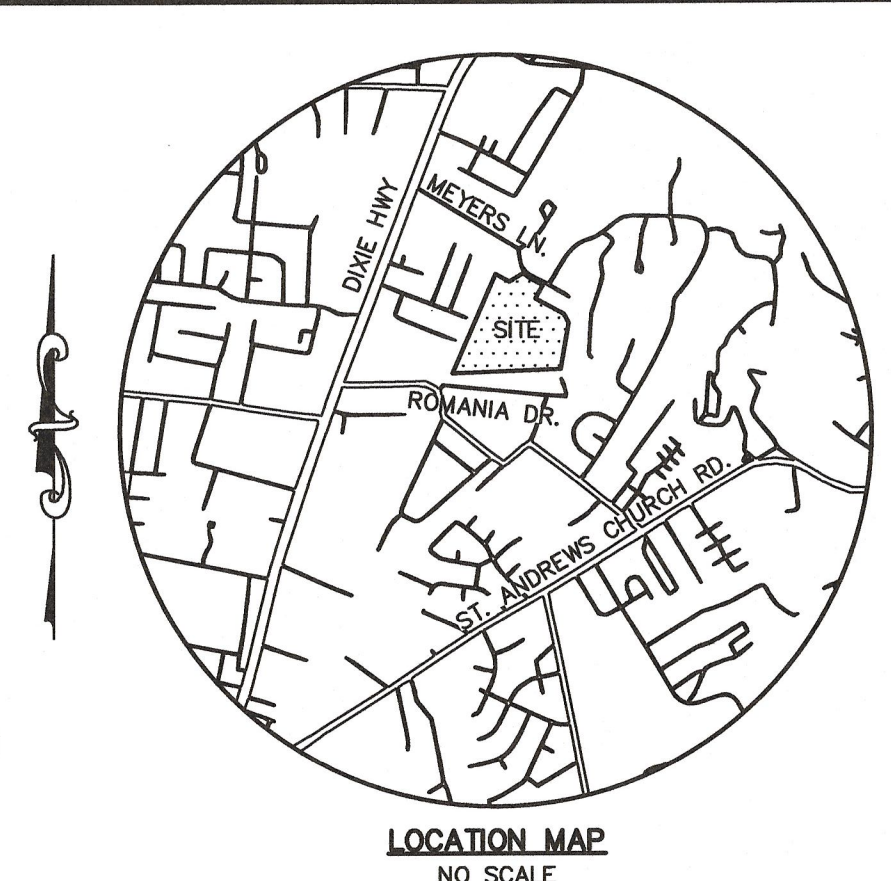
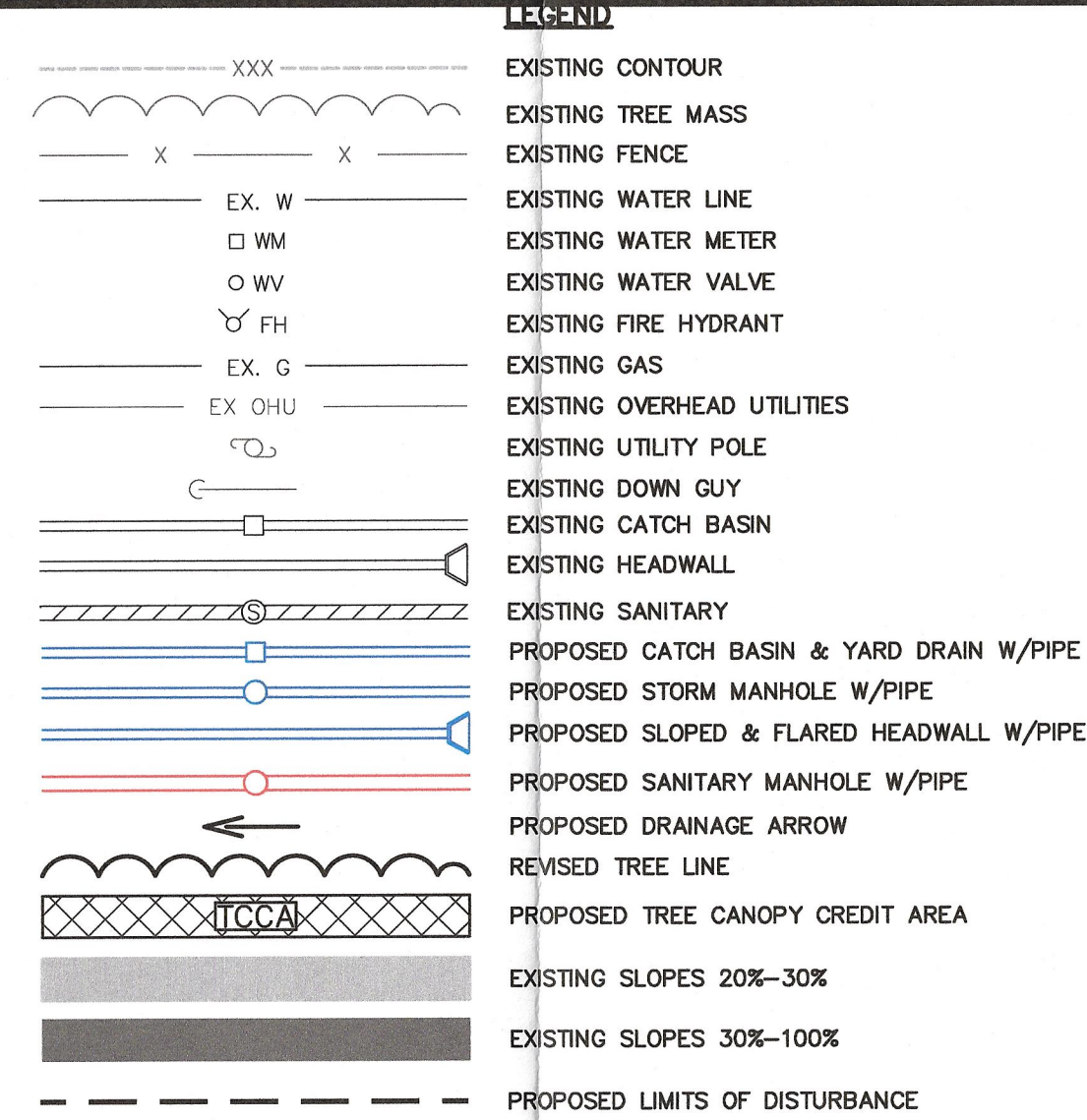
