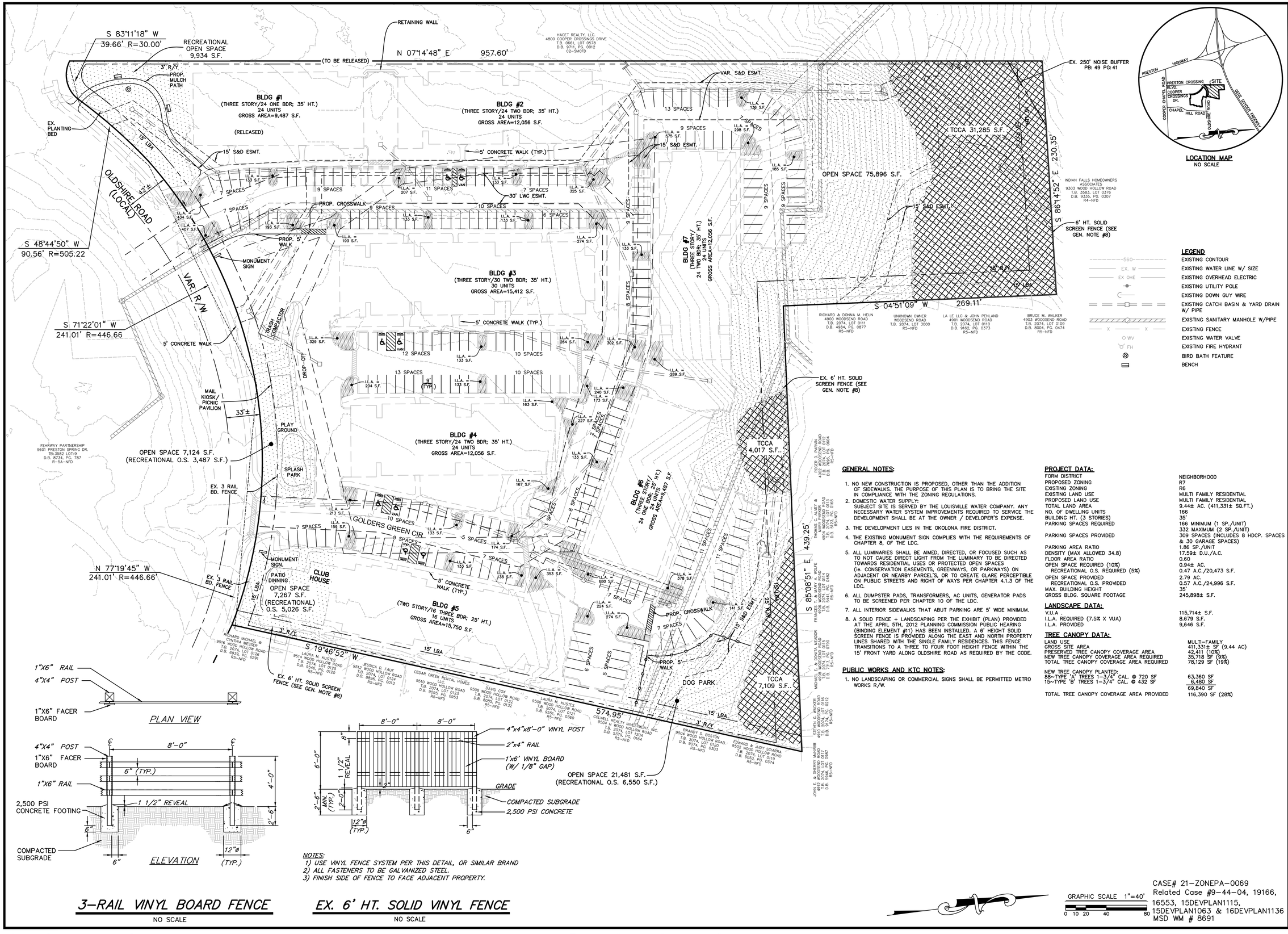

GENERAL NOTES:

1. NO NEW CONSTRUCTION IS PROPOSED, OTHER THAN THE ADDITION OF SIDEWALKS. THE PURPOSE OF THIS PLAN IS TO BRING THE SITE IN COMPLIANCE WITH THE ZONING REGULATIONS.
2. DOMESTIC WATER SUPPLY:
   SUBJECT SITE IS SERVED BY THE LOUISVILLE WATER COMPANY. ANY NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
3. THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
4. THE EXISTING MONUMENT SIGN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 8, OF THE LDC.
5. 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.
6. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
7. ALL INTERIOR SIDEWALKS THAT ABUT PARKING ARE 5' WIDE MINIMUM.
8. A SOLID FENCE + LANDSCAPING PER THE EXHIBIT (PLAN) PROVIDED AT THE APRIL 5TH, 2012 PLANNING COMMISSION PUBLIC HEARING (BINDING ELEMENT #11) HAS BEEN INSTALLED. A 6' HEIGHT SOLID SCREEN FENCE IS PROVIDED ALONG THE EAST AND NORTH PROPERTY LINES SHARED WITH THE SINGLE FAMILY RESIDENCES. THIS FENCE TRANSITIONS TO A THREE TO FOUR FOOT HEIGHT FENCE WITHIN THE 15' FRONT YARD ALONG OLDSHIRE ROAD AS REQUIRED BY THE CODE.

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING OR COMMERCIAL SIGNS SHALL BE PERMITTED METRO WORKS R/W.

PROJECT DATA:

FORM DISTRICT	NEIGHBORHOOD
PROPOSED ZONING	R7
EXISTING ZONING	R6
EXISTING LAND USE	MULTI FAMILY RESIDENTIAL
PROPOSED LAND USE	MULTI FAMILY RESIDENTIAL
TOTAL LAND AREA	9.44± AC. (411,331± SQ.FT.)
NO. OF DWELLING UNITS	166
BUILDING HT. (3 STORIES)	35'
PARKING SPACES REQUIRED	166 MINIMUM (1 SP./UNIT) 332 MAXIMUM (2 SP./UNIT)
PARKING SPACES PROVIDED	309 SPACES (INCLUDES 8 HDCP. SPACES & 30 GARAGE SPACES)
PARKING AREA RATIO	1.86 SP./UNIT
DENSITY (MAX ALLOWED 34.8)	17.59± D.U./A.C.
FLOOR AREA RATIO	0.60
OPEN SPACE REQUIRED (10%)	0.94± AC.
RECREATIONAL O.S. REQUIRED (5%)	0.47 A.C./20,473 S.F.
OPEN SPACE PROVIDED	2.79 AC.
RECREATIONAL O.S. PROVIDED	0.57 A.C./24,996 S.F.
MAX. BUILDING HEIGHT	35'
GROSS BLDG. SQUARE FOOTAGE	245,898± S.F.

LANDSCAPE DATA:

V.U.A .	115,714± S.F.
I.L.A. REQUIRED (7.5% X VUA)	8,679 S.F.
I.L.A. PROVIDED	9,646 S.F.

TREE CANOPY DATA:

LAND USE	MULTI-FAMILY
GROSS SITE AREA	411,331± SF (9.44 AC)
PRESERVED TREE CANOPY COVERAGE AREA	42,411 (10%)
NEW TREE CANOPY COVERAGE AREA REQUIRED	35,718 SF (9%)
TOTAL TREE CANOPY COVERAGE AREA REQUIRED	78,129 SF (19%)
NEW TREE CANOPY PLANTED:	
88-TYPE 'A' TREES 1-3/4" CAL. @ 720 SF	63,360 SF
15-TYPE 'B' TREES 1-3/4" CAL. @ 432 SF	6,480 SF
	69,840 SF
TOTAL TREE CANOPY COVERAGE AREA PROVIDED	116,390 SF (28%)

GRAPHIC SCALE 1"=40'
0 10 20 40 80

CASE# 21-ZONEPA-0069
Related Case #9-44-04, 19166, 16553, 15DEVPLAN1115, 15DEVPLAN1063 & 16DEVPLAN1136
MSD WM # 8691

MINDEL SCOTT
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OWNER / DEVELOPER
PRESTON CROSSING, LLC
9500 GOLDERS GREEN CIRCLE
LOUISVILLE, KENTUCKY 40229

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

THE WILLARD AT PRESTON CROSSING

9500 GOLDERS GREEN CIRCLE
LOUISVILLE, KENTUCKY 40229
TAX BLOCK: 3582 LOT 8
D.B. 10411, PG. 779

Revisions	
09/17/21	PER AGENCY COMMENTS

Vertical Scale: N/A

Horizontal Scale: 1"=40'

Date: 8/23/21

Job Number: 2221-700

Sheet 1 of 1

Received September 20, 2021 Planning & Design 21-ZONEPA-0069