL STREET SIGNS SHALL BE INSTALLED IN PLACE DURING CONSTRUCTION. ALL SIGNS SHALL BE IN PLACE AT THE TIME OF ANY REQUIRED BOND RELEASE. THE ADDRESS NUMBER SHALL BE DISPLAYED ON A STRUCTURE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY FOR THAT STRUCTURE.
23. KYTC APPROVAL REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
24. KYTC WILL REQUIRE AN ENCROACHMENT PERMIT FOR ALL SIGNS IN STATE RIGHT OF WAY.
25. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
26. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 86 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
27. ALL EXISTING MEASURING DEVICES SHALL BE IN PLACE DURING CONSTRUCTION. GOOD FAITH EFFORTS SHALL BE MADE TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES WILL BE IMPLEMENTED.
28. OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE.
29. THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. LANDSCAPING ON PLANS WILL NEED TO BE REVIEWED FOR SITE DISTANCE.
30. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS ON PUBLIC ROADWAYS. IF IT DOES, IT SHOULD BE FULLY SHIELDED OR TURNED OFF.
31. KARST FEATURES WERE OBSERVED ON SITE PER THE GEOTECH REPORT PREPARED BY GEM ENGINEERING DATED OCTOBER 2006.
32. ALL DRIVE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT EROSION FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY. TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES.
33. ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
34. ONCE THE LANDS / HYDROLOGIC ARE CURRENTLY UNDER DELINEATION AND REVIEW BY REDWINGS, ANY IMPACTS WILL BE PERMITTED THROUGH USAGE.
35. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
36. DURING THE LDC 5.2.4.C. THE TRADITIONAL NEIGHBORHOOD FORM DISTRICTS IN LDC 5.2.2 HAVE BEEN APPLIED.

1. MSD EASEMENT PLAT FOR THE THROUGH DRAINAGE SYSTEMS WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
2. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
3. THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE APPROVED AND SIGNED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
4. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
5. STOCK PILES SHALL BE COVERED WITH MULCH, PLASTIC, OR OTHER NON-FLAMMABLE, AND CATCH BASINS STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.
6. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NOT LATER THAN 14 DAYS OF CLOSURE.
7. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.
8. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD SITE.
9. KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
10. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTION PER MSD'S FATS, OIL AND GREASE POLICY.
11. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
12. SANITARY SEWER SEVERITY INDEX SHALL BE PROVIDED TO APPLICABLE FEES. A REQUEST FOR SANITARY SEWER CAPACITY WILL BE SUBMITTED AND APPROVED BY MSD.
13. SEWAGE TO BE TREATED AT THE MORRIS FARM WWTWP.
14. THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON PLAN ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO MSD REQUIREMENTS.
15. ON-SITE DETENTION SHALL PROVIDE THAT POST-DEVELOPED PEAK FLOWS SHALL BE LIMITED TO 50% OF THE PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORM EVENTS. SHOULD THE DEVELOPER ELECT TO PROVIDE DETENTION OFFSITE AT THE JCPS BALLARD HIGH SCHOOL LOCATION, THE DEVELOPER WILL BE RESPONSIBLE TO OBTAIN A DETENTION AGREEMENT FROM JCPS AND CONSTRUCT ANY OFFSITE IMPROVEMENTS SUBJECT TO MSD APPROVALS AND CONDITIONS OF JCPS.
16. ACORE APPROVAL MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
17. NO PUBLIC DRAINAGE PERMITTED TO BE ROUTED INTO THE UNDERGROUND DETENTION BASIN.
18. UNDERGROUND DETENTION SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 10.8.4 OF MSD'S DESIGN MANUAL.
19. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

1. A WAIVER IS BEING REQUESTED FROM CHAPTER 10.2.4.B.1 TO ALLOW PARKING AND DRIVE LANE TO ENCRoACH INTO THE 25' LBA ALONG THE WEST PROPERTY LINE.
2. A WAIVER IS BEING REQUESTED FROM CHAPTER 10.2.4 TO ALLOW NO LBA BUFFER BETWEEN THE OR-3 AND CN ZONE AND BETWEEN THE OR-3 AND C-1 ZONE INTERNAL TO THE SITE AND BETWEEN THE OR-3 AND R4 ZONE ALONG THE SOUTH PROPERTY LINE.
3. A WAIVER IS BEING REQUESTED FROM CHAPTER 10.2.4.B.3 TO ALLOW A UTILITY EASEMENT TO ENCRoACH INTO MORE THAN 50% OF THE LBA ALONG THE FRONT PROPERTY LINE.
4. A VARIANCE IS BEING REQUESTED FROM CHAPTER 5.2.2 TO ALLOW BUILDING NUMBER 5 TO EXCEED THE 25' MAXIMUM BUILDING SETBACK (PER THE TOWN CENTER FORM DISTRICT SECTION 5.2.C)(2) ELECTION TO HAVE THE TRADITIONAL NEIGHBORHOOD FORM DISTRICT STANDARDS APPLY).
5. A WAIVER IS BEING REQUESTED FROM CHAPTER 5.4.1.G.3 TO ALLOW PARKING AREAS AND DETACHED GARAGES FOR THE MULTIFAMILY BUILDINGS TO BE LOCATED BETWEEN THE FRONT FACADE OF THE BUILDING AND THE PRIMARY STREET.
6. A WAIVER IS BEING REQUESTED FROM CHAPTER 10.2.4.B.3 TO ALLOW A UTILITY EASEMENT TO ENCRoACH INTO MORE THAN 50% OF THE LBA ALONG THE REAR PROPERTY LINE.
7. A WAIVER IS BEING REQUESTED FROM CHAPTER 10.2.4.B.3 TO ALLOW A UTILITY EASEMENT TO ENCRoACH INTO MORE THAN 50% OF THE LBA ALONG THE EASTERN SIDE PROPERTY LINE.
8. A VARIANCE IS BEING REQUESTED FROM CHAPTER 5.2.2 TO ALLOW BUILDING HEIGHT TO EXCEED MAXIMUM PERMITTED HEIGHT OF 45'

