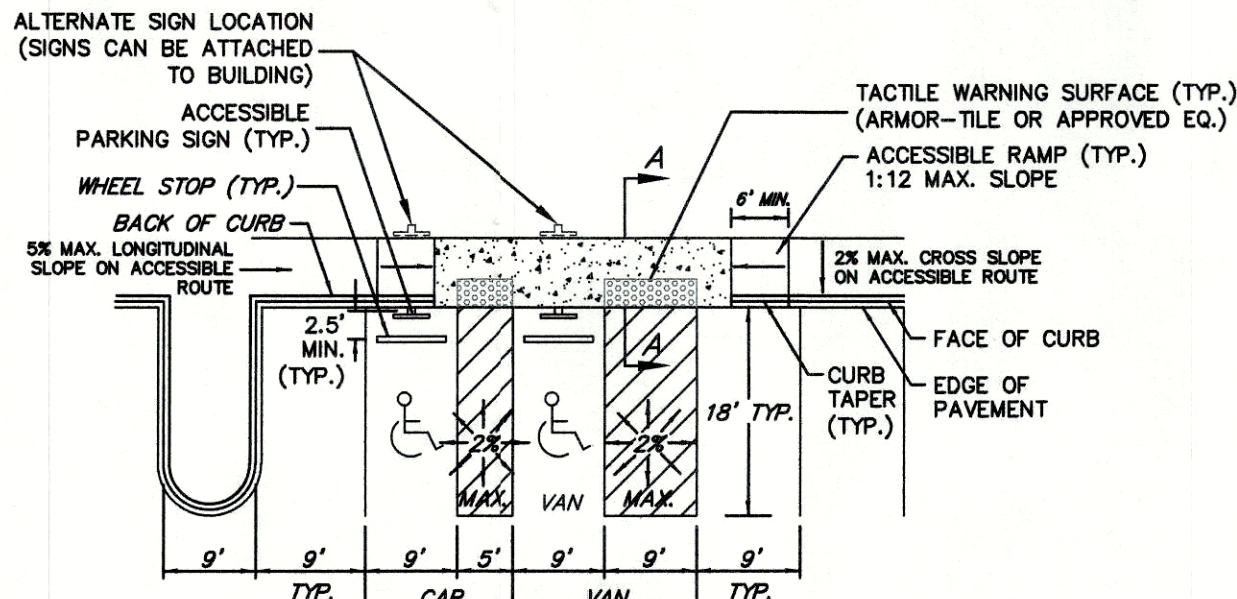


1. DOMESTIC WATER SUPPLY:
a. ALL WATER SHALL BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:
a. TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED:
a. 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 BE MAINTAINED AT ALL TIMES WITH THE Drip Line of the Tree. Fencing shall be removed after construction 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 PLANNING STAFF SHALL BE REQUIRED TO CONDUCT A REVIEW OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE OKLOKONA FIRE DISTRICT.
6. THE PLANNING STAFF SHALL BE REQUIRED TO REVIEW 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.
7. LIGHTING SHALL BE PROVIDED AS REQUIRED BY THE LDC, SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL YARDS OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE LIGHT POLLUTION ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
8. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE LOCATED TO THE REAR OF THE LOT.
9. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
10. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
12. EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
13. WHEEL STOPS OR PROTECTIVE CURBING SHALL BE PROVIDED AS REQUIRED BY THE LDC.
14. 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 07/11/2017 AND THE KARST TOPOGRAPHY OF THE AREA IS A RISK OF KARST. KARST TOPOGRAPHY FROM THE KY GEOLOGICAL SURVEY CONTAINED INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY, WHICH HAVE BEEN VISUALLY CONFIRMED. THERE WILL BE A NEED TO TAKE PRECAUTIONS DURING CONSTRUCTION TO AVOID SINKHOLES. 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 PROTECT THE SITE AND ADJACENT AREAS. THE CIVIL 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 PROOFROLL THOROUGHLY BEFORE PROCEEDING WITH ANY FURTHER CONSTRUCTION.
15. IF ANY EXISTING STRUCTURES ARE OVER 50 YEARS OLD AND ARE DETERMINED TO BE ELIGIBLE FOR THE NATIONAL REGISTER, AS PER WRACKING ORDINANCE 10-1110, THERE WILL BE A REQUIRE TO 30-DAY HOLD ON THE ISSUANCE OF A PERMIT.

