

GENERAL NOTES:

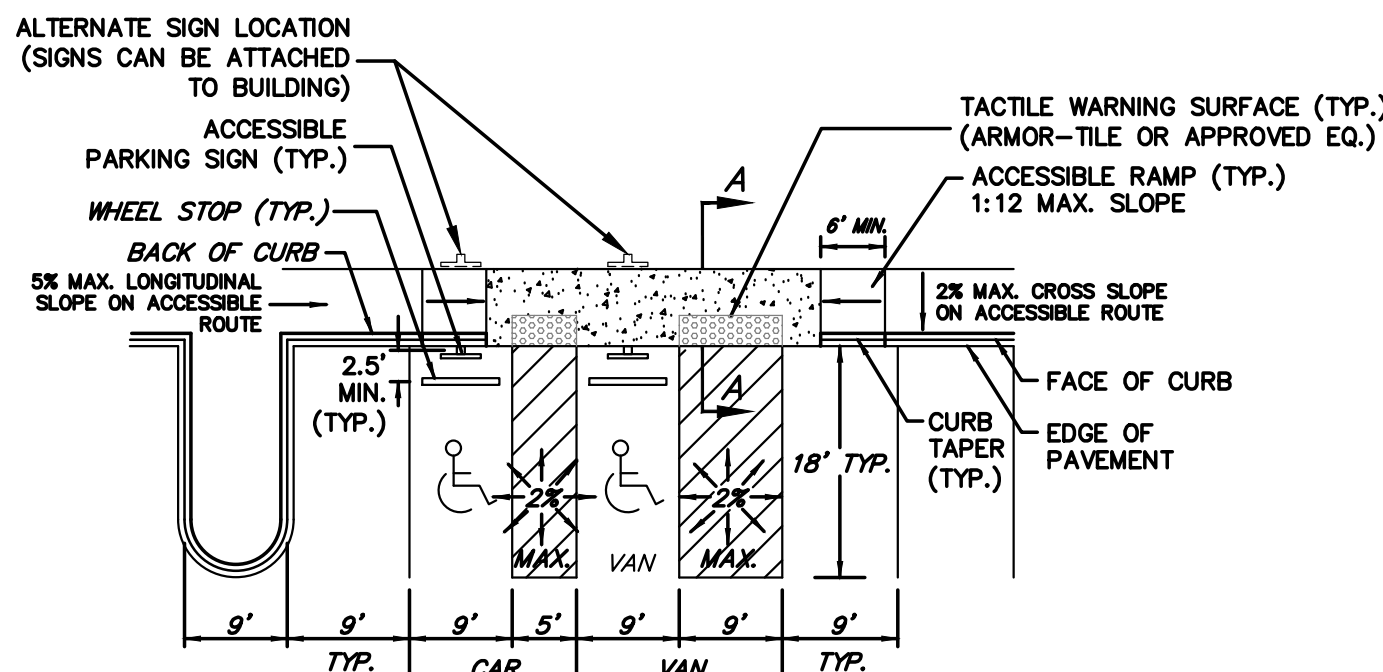
1. DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF 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 CAM TAYLOR 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 PARCELS, 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 ADJUT 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. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX INCHES HIGH AND SIX INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES, OR PUBLIC RIGHT-OF-WAYS TO PROTECT LANDSCAPE AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOOD VEGETATION, WALKWAY, OR STRUCTURE.
14. STREET TREES ARE REQUIRED ALONG HELCK AVENUE & THE QUEST DRIVE EXTENSION PER 10.2.8 OF THE LDC.

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 MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION: ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO 50% OF THE PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSIDE DRAINAGE SYSTEM, WHICHEVER IS MORE RESTRICTIVE. CAPACITY OF THE DOWNSIDE SYSTEM TO BE VERIFIED DOWN TO THE INTERMITTENT BLUE LINE ADJACENT TO JEANETTE AVE.
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. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0 076F).
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. ACOE APPROVAL MAY BE REQUIRED FOR THE HYDRIC SOILS PRESENT PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
8. MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
9. ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ONSITE AT A RATIO OF 1.5 TO 1.

