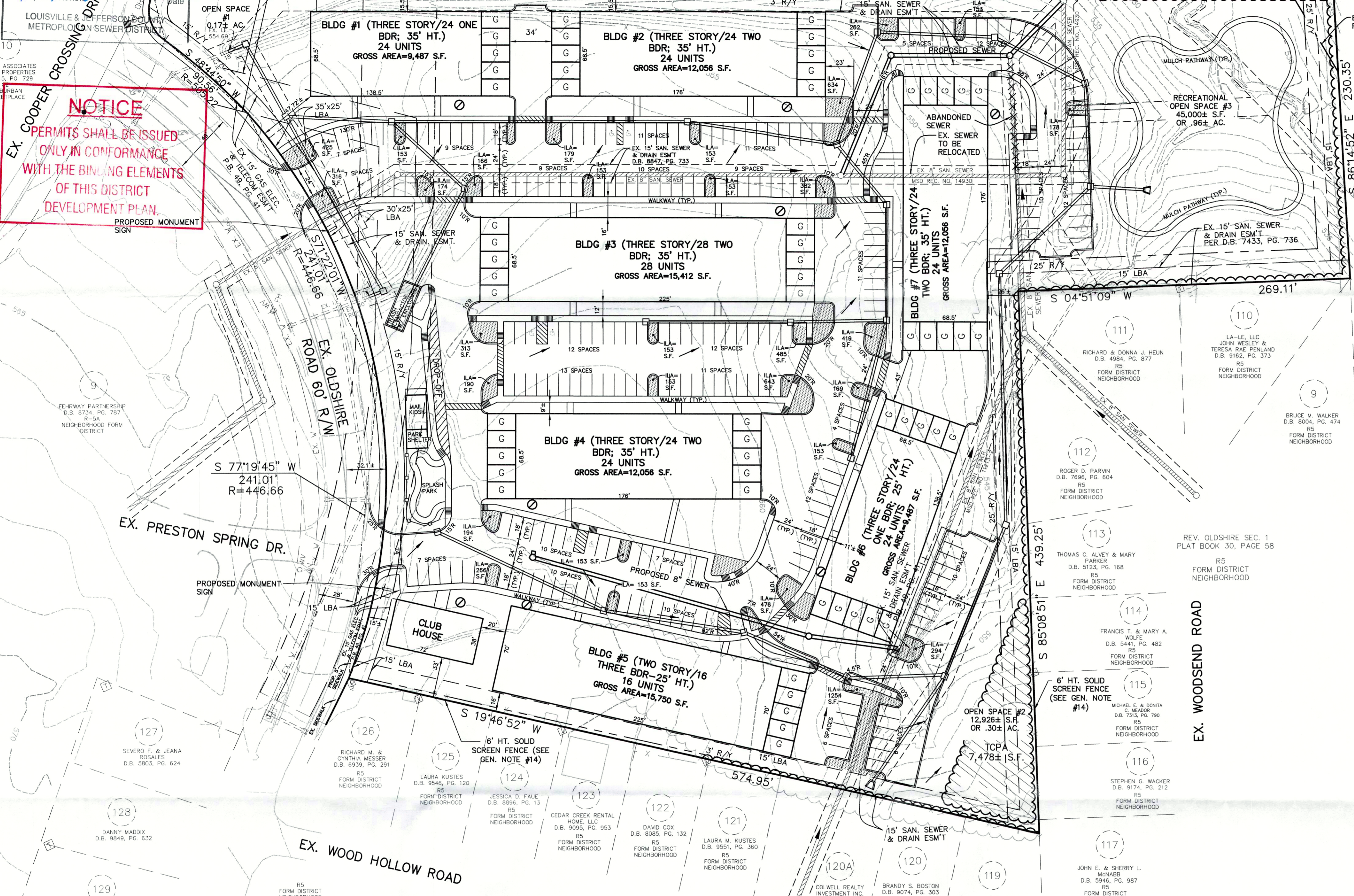
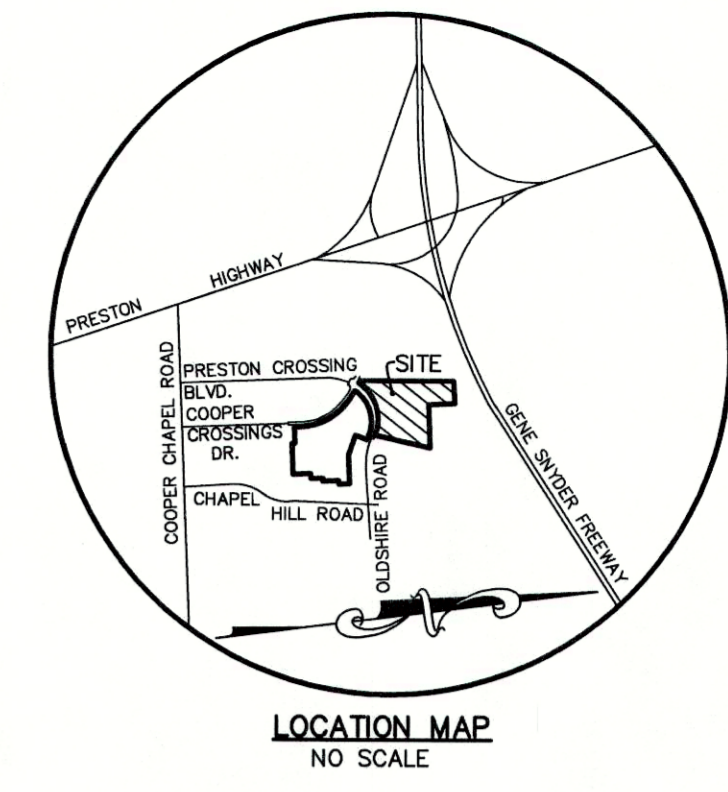


