

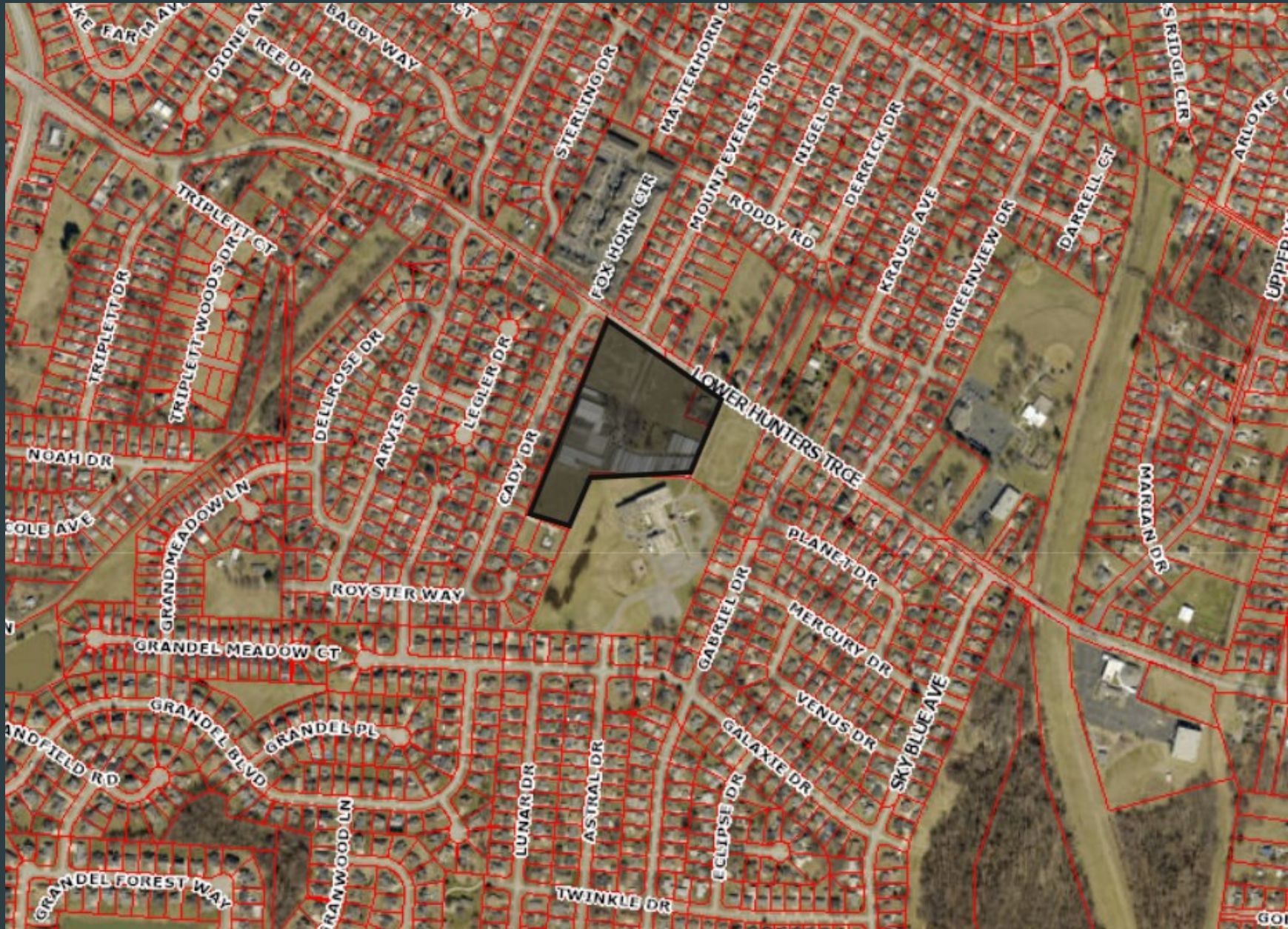
Proposed Apartment Community

Rezoning from R-4 and C-1 to R-6

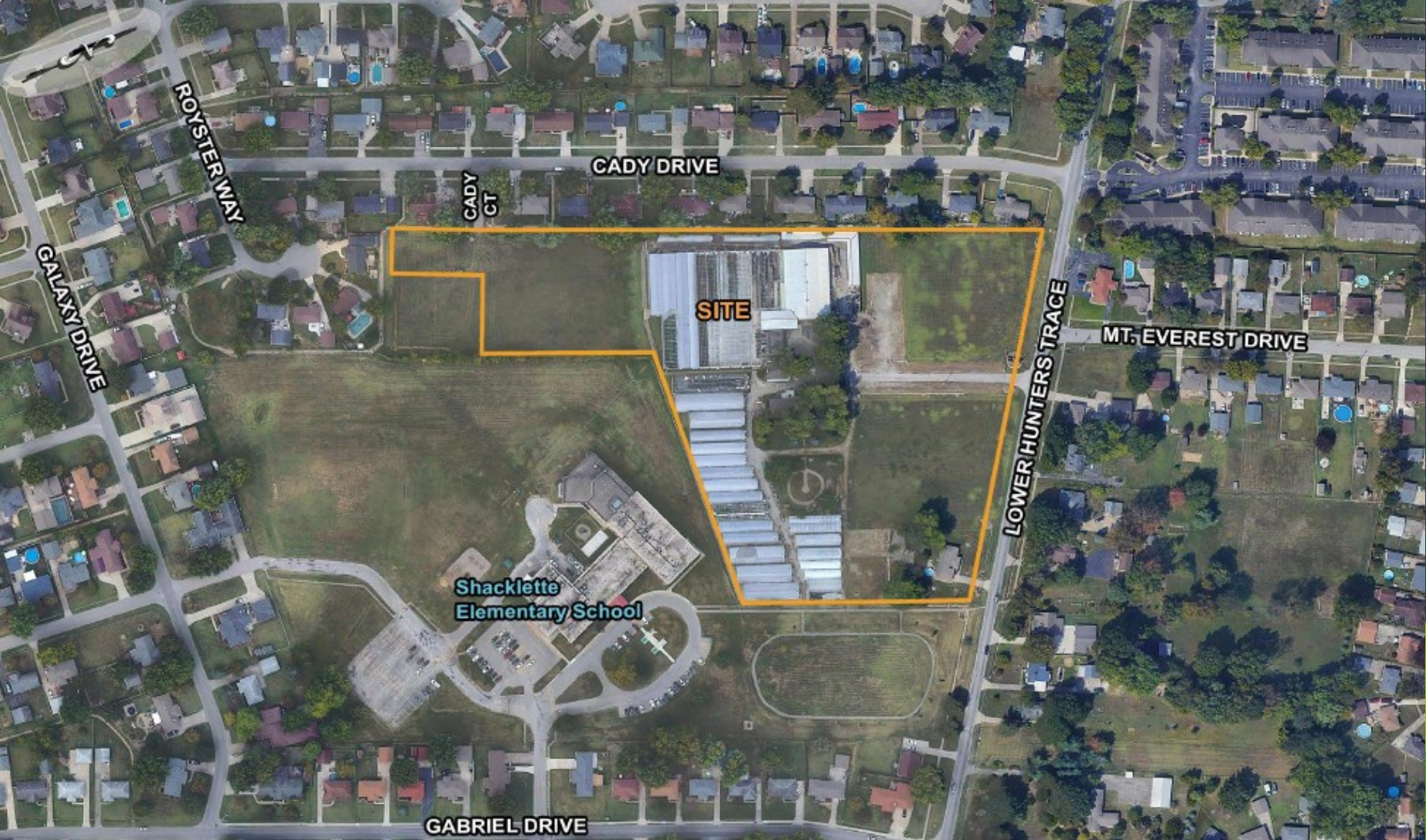
2400 Lower Hunters Trace

Neighborhood Meetings 7-15-21, 2-7-22

GKG Investments, LLC



Existing Site in Context



Area of Proposed Entrance and Turn Lane Improvements



Homes on Cady Drive



View North from end of Cady Court



View South from Cady Court.