PUBLIC WORKS AND KTC NOTES:

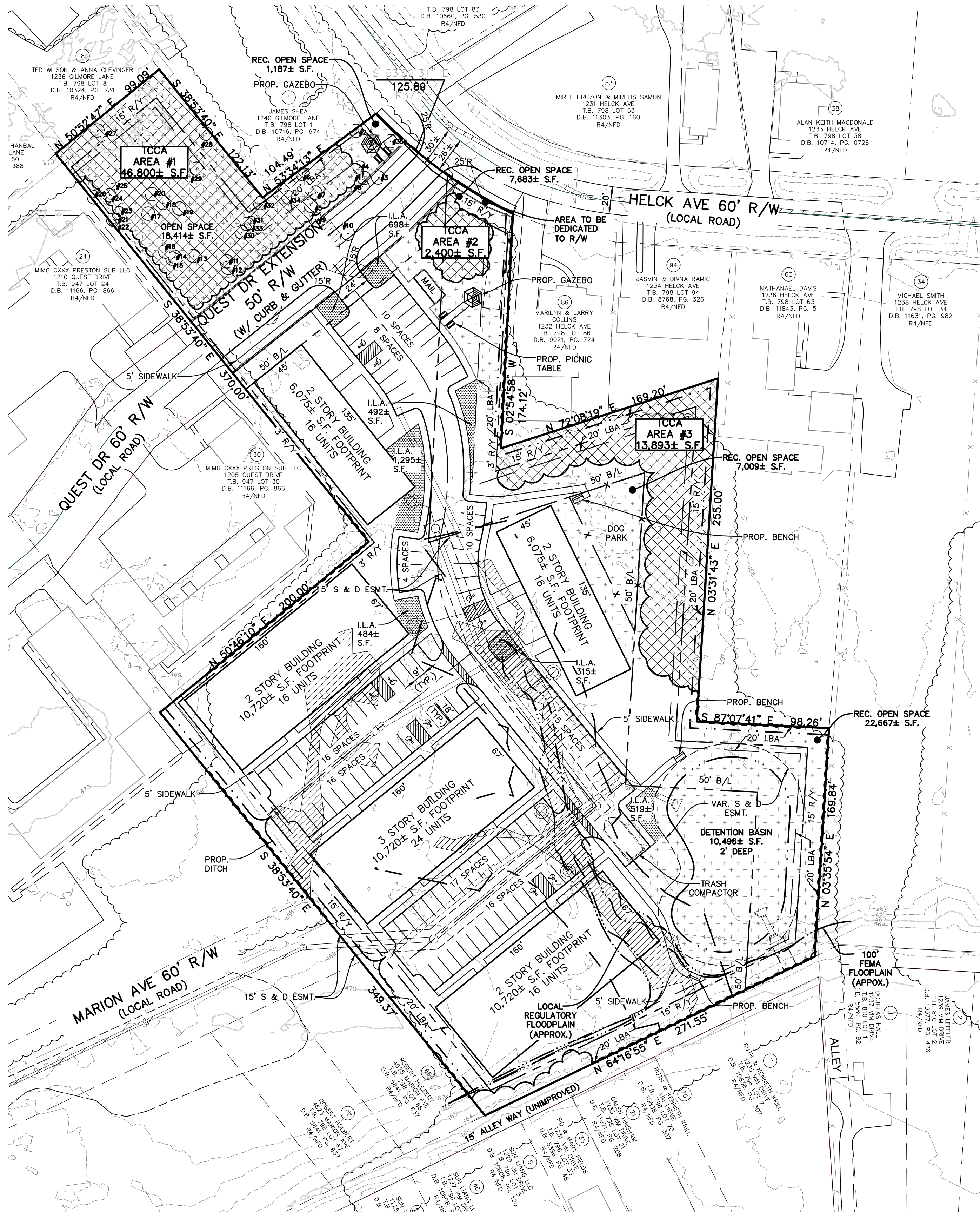
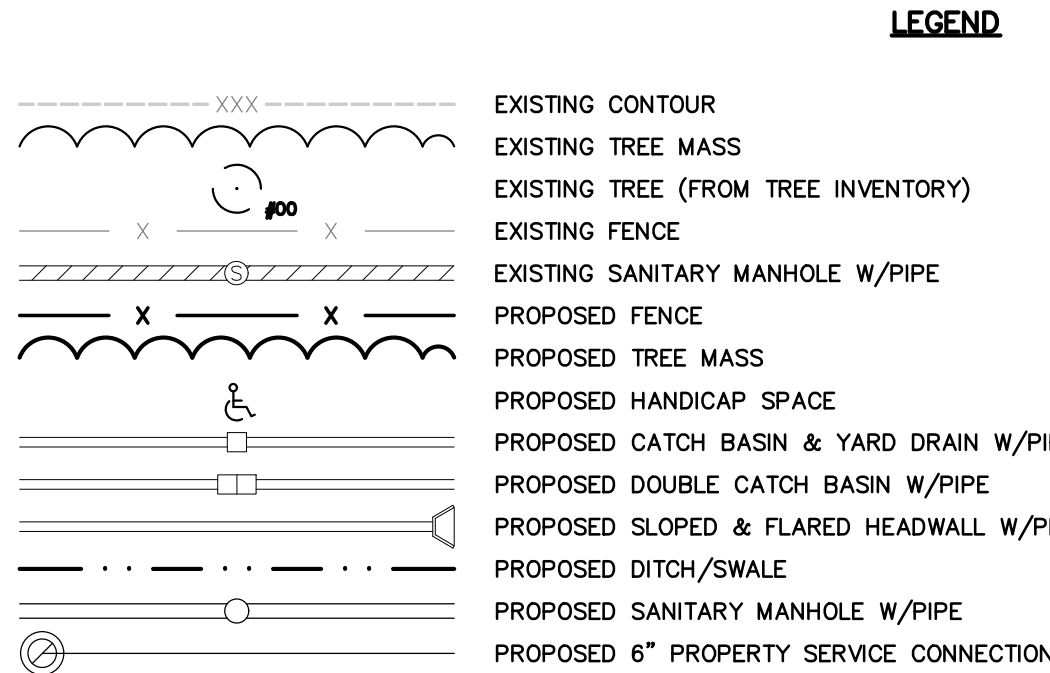
1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
2. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
3. ALL ROADWAY AND ENTRANCE 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 SITE 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. THE APPLICANT SHALL INSTALL SIGNS, APPROVED BY THE METRO PUBLIC WORKS DEPT.



