

GENERAL NOTES:

1. A LANDSCAPE PLAN SHALL BE SUBMITTED WITH CONSTRUCTION PLANS FOR PLANNING STAFF APPROVAL.
2. THE DEVELOPMENT LIES IN THE NORTH OLDHAM FIRE DISTRICT.
3. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES, ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS.
4. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
5. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
6. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
7. OFF-STREET PARKING AREAS SHALL BE OF A HARD AND DURABLE SURFACE AS REQUIRED BY CODE.

PUBLIC WORKS AND KTC NOTES:

1. 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 OLDHAM COUNTY PUBLIC WORKS.
2. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. 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.
4. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY KYTC OR PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
5. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
6. 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.

JR FOOD STORES INC
13124 W HWY 42
PARCEL #06-00-00-110-110
D.B. XX, PG. XX
R2

TB UNION SITE
MANAGEMENT LLC
W HWY 42
PARCEL #06-00-00-111-111
D.B. XX, PG. XX
R2

JOHN GALLAGER
4101 NICHOLS ROY CT
PARCEL #06-11H-04-16-4101
D.B. XX, PG. XX
R4

THOMAS BURY
4103 NICHOLS ROY CT
PARCEL #06-11H-04-17-4103
D.B. XX, PG. XX
R4

JULIE A. SCARBOROUGH
4105 NICHOLS ROY CT
PARCEL #06-11H-04-18-4105
D.B. XX, PG. XX
R4

JANA M. BRENDINE
4107 NICHOLS ROY CT
PARCEL #06-11H-04-19-4107
D.B. XX, PG. XX
R4

DANIEL A. BROY & KELLY
NICOLE
13601 HUNTERS RIDGE CT
PARCEL #06-11H-05-01-1
D.B. XX, PG. XX
R2

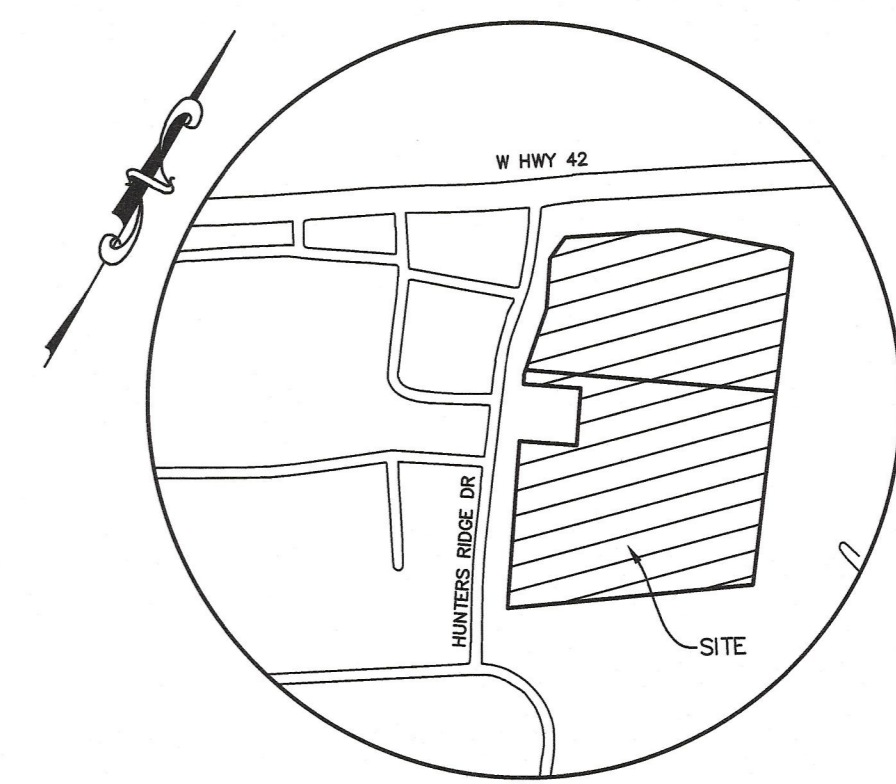
LOUISVILLE GAS AND ELECTRIC CO
13107 W HWY 42
PARCEL #02-00-00-43
D.B. XX, PG. XX
R2

GOSHEN ANIMAL CLINIC INC
13108 W HWY 42
PARCEL #06-00-00-138
D.B. XX, PG. XX
C1

TERRY L & DANIE M. SCOTT
13105 BLOSSOM WAY
PARCEL #06-11H-00-34
D.B. XX, PG. XX
R2

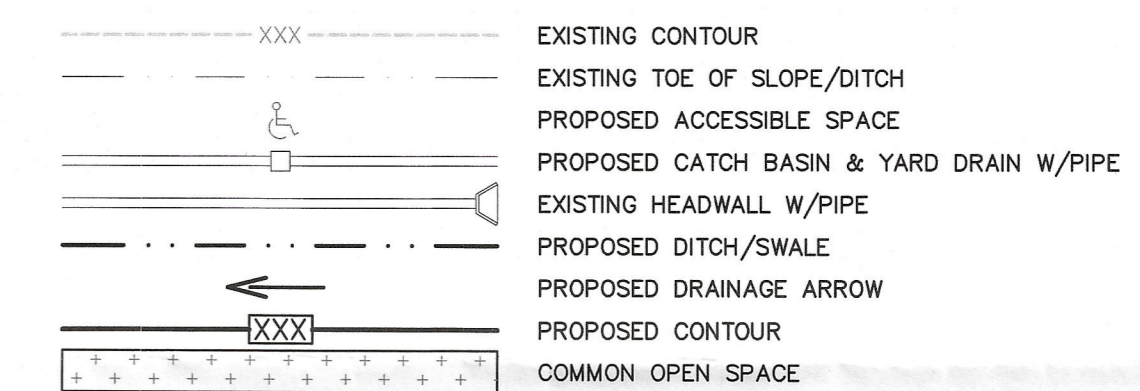
RICHAARD & SANDRA MULDER
13102 BLOSSOM WAY
PARCEL #06-11H-00-33
D.B. XX, PG. XX
R2

