

GENERAL NOTES:

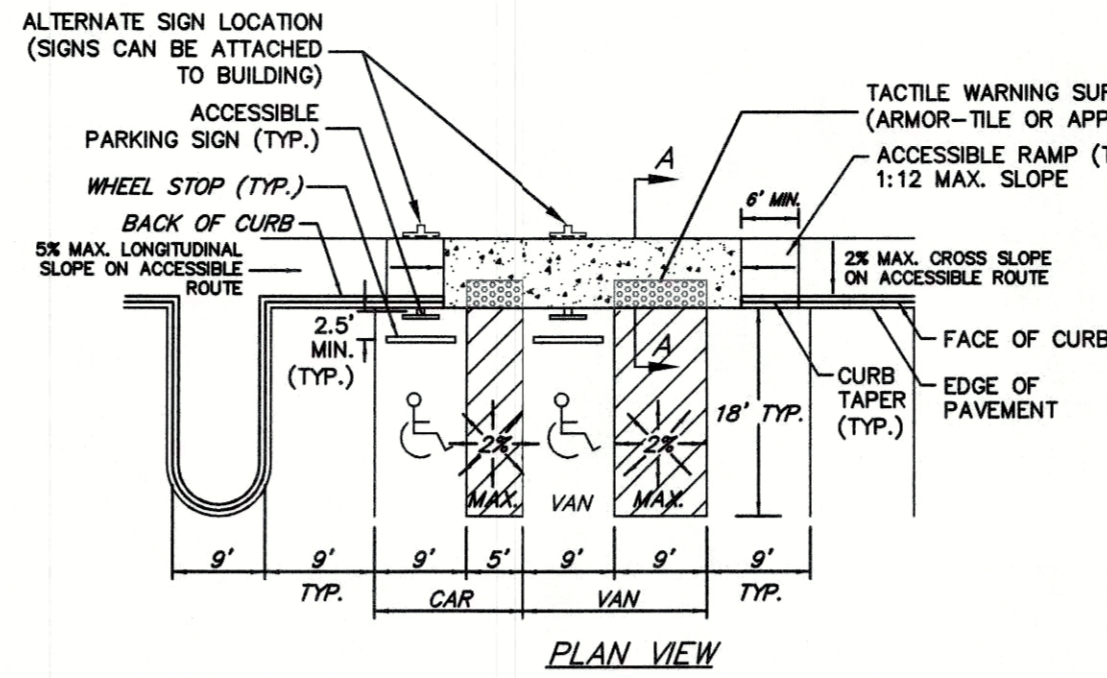
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- 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.
- LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE OKOLONA 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.
- 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.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
- WHEEL STOPS OR PROTECTIVE CURBING SHALL BE PROVIDED AS REQUIRED BY 9.1.12.C OF THE LDC.
- STREET TREES SHALL PROVIDED IN COMPLIANCE WITH 10.2.8 OF THE LDC.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS A. BROWN, P.E. ON 07/27/21 AND KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY, WHICH HAVE BEEN VISUALLY CONFIRMED. THERE WILL BE A NEED TO REMEDIATE SINKHOLES DURING CONSTRUCTION OF THIS SITE AND IT IS RECOMMENDED TO HAVE A GEOTECHNICAL CONSULTANT FAMILIAR WITH THE SITE ON-HAND TO CALL WHEN SINKHOLES ARE ENCOUNTERED. CARE SHOULD BE TAKEN TO PROPERLY REMEDIATE SINKHOLES. PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS, CARE SHOULD ALSO BE TAKEN DURING EARTHWORK TO INVESTIGATE AND REMEDIATE ANYTIME A POTENTIAL KARST FEATURE IS ENCOUNTERED. IT WILL BE IMPORTANT TO PROOFRULL THOROUGHLY BEFORE PLACING FILL AND AFTER CUTTING.
- IF ANY EXISTING STRUCTURES ARE OVER 50 YEARS OLD AND ARE DETERMINED TO BE ELIGIBLE FOR THE NATIONAL REGISTER, AS PER WRITING ORDINANCE SECTION 150.110, THERE WILL BE A REQUIRED 30-DAY HOLD ON THE ISSUANCE OF A PERMIT.