TYPICAL ACCESSIBLE PARKING SPACES

HEALTH DEPT. NOTES:

1. EACH BUILDING/LOT MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM 6" SANITARY SEWER.
2. OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER, PSC WITH A MINIMUM 6" SANITARY SEWER.
3. SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
4. 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.
5. MOSQUITO CONTROL MUST BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
6. ANY FUTURE POOL OR POOL EQUIPMENT ROOM MUST BE SUBMITTED TO THE HEALTH DEPARTMENT FOR SEPARATE APPROVALS.



SITE DATA:

FORM DISTRICT
EXISTING ZONING
PROPOSED ZONING
EXISTING LAND USE
PROPOSED LAND USE
GROSS LAND AREA
NET LAND AREA
NO. OF DWELLING UNITS
BUILDING HEIGHT (MAX ALLOWED 45')
GROSS FLOOR AREA
FLOOR AREA RATIO (MAX ALLOWED 1.0)
DENSITY (MAX ALLOWED 34.8 D.U./AC.)
OPEN SPACE REQUIRED
OPEN SPACE PROVIDED
REC. OPEN SPACE REQUIRED
REC. OPEN SPACE PROVIDED
PARKING REQUIRED
MIN. 1 SPACES/DU
MAX. 2 SPACES/DU
PARKING PROVIDED
INCLUDES 10 ADA SPACES
PARKING AREA RATIO

NEIGHBORHOOD
NO SCALE
R4
R6
VACANT
MULTI-FAMILY
4.96 AC.
4.95 AC.
88 UNITS
45'
99,340± S.F.
0.46
17.74 D.U./AC.
21,605± S.F. (10%)
56,960± S.F. (26.4%)
10,803± S.F. (5%)
38,546± S.F. (17.8%)
88 SPACES
176 SPACES
112 SPACES
1.27 SP./UNIT

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA
PROPOSED IMPERVIOUS AREA
TOTAL

1,699± S.F.
101,613± S.F.
101,613± S.F.

DETENTION CALCULATIONS

(2.9/12)(4.96)(0.5-0.22) = 0.34 AC.-FT.