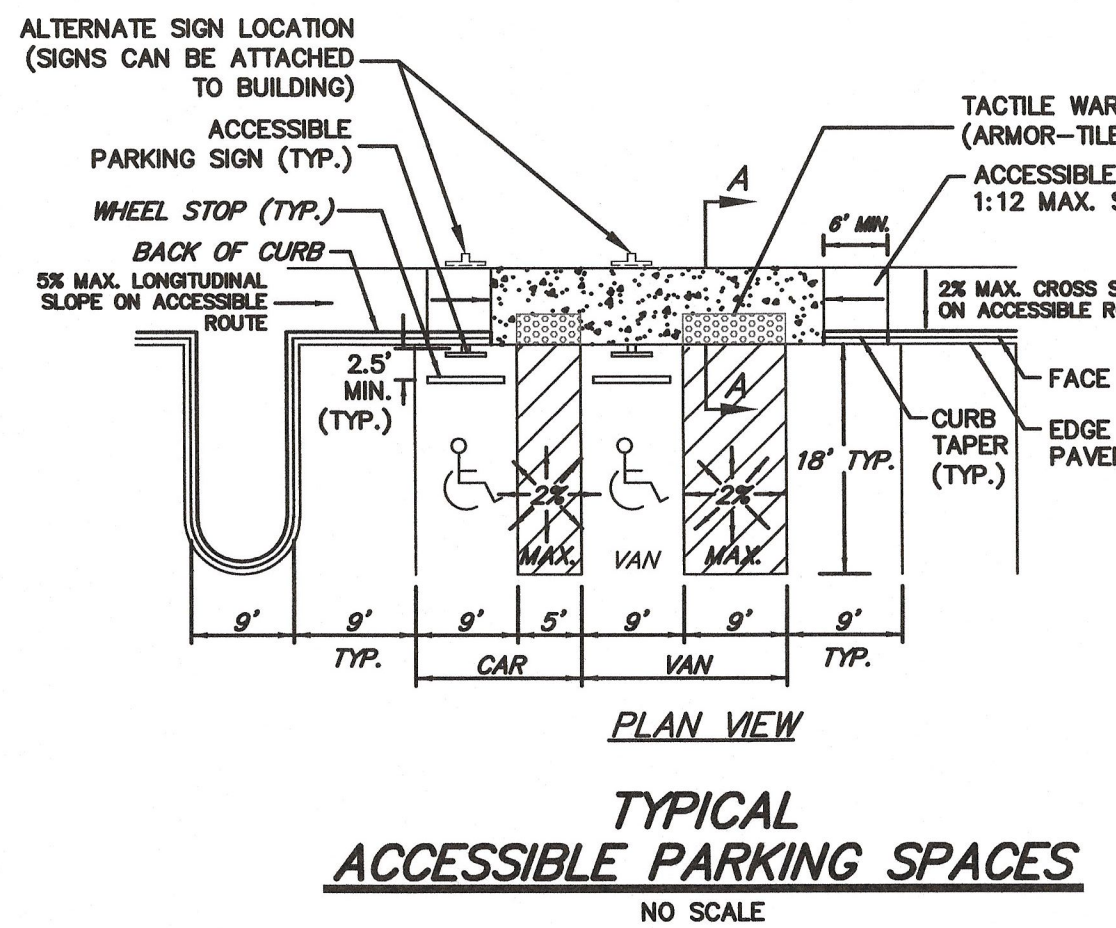