Google

Image capture: May 2019 © 2022 Google

Royster Way Homes, Site in Background



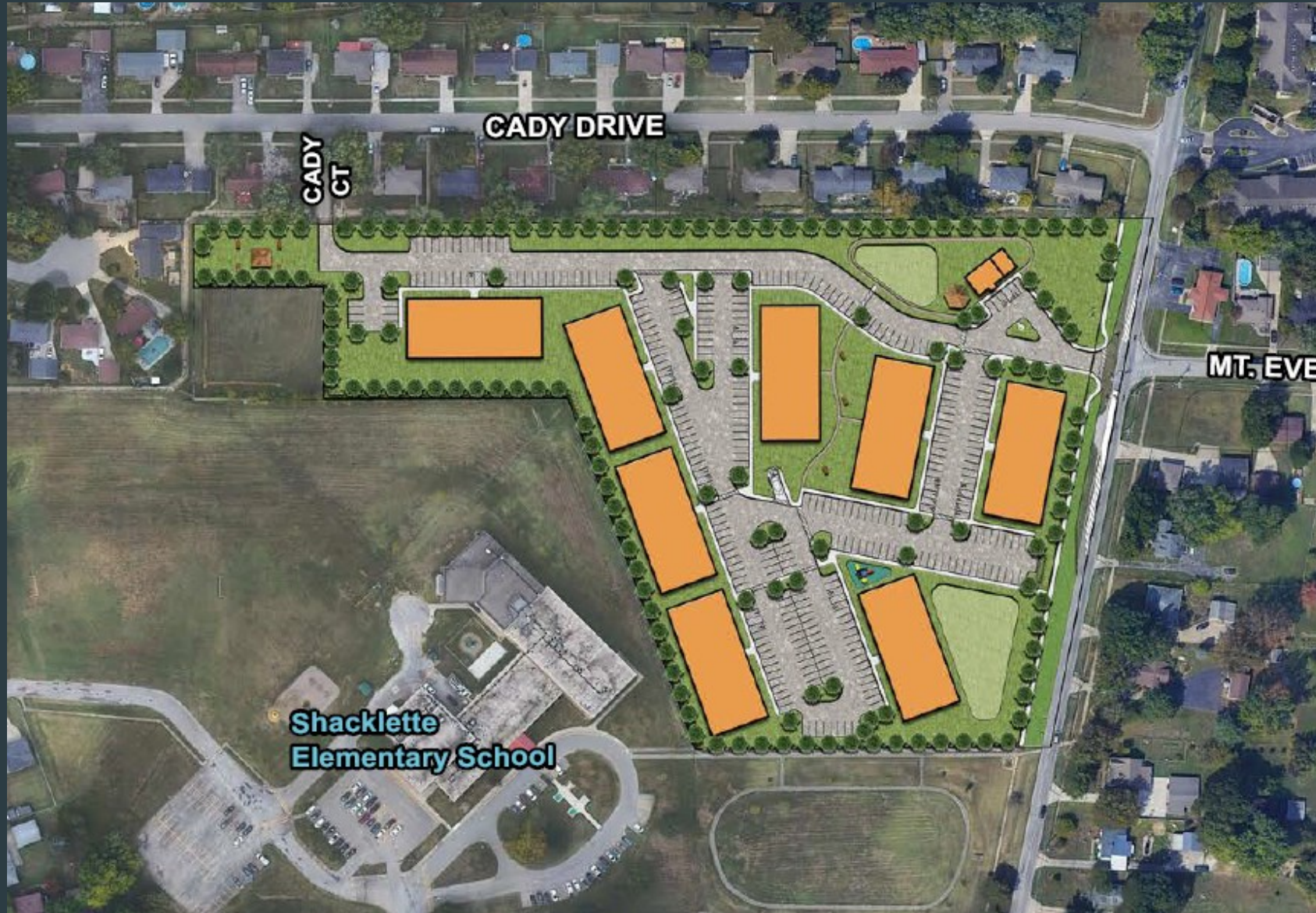
Initial Proposed Development Plan



drive lanes to be a hard and durable surface.
sealant and bond will be required for all work done in the
ing shall be erected prior to any construction or grading activities
of road systems or lanes to be preserved. The fencing shall
enclose the drip line of the tree canopy and shall remain in
material storage, or construction activities shall be permitted
the
to forest canopy shall be in place during construction to
faculate emissions from reaching existing roads and neighboring
shall be placed in a common trench unless otherwise required
codes.
ing, at least six inches high and wide, shall be provided to
on overhanging building sidewalks, porches or patios
prevent landscaped areas and adjacent properties. Sloped slope
level (2) feet from any adjacent wall, fence, property line,
walkway or structure.
ographical information shown herein was derived from Leds
formation was taken from deeds.

and documents shall comply with Louisville and Jefferson County
District Design Manual and Standard Specifications and other
local ordinances.
Site will be provided by lateral extension and subject to
Downtown Facilities Capacity report will be submitted to MSD.
site to within the 100 year flood plain per FEMA Map No. 21111 C
revised by annex (100) is for conceptual purposes.
a drainage on easement plot will be required prior to MSD
on site approval.
will be provided. Post-developed peak flows will be limited to
flows for 2,10,25, and 100 year storms or to the capacity of
system, whichever is more restrictive.
and water quality practices shown on this plan are for
only. Final design of these elements will be determined prior
to approval and shall comply with all MS4 and MS2 Design Manual
this project must meet all MS4 water quality regulations.
The layout may change at the design phase due to proper
at Mgmt. Practices.