TREE CANOPY DATA:

GROSS SITE AREA
EXISTING TREE CANOPY*
EXISTING TREE CANOPY TO BE PRESERVED*
(20% PRESERVATION OF EXISTING TREE CANOPY AREA REQUIRED PER 10.1.4.A OF THE LDC. 209,881 x 20% = 41,976 S.F. MINIMUM TO BE PRESERVED.
ACTUAL CANOPY PRESERVED:
64,202 / 209,881 = 30.58% OF EXISTING TREE CANOPY)
TOTAL TREE CANOPY REQUIRED
MINIMUM TREE CANOPY TO BE PROVIDED

216,054± S.F.
209,881± S.F. (97%)
63,093± S.F. (29.2%)
75,619± S.F. (35%)
75,619± 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.
**SEE TREE CANOPY INVENTORY.

LANDSCAPE DATA:

V.U.A.
I.L.A. REQUIRED (7.5% X V.U.A.)
I.L.A. PROVIDED

44,904± S.F.
3,368 S.F.
3,803± S.F.

TREE CANOPY INVENTORY:

TREE #	SIZE	COMMON NAME	CONDITION	CREDIT
1.	32"	SYCAMORE	EXCELLENT	0-NOT TCCA
2.	33"	PIN OAK	GOOD	2,100
3.	16"	SWEETGUM	GOOD	0-NOT TCCA
4.	4"	RED MAPLE	GOOD	1,200
5.	10"	SUGAR MAPLE	GOOD	1,200
6.	26"	SWEETGUM	GOOD	2,100
7.	2"	RED MAPLE	EXCELLENT	720
8.	6"	RED MAPLE	GOOD	0-NOT TCCA
9.	3"	HORNBEAM	GOOD	720
10.	6"	HACKBERRY	GOOD	0-NOT TCCA
11.	28"	PIN OAK	GOOD	2,100
12.	12"	AMERICAN ELM	GOOD	1,800
13.	10"	HACKBERRY	GOOD	1,500
14.	6"	HACKBERRY	GOOD	1,500
15.	12"	AMERICAN BEECH	GOOD	1,800
16.	2"	HICKORY	GOOD	1,200
17.	22"	HICKORY	GOOD	1,800
18.	3"	BOX ELDER MAPLE	EXCELLENT	720
19.	13"	SILVER MAPLE	GOOD	1,800
20.	2"	BOX ELDER MAPLE	GOOD	720
21.	7"	SILVER MAPLE	GOOD	1,500
22.	20"	SILVER MAPLE	GOOD	1,500
23.	2"	RED MAPLE	GOOD	720
24.	6"	RED MAPLE	GOOD	1,200
25.	5"	AMERICAN BEECH	GOOD	1,200
26.	32"	SYCAMORE	GOOD	2,100
27.	20"	SILVER MAPLE	GOOD	1,800
28.	18"	SWEETGUM	GOOD	1,800
29.	18"	BLACK WALNUT	EXCELLENT	1,800
30.	2"	SWAMP WHITE OAK	EXCELLENT	1,200
31.	24"	SILVER MAPLE	GOOD	2,100
32.	14"	RED OAK	GOOD	1,800
33.	10"	BLACK WALNUT	GOOD	1,500
34.	24"	SYCAMORE	GOOD	2,100
35.	6"	BLACK WALNUT	EXCELLENT	1,500
TCCA AREA #1 TOTAL				46,800
TCCA AREA #2				
1. TREE MASS				2,400
TCCA AREA #3				
1. TREE MASS				13,893
TOTAL TREE CANOPY				63,093

*CREDIT FOR INDIVIDUAL TREES GIVEN PER 10.1.5 & TABLE 10.1.3 OF THE LDC.

CASE #25-ZONE-0023
RELATED CASE #25-ZONEPA-0008
#21-ZONE-0033
MSD W.M.

GRAPHIC SCALE 1"=50'

OWNER/DEVELOPER
JONATHAN MARTIN CO. LLC
1416 TAYLOR WOOD RD.
SIMPSONVILLE, KY
40067

REZONING PLAN
HELCK AVENUE REZONING
1230 & 1230 R HELCK AVE
LOUISVILLE, KENTUCKY 40213
TAX BLOCK 798, LOTS 106 & 19
DEED BOOK 9309, PAGE 510

Revisions	3/24/25	AGENCY COMMENT
Vertical Scale:	N/A	
Horizontal Scale:	1"=50'	
Date:	3/3/2025	
Job Number:	2467	
Sheet	1	