**PRELIMINARY APPROVAL**  
Condition of Approval:  
2

**APPROVED MONUMENT DEVELOPMENT PLAN**  
COOPER NO. 15DEVP1063  
APPROVED DATE 8/12/15  
EX. 30' LOUISVILLE WATER COMPANY ESM'T  
D.B. 4543, PG. 11  
(APPROX. LOCATION)  
(TO BE RELEASED)

**NOTICE**  
EX. COOPER PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.  
PROPOSED MONUMENT SIGN



- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED METRO WORKS R/W.
  - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
  - EX. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY MEET PER METRO PUBLIC WORKS REQUIREMENT.
  - 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 MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%.
  - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
  - ALL PAVEMENT WIDTHS, RADI, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
  - 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.
  - TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
  - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNING" FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
  - EXISTING ACCESS EASEMENT SHALL BE RELEASED PRIOR TO CONSTRUCTION APPROVAL.
  - CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

- 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 ERRECTED 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.
  - THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
  - PROPOSED MONUMENT SIGN SHALL MEET THE REQUIREMENTS OF CHAPTER 8. OF THE LDC.
  - 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 (i.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.
  - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
  - ALL RADI TO BE 4.5' UNLESS OTHERWISE INDICATED.
  - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 AND 5.6 OF THE LDC.
  - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
  - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
  - MITIGATION MEASURES FOR DJST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
  - A LIGHTING PLAN SHALL BE PROVIDED AT TIME OF CONSTRUCTION.
  - THE OWNER/APPLICANT SHALL INSTALL LANDSCAPING AND A SOLID FENCE PER THE EXHIBIT (PLAN) PROVIDED AT THE APRIL 5TH, 2012 PLANNING COMMISSION PUBLIC HEARING (BINDING ELEMENT #1). A 6' HEIGHT SOLID SCREEN FENCE SHALL BE PROVIDED ALONG THE EAST AND NORTH PROPERTY LINES SHARED WITH THE SINGLE FAMILY RESIDENCES. THIS FENCE WILL TRANSITION TO A THREE TO FOUR FOOT HEIGHT FENCE WITHIN THE 15' FRONT YARD ALONG OLDSHIRE ROAD AS REQUIRED BY CODE.

- MSD NOTES:**
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DEREK GUTHRIE WASTEWATER TREATMENT PLANT BY L.E. AND CONNECTION, SUBJECT TO FEES AND CHARGES.
  - 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.
  - 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.
  - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (211110128 E).
  - AN MSD DRAINAGE BOND WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
  - KTC APPROVAL WILL BE REQUIRED.
  - UPDATED C.O.E. AND DIVISION OF WATER PERMITS MAY BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
  - AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.