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER:
 - a. 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.
3. EROSION AND SILT 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.
4. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211110C 11E).
5. THE CONSTRUCTION PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITEAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER ZONING OF GREEN BEST MANAGEMENT PRACTICES.
6. 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 PERIOD. PROJECT SHALL BE REQUIRED TO CONFORM TO MSD REQUIREMENTS. THE REGIONAL FACILITIES FEE WILL BE INCREASED BY 50%.
7. RETAINING WALL WILL BE CONSTRUCTED ONCE FIELD TOPOGRAPHY AND CONSTRUCTION DRAWINGS ARE COMPLETED. GRADING WILL NOT EXTEND BEYOND PROPERTY LINES.
8. IF SITE LIES WITHIN AN EASEMENT, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS 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. COMPATIBLE UTILITY LINES (ELECTRIC, 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 ANY TYPE OF ENCROACHMENT ON SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
6. ALL STREET NAME SIGNS AND PAYMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE PROJECT. ALL SIGNS ON THE STREET 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 MUTCD AND KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
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.



PLAN VIEW

TYPICAL

ACCESSIBLE PARKING SPACES

NO SCALE

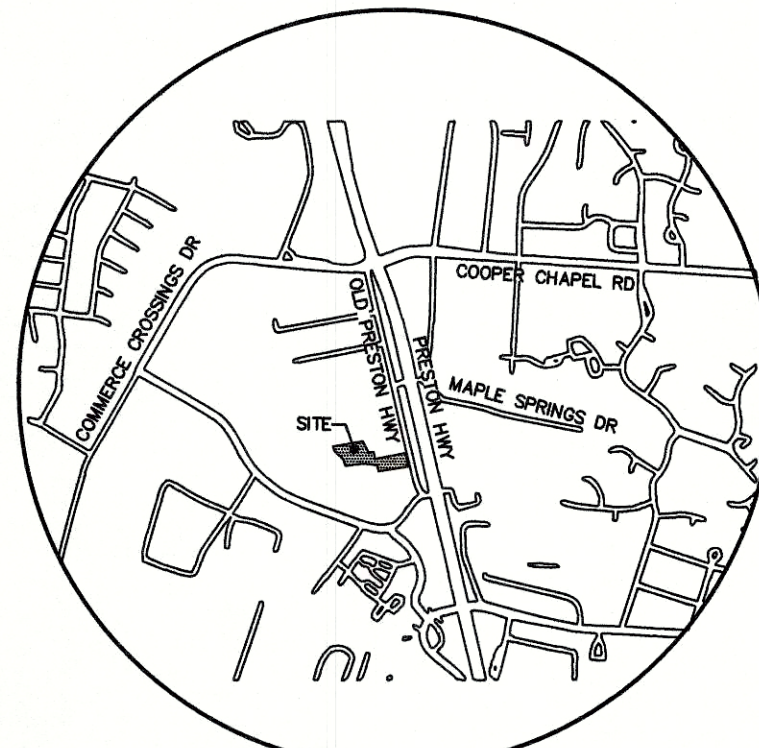
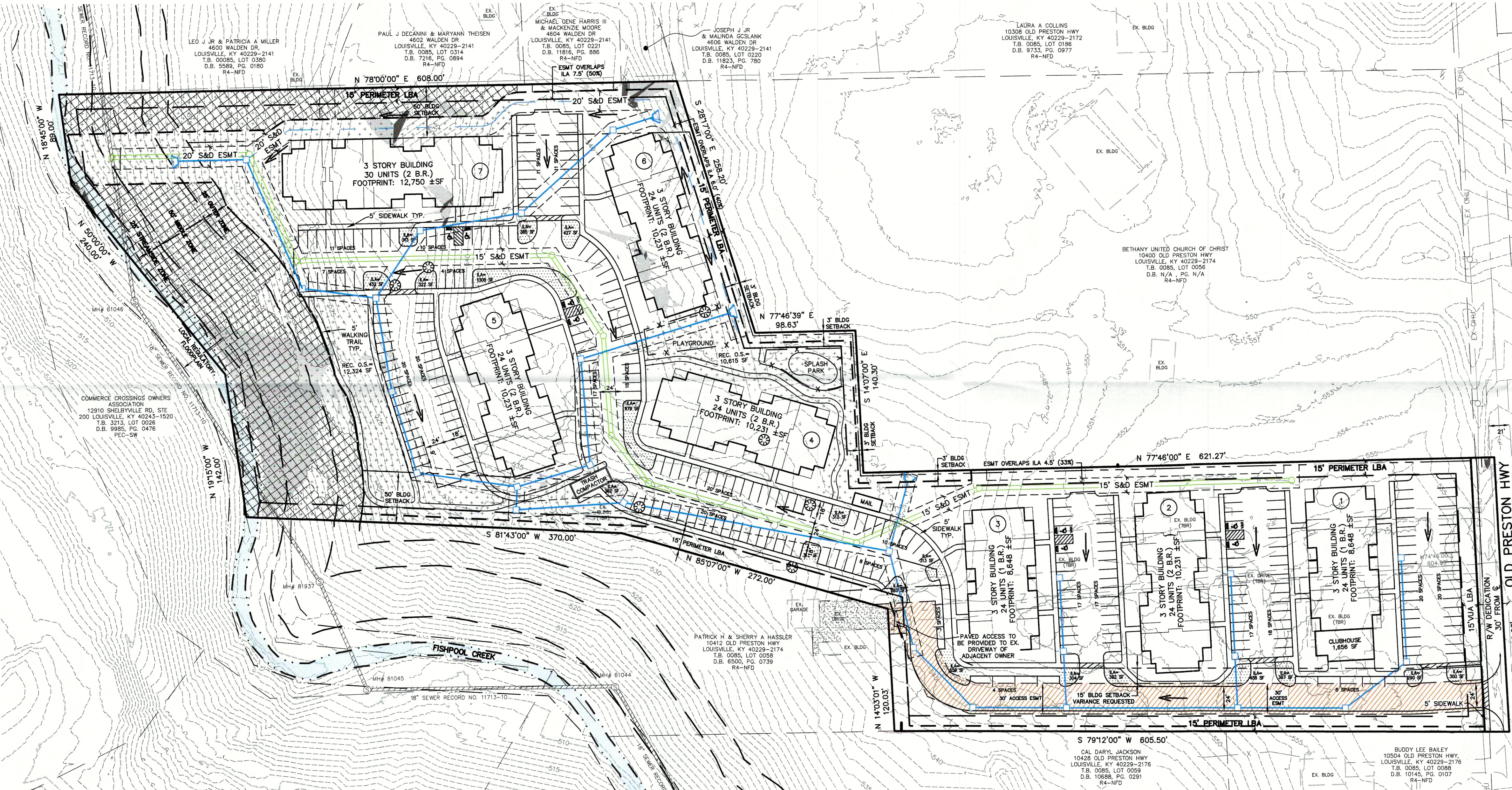
FORM DISTRICT
EXISTING ZONING
PROPOSED ZONING
EXISTING LAND USE
PROPOSED LAND USE
GROSS LAND AREA
NET LAND AREA
NO. OF DWELLING UNITS
BUILDING HEIGHT (45/3 STORIES MAX.)
DENSITY (MAX. ALLOWED 34.8 DU/AC)
GROSS FLOOR AREA
FLOOR AREA RATIO (MAX. ALLOWED 1.0)
OPEN SPACE REQUIRED
OPEN SPACE PROVIDED
REC. OPEN SPACE REQUIRED
REC. OPEN SPACE PROVIDED
PARKING SPACES REQUIRED PER D.U.:
MIN. 1 SP/MAX. 2 SP
PARKING PROVIDED

PARKING AREA RATIO

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

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

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

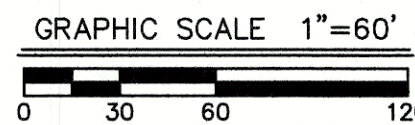


LOCATION MAP
NO SCALE

	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

RECEIVED

MAR 08 2022



CASE # 21-ZONE-0104
MSD WM # 12324



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

DEVELOPER
HIGHGATES MANAGEMENT
119 GLEN PARK AVENUE
TORONTO, ONTARIO, CANADA M6B 2C6

OWNER
SKAGGS FAMILY TRUST
6606 PAYTON LN
CRESTWOOD, KY 40014-9611

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 R 11343 PG 809 & D R 11343 PG 80

Revisions	
09/30/21	AGENCY COMMENTS
10/13/21	AGENCY COMMENTS
11/01/21	AGENCY COMMENTS
11/12/21	AGENCY COMMENTS
11/15/21	AGENCY COMMENTS
3/07/22	AGENCY COMMENTS

Vertical Scale: N/A

Horizontal Scale: 1"=60'

Date: 08/09/21

500 Number. 500

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