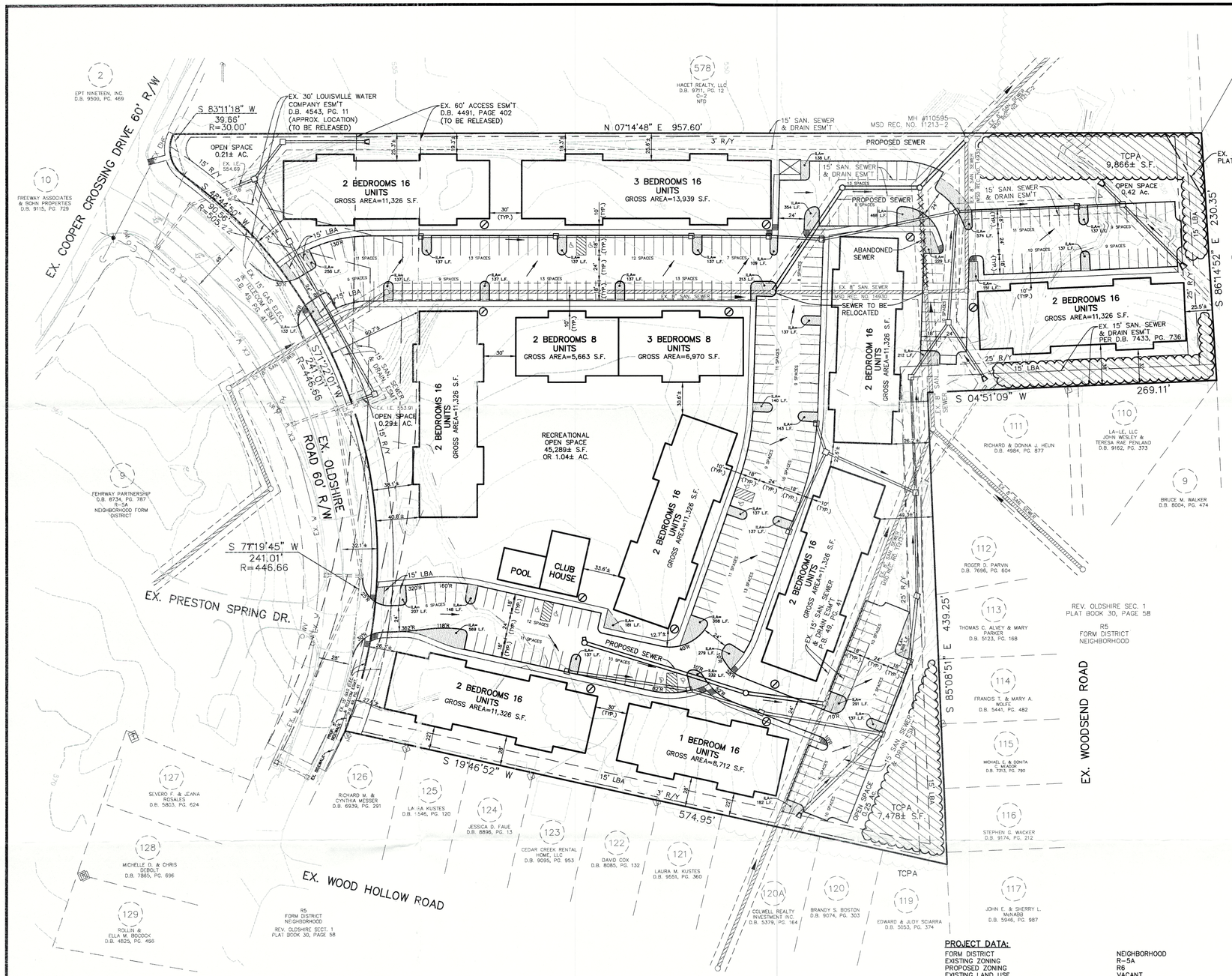

LOCATION MAP
NO SCALE

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED METRO WORKS R/W.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3. EX. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY MEET PER METRO PUBLIC WORKS REQUIREMENT.
4. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. 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.
6. 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.
7. 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.
8. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%.
9. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
10. ALL PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
11. 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.
12. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
13. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
14. EXISTING ACCESS EASEMENT SHALL BE RELEASED PRIOR TO CONSTRUCTION APPROVAL.
15. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

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. THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
5. PROPOSED MONUMENT SIGN SHALL MEET THE REQUIREMENTS OF CHAPTER 8, OF THE LDC.
6. ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARY TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (ie. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, 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. ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
9. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
10. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
11. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
12. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
13. A LIGHTING PLAN SHALL BE PROVIDED AT TIME OF CONSTRUCTION.