JAMES F. & LISA SHIELDS
13603 HUNTERS RIDGE CT
PARCEL #06-11H-00-2
D.B. XX, PG. XX
R2



LOCATION MAP
NO SCALE

LEGEND



OVERALL SITE DATA:

EXISTING ZONING R2
EXISTING LAND USE SINGLE FAMILY RESIDENTIAL
TOTAL LAND AREA 5.92± AC.

LOT 1 SITE DATA:

PROPOSED ZONING C1
LAND AREA 2.42± AC.
PROPOSED LAND USE OFFICE/COMMERCIAL
BUILDING AREA 42,000± S.F.
BUILDING HEIGHT 45'
DENSITY/FLOOR AREA RATIO 0.40
BUILDING AREA LOT COVERAGE (MAX. 40%) 20%
(FOOTPRINT 21,000± S.F.)
IMPERVIOUS SURFACE (MAX. 65%) 75,547± S.F. (72%) (WAIVER)
OFFICE PARKING REQUIRED 140 SPACES
MINIMUM (1 SP./300 S.F.) 120 SPACES
MAXIMUM (1 SP./200 S.F.) 210 SPACES
OFFICE PARKING PROVIDED 145 SPACES
(INCLUDES 4 ACCESSIBLE SPACES)

C1 ZONE DIMENSIONAL STANDARDS:

FRONT 0'
STREET SIDE YARD 0', EXCEPT ADJ. TO R4 35'
SIDE YARD 0', EXCEPT ADJ. TO R4 7'
REAR YARD 0', EXCEPT ADJ. TO R4 25'
MAXIMUM BUILDING HEIGHT 45'

LOT 2 SITE DATA:

PROPOSED ZONING R4
LAND AREA 3.50± AC.
PROPOSED LAND USE MULTI-FAMILY RESIDENTIAL
BUILDING AREA 70,000± S.F.
DWELLING UNITS 56
DENSITY (MAX. 16 D.U./AC.) 16
BLDG. AREA LOT COVERAGE (50% ALLOWED) 18%
(FOOTPRINT 27,500± S.F.)
MIN. COMMON OPEN SPACE (250 S.F./D.U.) 14,000 S.F.
COMMON OPEN SPACE PROVIDED 23,179± S.F.

RESIDENTIAL PARKING REQUIRED

1 BDRM. UNIT (16 UNITS) 20 SPACES
MINIMUM (1.25 SP./DWELLING UNIT)
MAXIMUM (2 SP./DWELLING UNIT) 32 SPACES
2 BDRM. UNIT (40 UNITS) 60 SPACES
MINIMUM (1.5 SP./DWELLING UNIT)
MAXIMUM (2 SP./DWELLING UNIT) 80 SPACES
TOTAL PARKING REQUIRED 80-112 SPACES
RESIDENTIAL PARKING PROVIDED 111 SPACES
(INCLUDES 8 ACCESSIBLE SPACES)

R4 ZONE DIMENSIONAL STANDARDS:

FRONT 25'
STREET SIDE YARD 25'
SIDE YARD 7.5'
REAR YARD 25'

LOT 1 LANDSCAPE DATA:

V.U.A. 48,649± S.F.
I.L.A. REQUIRED (10% X V.U.A.) 4,865 S.F.
I.L.A. PROVIDED 5,314± S.F.

LOT 2 LANDSCAPE DATA:

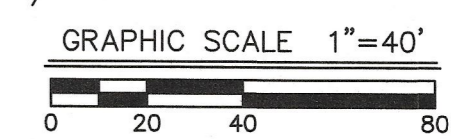
V.U.A. 48,435± S.F.
I.L.A. REQUIRED (10% X V.U.A.) 4,844 S.F.
I.L.A. PROVIDED 5,844± S.F.

DETENTION CALCULATIONS

2.9/12 (0.85-0.20) (5.92) = 0.93 AC-FT
BASIN DEPTH 4'

WAIVER REQUEST.
A WAIVER OF SECTION 150-020 OF THE COMPREHENSIVE ZONING ORDINANCE IS REQUESTED TO EXCEED THE MAXIMUM IMPERVIOUS SURFACE AREA OF 65%.

CASE #25-TRC-XXXX



MINDEL SCOTT
ENGINEERING & SURVEYING > PLANNING > LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 > MindelScott.com

OWNER/DEVELOPER
HUNTERS RIDGE DEVELOPERS LLC &
SUNNY INVESTMENTS LLC
3112 RIDGEMOORE CT
PROSPECT, KY 40059

REZONING PLAN
W. HIGHWAY 42
MIXED USE DEVELOPMENT
13120, 13116, & UNKNOWN ADDRESS W HWY 42 PROSPECT, KY 40059
PARCEL #06-00-00-11D, 11G, & 11I, & 06-00-00-34
D.B. 1401, PG. 406

Vertical Scale: N/A
Horizontal Scale: 1"=40'
Date: 7/21/2025
Job Number: 4281
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