MSD NOTES:

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- 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.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211110 111E).
- 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.
- DRAINAGE/STORMWATER DETENTION: DETENTION TO BE COMPENSATED THROUGH REGIONAL FACILITY FEES. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR 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. THE REGIONAL FACILITIES FEE WILL BE INCREASED BY 50%.
- RETAINING WALL WILL BE CONSTRUCTED ONCE FIELD TOPOGRAPHY AND CONSTRUCTION DRAWINGS ARE COMPLETED. GRADING WILL NOT EXTEND BEYOND PROPERTY LINES.
- IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.

PUBLIC WORKS AND KTC NOTES:

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- 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.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 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.
- 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.
- 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.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SIGHT DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.



SITE DATA:

FORM DISTRICT: R14
EXISTING ZONING: R17
PROPOSED ZONING: SINGLE FAMILY RESIDENTIAL
EXISTING LAND USE: MULTI-FAMILY RESIDENTIAL
GROSS LAND AREA: 9.93± AC (432,551± SF)
NET LAND AREA: 9.78± AC (425,936± SF)
NO. OF DWELLING UNITS: 174
BUILDING HEIGHT (45'/3 STORIES MAX.): 35'
DENSITY (MAX. ALLOWED 34.8 DU/AC): 17.79 DU/AC
GROSS FLOOR AREA: 243,603± SF
FLOOR AREA RATIO (MAX. ALLOWED 1.0): 0.57
OPEN SPACE REQUIRED: 42,594 SF (10%)
OPEN SPACE PROVIDED: 111,727± SF
REQ. OPEN SPACE REQUIRED: 21,297 SF (50% REQ. O.S.)
REC. OPEN SPACE PROVIDED: 22,939± SF
PARKING SPACES REQUIRED PER D.U.: MIN. 1 SP / MAX. 2 SP
PARKING PROVIDED: 170 SP PER UNIT

LANDSCAPE DATA:

V.U.A.: 110,707 SF±
I.L.A. REQUIRED (7.5% X V.U.A.): 8,303 SF
I.L.A. PROVIDED: 8,638 SF

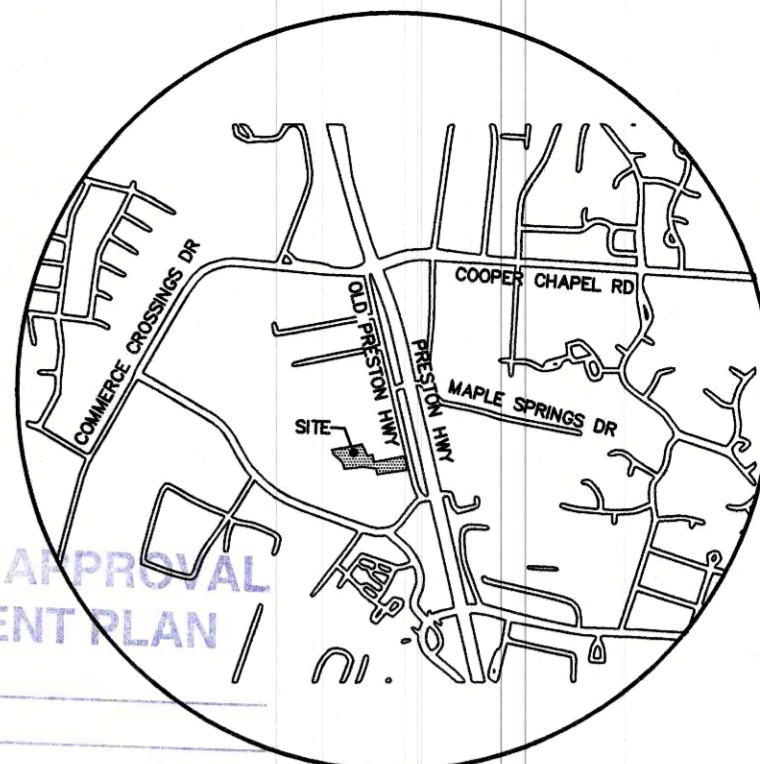
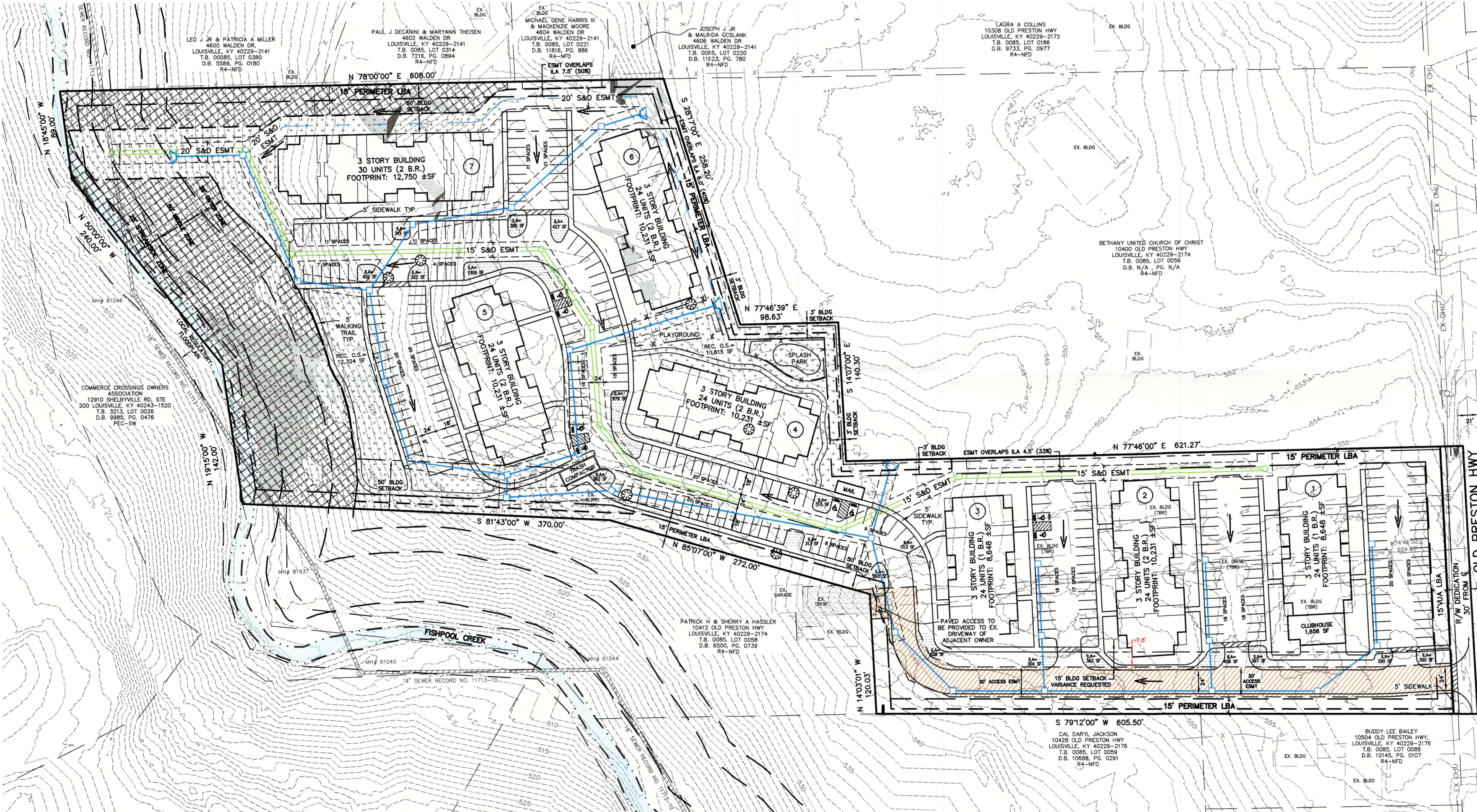
TREE CANOPY DATA:

NET SITE AREA: 9.78± AC (425,936± SF)
EX. TREE CANOPY: 243,603± SF (57%)
EX. TREE CANOPY REQ. TO BE PRESERVED: 48,721 SF (20% OF 57%)
EX. TREE CANOPY TO BE PRESERVED: 53,725 SF
TOTAL TREE CANOPY REQUIRED: 69,792 SF (35%)
PROPOSED TREE CANOPY TO BE PLANTED: 15,127 SF

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

VARIANCE REQUEST:

A VARIANCE OF TABLE 5.3.1 OF THE LDC IS REQUESTED TO ALLOW PROPOSED BUILDING 2 TO ENCR OACH BY 7.5' INTO THE 15' ACCESS EASEMENT SETBACK.



PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:

BY: *Quintin J. D. Sal*
DATE: *4/15/22*
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

LOCATION MAP
NO SCALE

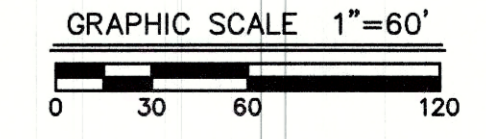
LEGEND

	EXISTING TREE
	EXISTING STREAM
	EXISTING 100 YEAR FLOODPLAIN
	EXISTING CONTOUR
	EXISTING FENCE
	EXISTING OVERHEAD UTILITIES
	EXISTING UTILITY POLE
	EXISTING SANITARY MANHOLE W/PIPE
	PROPOSED FENCE
	PROPOSED HANDICAP SPACE
	PROPOSED WHEEL STOP
	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
	PROPOSED HEADWALL W/PIPE
	PROPOSED DITCH/SWALE
	PROPOSED DRAINAGE ARROW
	PROPOSED SANITARY MANHOLE W/PIPE
	INTERIOR LANDSCAPE AREA (ILA)
	OPEN SPACE AREA
	EXISTING TREE MASS
	EXISTING SLOPES 20%-30%
	EXISTING SLOPES 30% AND ABOVE
	LIMITS OF DISTURBANCE
	POTENTIAL KARST FEATURE
	EXISTING CREEK
	PROPOSED TREE CANOPY CREDIT AREA
	PROPOSED 30' ACCESS EASEMENT

PRELIMINARY APPROVAL
Condition of Approval: _____

Meda R. T. K. 4/14/22
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
APR 12 2022
PLANNING & DESIGN SERVICES



MINDEL SCOTT
SURVEYING & PLANNING & LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd., Louisville, KY 40219
502-465-1508 • mindelscott.com

DEVELOPER
HIGGATES MANAGEMENT
119 GLEN PARK AVENUE
TORONTO, ONTARIO, CANADA M6B 2G6

OWNER
SKAGGS FAMILY TRUST
6606 PAYTON LN
CRESTWOOD, KY 40014-9614

CHANGE IN ZONING PLAN
OLD PRESTON HIGHWAY APARTMENTS
10410 & 10414 OLD PRESTON HIGHWAY
LOUISVILLE, KY 40229
TAX BLOCK 0085, LOT 0266 & TAX BLOCK 0085, LOT 0044
D.B. 1134-3, P.C. 809 & D.B. 1134-3, P.C. 804

09/20/21	AGENCY COMMENTS
10/13/21	AGENCY COMMENTS
11/07/21	AGENCY COMMENTS
11/07/21	AGENCY COMMENTS
11/15/21	AGENCY COMMENTS
3/07/22	AGENCY COMMENTS
3/29/22	RED LINE REVISION
4/12/22	PER 4-7-22 PLANNING COMMISSION

Vertical Scale: N/A
Horizontal Scale: 1"=60'
Date: 08/09/21
Job Number: 3805
Sheet: **1**
of 1

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