**PROJECT DATA:**

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	RC6
EXISTING LAND USE	VACANT
PROPOSED LAND USE	MULTI FAMILY RESIDENTIAL
TOTAL LAND AREA	9.44± AC. (411,206± SQ.FT.)
NO. OF DWELLING UNITS	164
BUILDING HT. (3 STORIES)	164
PARKING SPACES REQUIRED	240 MINIMUM (1.5 SP./UNIT)
PARKING SPACES PROVIDED	480 MAXIMUM (3 SP./UNIT)
	313 SPACES (INCLUDES 8 HDGP. SPACES & 60 GARAGE SPACES)
PARKING AREA RATIO	1.91 SP./UNIT
DENSITY (D.U./AC.)	17.37±
FLOOR AREA RATIO	0.60
OPEN SPACE REQUIRED (15%)	1.42± AC.
OPEN SPACE PROVIDED	1.43 AC.
(INCLUDES 45,000± S.F. OF RECREATIONAL O.S.)	
MAX. BUILDING HEIGHT	35'
GROSS BLDG. SQUARE FOOTAGE	245,898± S.F.

**LANDSCAPE DATA:**

V.U.A.	121,974± S.F.
I.L.A. REQUIRED (7.5% X VUA)	9,148 S.F.
I.L.A. PROVIDED	9,293 S.F.

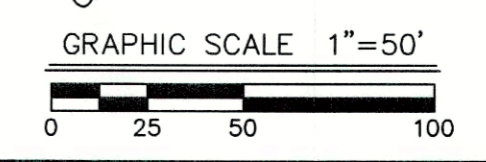
**TREE CANOPY DATA:**

GROSS SITE AREA	411,206± S.F.
TREE CANOPY CATEGORY	CLASS C (0%-40%)
EXISTING TOTAL TREE CANOPY ON SITE	133,788± S.F. (33%)
EXISTING TREE CANOPY TO BE PRESERVED	7,478± S.F. (2%)
NEW TREE CANOPY COVERAGE	82,241± S.F. (20%)
TOTAL TREE CANOPY COVERAGE REQUIRED	82,241± S.F. (20%)
114 TYPE A TREES @ 1 3/4" CAL. (720 S.F. CREDIT EACH, TO BE INSTALLED)	82,241± S.F. (20%)
TOTAL TREE CANOPY TO BE PROVIDED W/ INSTALLED TREES	82,241± S.F. (20%)

**LEGEND**

EXISTING LOT NUMBER	---
EXISTING CONTOUR	-0.00-
EXISTING WATER LINE W/ SIZE	EX. W
EXISTING OVERHEAD ELECTRIC	EX. OHE
EXISTING UTILITY POLE	○
EXISTING DOWN GUY WIRE	—
EXISTING CATCH BASIN & YARD DRAIN W/ PIPE	□
EXISTING SANITARY MANHOLE W/PIPE	○
EXISTING FENCE	—
EXISTING WATER VALVE	○
EXISTING FIRE HYDRANT	○
FLOW ARROW	→
PROPOSED CATCH BASIN & YARD DRAIN W/PIPE	□
PROPOSED SANITARY MANHOLE W/PIPE	○
PROPOSED SANITARY PSC	○
TREE CANOPY PRESERVATION AREA (TCPA)	○
INTERIOR LANDSCAPING AREA (ILA)	○
PROPOSED GARAGES (13'X22' TYP.)	G
PROPOSED CONCRETE SIDEWALK W/ RAMP	—

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
CONDITIONS:  
BY: *Amey Prickett*  
DATE: 8-12-15  
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



EXISTING IMPERVIOUS AREA 0± SQ.FT.  
PROPOSED IMPERVIOUS AREA 212,270± SQ.FT.

**RECEIVED**  
AUG 07 2015  
PLANNING & DESIGN SERVICES  
15DEVP1063  
CASE # 19166 & 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  
3151 Jefferson Boulevard, Louisville, KY 40219  
Phone: (502) 465-1608 • Fax: (502) 465-1606 • Email: mindelmsa.com

**MSA**

OWNER / DEVELOPER  
PRESTON CROSSING, LLC  
119 GLEN PARK AVE.  
TORONTO, ONTARIO, CN M6B 2C6

REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
**PRESTON CROSSING APARTMENTS**  
4901 OLDSHIRE ROAD  
LOUISVILLE, KENTUCKY 40229  
TAX BLOCK: 3582 LOT 8  
D.B.: 8734, PG. 787

Vertical Scale: N/A  
Horizontal Scale: 1"=50'  
Date: 7/20/2015  
Job Number: 2221-700  
Sheet  
1  
of 1