- GENERAL NOTES:**
1. DOMESTIC WATER SUPPLY:
SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
 2. TREE PRESERVATION:
A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING 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. 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.
 6. 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 (E. 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.
 7. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 8. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
 9. ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
 10. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 11. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
 12. 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 DERIVED 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 (21111C00727).
 6. 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.
 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 TELL-A-INSPECTION, FLUSH AND CLEANING SHALL 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 REVIEW 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.

- 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 SETBACKS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
 12. CURBS AND CUTTER 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 ROPPORT ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.
 16. NO ROADWAY, INCLUDING THE APARTMENT ROADWAY SHALL NOT BE STEEPER THAN 10%.
 17. MDC-TECH AND EGS HAVE PERFORMED AN INVESTIGATION OF THE SOILS AND DEPTH TO ROCK, WHICH HAS BEEN SUBMITTED TO PLANNING AND DESIGN SERVICES AND METRO PUBLIC WORKS FOR REVIEW. THE DEVELOPER SHALL SUBMIT A FINAL GEOTECHNICAL REPORT BEFORE ANY FOUNDATION PERMITS ARE ISSUED.



SITE DATA - OVERALL

FORM DISTRICT	R-4
EXISTING ZONING	R-4, PRD
PROPOSED ZONING	VACANT
EXISTING LAND USE	MULTI-FAMILY, SINGLE FAMILY
GROSS LAND AREA	35,684 AC.
NET LAND AREA	34,702 AC.

