

1. DOMESTIC WATER SUPPLY: THE PROJECT 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:
 - a. PROTECTION OF TREES TO BE PRESERVED 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.
 - b. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT.
 - c. THE DEVELOPMENT SHALL BE LOCATED IN THE OKLONA FIRE DISTRICT.
 - d. SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
 - e. 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, CEMETERIES OR OTHER OPEN SPACES) OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
4. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE CONSIDERED AS PART OF CHAPTER 4.1.3 OF THE LDC.
5. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
6. ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE IN FIVE (5) FEET WIDE MINIMUM.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
8. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
9. WHEEL STOPS OR PROTECTIVE CURBING SHALL BE PROVIDED AS REQUIRED BY 9.11.2.C. OF THE LDC.
10. CONCEPT PLAN SHALL BE PROVIDED IN COMPLIANCE WITH 10.2.B. OF THE LDC.
11. 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 CONFIRMS THE LOCATION 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 AND THE LOCATION OF SINKHOLES ON THE PROPERTY. THERE 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 VISUALLY IDENTIFIED. IT WILL BE REQUIRED TO PROOFROLL THOROUGHLY BEFORE PLACING FILL AND AFTER CUTTING.
12. IF ANY EXISTING STRUCTURES ARE OVER 50 YEARS OLD AND ARE DETERMINED TO BE ELIGIBLE FOR HISTORIC NATIONAL REGISTER, THE DEVELOPER SHALL BE REQUIRED TO FILE A PERMIT APPLICATION WITH THE HISTORIC PRESERVATION SECTION 150.110, THERE WILL BE A REQUIRED 30-DAY HOLD ON THE ISSUANCE OF A PERMIT.

3. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LATEST EDITIONS OF THE CITY OF METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
4. WASTEWATER:
 - a. SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION TO EXISTING MAINLINE SEWER. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
5. EROSION AND SOIL CONTROL:
 - a. A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
6. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211110C, 11E).
7. THE EROSION CONTROL PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER ZONING OF GREEN BEST MANAGEMENT PRACTICES.
8. DRAINAGE/STORMWATER DETENTION:
 - a. 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 PHASE AND SHALL CONFORM TO MSD REQUIREMENTS.
 - b. THE REGIONAL FACILITIES FEE WILL BE INCREASED BY 50%.
9. RETAINING WALL WILL BE CONSTRUCTED ONCE FINAL TOPOGRAPHY AND CONSTRUCTION DRAINAGE PATTERN DRAWING HAS BEEN OBTAINED AND NOT EXTEND BEYOND PROPERTY LINES.
10. IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAN WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.

1. NO LANDSCAPING AND NO COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORK RIGHT-OF-WAY.
2. 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.
3. COMMUNICATION LITERATURE (PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
4. 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.
5. 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.
6. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND 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.
7. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
8. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SIGHT DISTANCE AS REQUIRED BY THE KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE.
9. 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."
10. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.



FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	R7
EXISTING LAND USE	R7 SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL
NET LAND AREA	9.934 AC (432,551.1 SF)
NET LAND AREA	9.785 AC (425,936.1 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	14,673,034 SF
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.57
OPEN SPACE REQUIRED	42,594 SF (10%)
OPEN SPACE PROVIDED	111,772 SF
REC. OPEN SPACE PROVIDED	21,297 SF (50% REQ. O.S.)
REC. OPEN SPACE PROVIDED	22,939 SF
PARKING SPACES REQUIRED PER D.U.	
MIN. 1 SF/MAX. 2 SF	MIN. 174/MAX. 348 SF
PARKING PROVIDED	317 SPACES
	(8 ADA SP INCLUDED)
	1.8 SP./UNIT
PARKING AREA RATIO	

NEIGHBORHOOD
R4
R7
SINGLE FAMILY RESIDENTIAL
MULTI-FAMILY RESIDENTIAL
9.93± AC (432,551± SF)
9.78± AC (425,936± SF)
174
35'
17.79 DU/AC
243,603± SF
0.57
42,594 SF (10%)
111,727± SF
21,297 SF (50% REQ. O.S.)
22,939± SF

MIN. 174/ MAX. 348 SP
317 SPACES
(8 ADA SP INCLUDED)
1.8 SP./UNIT

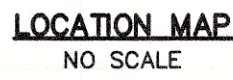
V.U.A.
I.L.A. REQUIRED (7.5% X V.U.A.)
I.L.A. PROVIDED

111,337 SF±
8,350 SF
8,448 SF

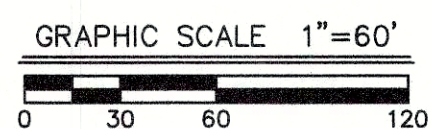
NET SITE AREA	9.78± AC (425,936± SF)
EX. TREE CANOPY	243,606± SF (57%)
EX. TREE CANOPY REQ. TO BE PRESERVED	48,721 SF (20% OF 57%)
EX. TREE CANOPY TO BE PRESERVED	53,725 SF
TOTAL TREE CANOPY REQUIRED	69,792 SF (35%)
PROPOSED TREE CANOPY TO BE PLANTED	15,127 SF

9,78± AC (425,936± SF
243,606± SF (57%)
48,721 SF (20% OF 57%)
53,725 SF
69,792 SF (35%)
15,127 SF

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



	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



CASE # 21-ZONE-0104
MSD WM # 12324

OLD PRESTON HIGHWAY APARTMENTS

10410 & 10414 OLD PRESTON HIGHWAY
LOUISVILLE, KY 40229
TAX BLOCK 0085, LOT 0266 &
TAX BLOCK 0085, LOT 0044

D.B. 11343, PG. 809 & D.B. 11343, PG. 804

OWNER

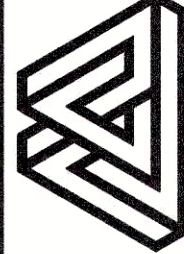
SKAGGS FAMILY TRUST

6606 PAYTON LN
CRESTWOOD, KY 40014-9611

DEVELOPER

DEVELOPER HIGHLIGHTS MANAGEMENT

119 GLEN PARK AVENUE
TORONTO, ONTARIO, CANADA M6B 2C6



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

Revisions	
09/20/21	AGENCY COMMENTS
10/13/21	AGENCY COMMENTS
11/01/21	AGENCY COMMENTS
11/12/21	AGENCY COMMENTS
11/15/21	AGENCY COMMENTS

Vertical Scale: N/A

Horizontal Scale: 1"=60'

Date: 08/09/21

Sheet

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