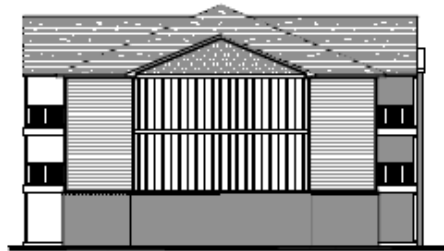
Current Proposed Development in Context



Current Proposed Plan



Building elevations



SIDING COLORS - TO VARY FOR EACH BUILDING



SIDE ELEVATIONS

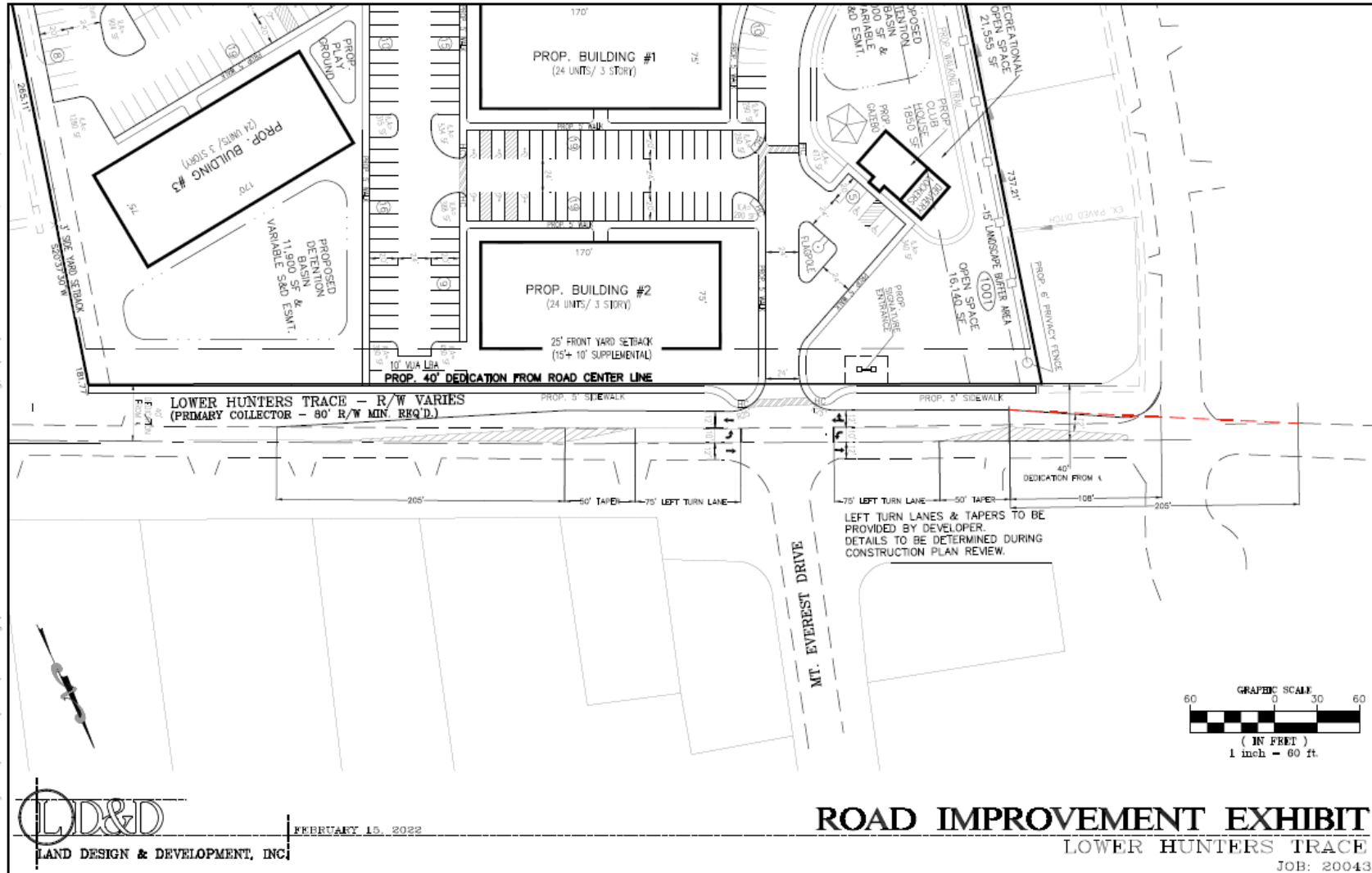
Scale: 1/8" = 1'-0"



REAR ELEVATION

Scale: 1/8" = 1'-0"

Proposed Roadway Improvements



Plan Points

- ▶ Located Near Daily/Weekly Needs
- ▶ Large, improved buffer
- ▶ Fencing along on single family property lines
- ▶ Required Connections/Emergency Access
- ▶ Lower Hunters Trace Improvements