SITE DATA-R-6

PROPOSED LAND USE	MULTI-FAMILY
GROSS LAND AREA	30,284 AC.
NET LAND AREA	29,202 AC.
NO. OF DWELLING UNITS	368
BUILDING HEIGHT (MAX. ALLOWED 35')	45'-50'
DENSITY (MAX. ALLOWED 17.42)	127.849 S.F./AC.
FLOOR AREA RATIO (MAX. ALLOWED 0.5)	0.42 F.A.R.
OPEN SPACE REQUIRED	274,364 S.F.
RES. OPEN SPACE PROVIDED	93,925 S.F. (7.15%)
RES. OPEN SPACE PROVIDED	187,802 S.F.
PARKING REQUIRED	368-736 SPACES
MIN. 1 SPACES/DU	368 SPACES
MAX. 2 SPACES/DU	736 SPACES
PARKING PROVIDED	569 SPACES
24 ACCESSIBLE SP.	
PARKING AREA RATIO	1.54 SP./UNIT

LANDSCAPE DATA-R-6

V.I.U.A.	195,451 S.F.
I.L.A. REQUIRED (7.5%)	14,658 S.F.
I.L.A. PROVIDED	18,650 S.F.

TREE CANOPY DATA-R-6

GROSS SITE AREA	1,318,998 ± S.F.
LAND USE	MULTI-FAMILY
EXISTING TREE CANOPY	489,095 S.F. (37%)
EXISTING TREE CANOPY TO BE PRESERVED	62,078 S.F. (5%)
TOTAL TREE CANOPY REQUIRED	461,649 S.F. (35%)
TOTAL TREE CANOPY TO BE PROVIDED	461,649 S.F. (35%)

SITE DATA-PRD

PROPOSED LAND USE	SINGLE-FAMILY
GROSS LAND AREA	5,351 AC.
NET LAND AREA	4,444 AC.
BUILDABLE LOTS	38
NON-BUILDABLE LOTS	2
BUILDING HEIGHT (MAX. ALLOWED 35')	7.10 D.U./AC.
DENSITY (MAX. ALLOWED 7.26)	42,057 S.F. (SEE OPEN SPACE CHART)
OPEN SPACE REQUIRED	44-110 SPACES*
RES. OPEN SPACE PROVIDED	44 SPACES
MIN. 1 SPACES/DU	44 SPACES
MAX. 2 SPACES/DU	44 SPACES
PARKING PROVIDED	45 SPACES
24 ACCESSIBLE SP.	
PARKING AREA RATIO	2.04 SP./UNIT

***PARKING CALCULATIONS ONLY APPLIED TO THE ATTACHED SINGLE FAMILY (22 UNITS)**

LANDSCAPE DATA-PRD

V.I.U.A.	24,110 ± S.F.*
I.L.A. REQUIRED (7.5%)	1,808 S.F.
I.L.A. PROVIDED	2,598 S.F.

***V.I.U.A. AREA ONLY CALCULATED FROM THE ATTACHED SINGLE FAMILY AREA**

TREE CANOPY DATA- PRD

GROSS SITE AREA	233,048 S.F.
LAND USE	SINGLE-FAMILY
EXISTING TREE CANOPY	103,828 S.F. (44%)
EXISTING TREE CANOPY TO BE PRESERVED	8,570 S.F. (4%)
TOTAL TREE CANOPY REQUIRED	93,218 S.F. (40%)
TOTAL TREE CANOPY TO BE PROVIDED	93,218 S.F. (40%)

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

DETENTION CALCULATIONS

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)

VARIANCE REQUEST:
A VARIANCE OF CHAPTER 5.3 TABLE 5.3.1 OF THE LDC IS REQUESTED TO INCREASE THE MAXIMUM BUILDING HEIGHT IN THE R-4 ZONE FROM 35' TO 45'.