MSD NOTES:

1. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE DEREK GUTHRIE WASTEWATER TREATMENT PLANT BY L.E. AND CONNECTION, SUBJECT TO FEES AND CHARGES.
2. DRAINAGE / STORM WATER DETENTION:
   AN ANALYSIS OF THE DOWNSTREAM DRAINAGE SYSTEM TO MANSLICK BRANCH WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL. IF DOWNSTREAM SYSTEM IS INADEQUATE, OFFSITE IMPROVEMENTS, OFFSITE EASEMENTS, OFFSITE EASEMENTS AND/OR DETENTION OR A COMBINATION OF ALL THREE WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL. ANY INCREASE IN RUNOFF MAY BE SUBJECT TO A REGIONAL FACILITY FEE AT 1.5:1.
3. EROSION & 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. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
4. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0128 E).
5. AN MSD DRAINAGE BOND WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
6. KTC APPROVAL WILL BE REQUIRED.
7. UPDATED C.O.E. AND DIVISION OF WATER PERMITS MAY BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
8. AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.

PROJECT DATA:

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R-5A
PROPOSED ZONING	R6
EXISTING LAND USE	VACANT
PROPOSED LAND USE	MULTI FAMILY RESIDENTIAL
TOTAL LAND AREA	9.44± AC.
NO. OF DWELLING UNITS	160
BUILDING HT. (2 STORIES)	35'
PARKING SPACES REQUIRED	240 MINIMUM (1.5 SP./UNIT) 480 MAXIMUM (3 SP./UNIT)
PARKING SPACES PROVIDED	296 SPACES (INCLUDES 8 HDCP. SPACES)
PARKING AREA RATIO	1.85 SP./UNIT
DENSITY (D.U./AC.)	16.95±
FLOOR AREA RATIO	0.279
OPEN SPACE REQUIRED (15%)	1.42± AC.
OPEN SPACE PROVIDED (INCLUDES 45,289± S.F. OF RECREATIONAL O.S.)	2.21± AC.
MAX. BUILDING HEIGHT	35'
GROSS SQUARE FOOTAGE	114,566± S.F.

LANDSCAPE DATA:

V.U.A .	98,573± S.F.
I.L.A. REQUIRED (7.5% X VUA)	7,393 S.F.
I.L.A. PROVIDED	7,815 ± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	411,206± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TOTAL TREE CANOPY ON SITE	133,788± S.F.
EXISTING TREE CANOPY TO BE PRESERVED	22,233± S.F. (5.4%)
TOTAL TREE CANOPY REQUIRED	78,129± S.F. (19%)
TREE CANOPY TO BE PLANTED	55,924± S.F. (13.6%)
15 TYPE A TREES @ 1 3/4" CAL. (720 S.F. CREDIT EACH)	56,160± S.F.
TOTAL TREE CANOPY PROVIDED	78,393± S.F. (20%)

LEGEND

580	EXISTING CONTOUR
EX. W	EXISTING WATER LINE W/ SIZE
EX OHE	EXISTING OVERHEAD ELECTRIC
	EXISTING UTILITY POLE
	EXISTING DOWN GUY
	EXISTING CATCH BASIN & YARD DRAIN W/ PIPE
	EXISTING SANITARY MANHOLE W/PIPE
	EXISTING FENCE
O WV	EXISTING WATER VALVE
	FLOW ARROW
	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
	PROPOSED SANITARY MANHOLE W/PIPE
	PROPOSED SANITARY PSC
TCPA	TREE CANOPY PRESERVATION AREA (TCPA)
	INTERIOR LANDSCAPING AREA (ILA)

PRELIMINARY APPROVAL
Condition of Approval:_____
Development Review 1/10/12 Date
LOUISVILLE & JEFFERSON COUNTY METROPLOITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:_____
BY: Danny Markert
DATE: 1-18-12
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

GRAPHIC SCALE 1"=50'
0 25 50 100

METRO LOUISVILLE
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 16553
APPROVAL DATE 4/5/12
EXPIRATION DATE 5/29/14
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION

RECEIVED
JAN 16 2012
PLANNING & DESIGN SERVICES

CASE # 16553
MSD WM # 8691
PREVIOUS MSD SUB # 1009
PREVIOUS DOCKET # 9-44-04

Mindel, Scott & Associates, Inc.
Planning · Engineering · Surveying · Landscape Architecture
Utility Consulting · Property Management
5151 Jefferson Boulevard, Louisville, KY 40219
Phone: (502) 485-1508 · Fax: (502) 485-1506 · E-Mail: msa@mindelscott.com

OWNER/DEVELOPER
FEHRWAY PARTNERSHIP
4010 COLLINS LANE
LOUISVILLE, KY. 40245

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
PRESTON CROSSING APARTMENTS

4901 OLDSHIRE ROAD
JEFFERSON COUNTY, KENTUCKY
TAX BLOCK: 3582 LOT 8
D.B. 8734, PG. 787

Revisions	
1/5/12	PER AGENCY COMMENTS
1/13/12	ADJUST PARKING, LOT LINES

Vertical Scale: N/A
Horizontal Scale: 1"=50'
Date: 12/12/11
Job Number: 2221

Sheet 1 of 1

16553