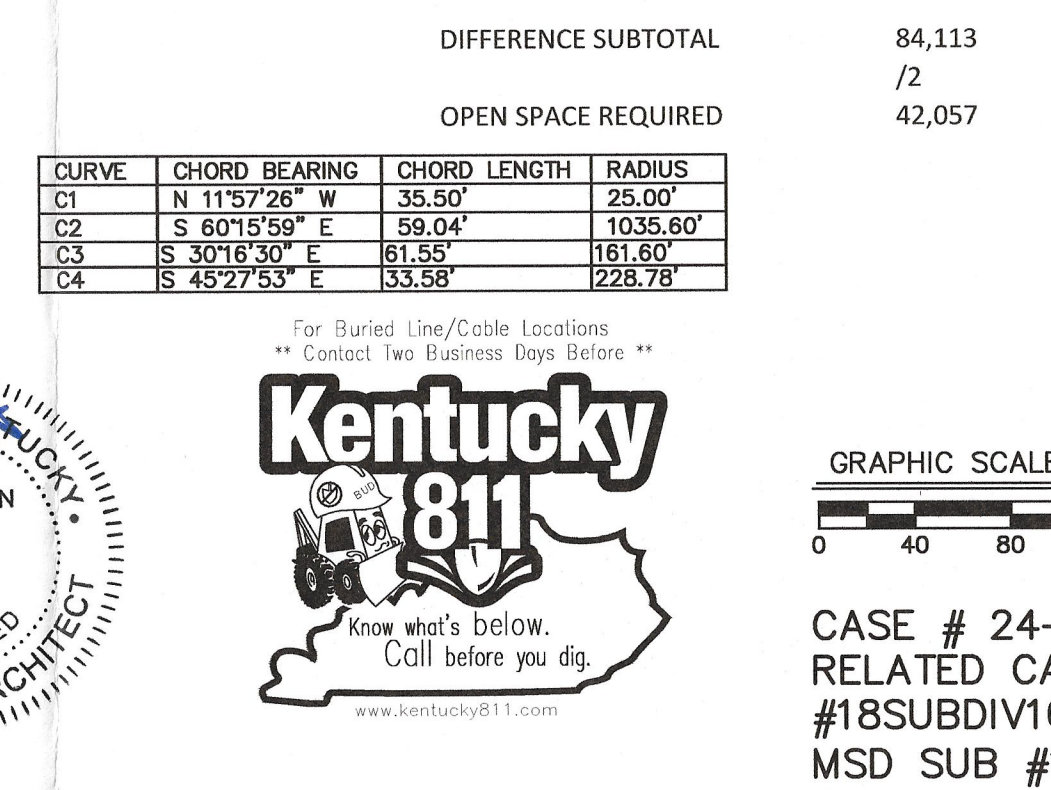
OPEN SPACE CHART- PRD

LOT AREA >6000	LOT AREA >6000
1 2798 3202	1 4,204 1796
2 2798 3202	2 4,059 1941
3 2798 3202	3 4,059 1941
4 4352 1648	4 4,044 1956
5 4352 1648	5 4,000 2000
6 2798 3202	6 4,000 2000
7 2798 3202	7 4,000 2000
8 2798 3202	8 4,000 2000
9 2798 3202	9 4,000 2000
10 5366 634	10 4,000 2000
11 5314 686	11 4,800 1200
12 2790 3210	12 8276 0
13 2790 3210	13 4967 1033
14 2790 3210	14 4193 1807
15 2790 3210	15 4025 1975
16 4686 1314	16 4,000 2000
17 4760 1240	
18 2834 3166	
19 2834 3166	
20 2834 3166	
21 2834 3166	
22 4624 1376	

RECEIVED
SEP 05 2024
OFFICE OF PLANNING

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. 11153 PG. 113, 11153 PG. 113

Vertical Scale: N/A
Horizontal Scale: 1"=80'
Date: 01/08/2024
Job Number: 3465
Sheet: 1



MINDEL SCOTT
SURVEYING & PLANNING • LANDSCAPE ARCHITECTURE
5151 JEFFERSON BLVD. LOUISVILLE, KY 40299
502-495-5338 • mindelscott.com

DEVELOPER
LARRY CRAIG
4156 SHELBYVILLE RD.
LOUISVILLE, KY 40207

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

REVISIONS

NO.	DATE	DESCRIPTION
1	01/08/2024	PER AGENCY COMMENTS
2	01/08/2024	PER AGENCY COMMENTS
3	01/08/2024	PER AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=80'
Date: 01/08/2024
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Sheet: 1