

GENERAL NOTES:

- NO NEW CONSTRUCTION IS PROPOSED. THE PURPOSE OF THIS PLAN IS TO BRING THE SITE IN COMPLIANCE WITH THE ZONING REGULATIONS.
- 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.
- THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
- THE EXISTING MONUMENT SIGN COMPLIES WITH 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.
- DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING ARE 5' WIDE MINIMUM.
- A SOLID FENCE + LANDSCAPING PER THE EXHIBIT (PLAN) PROVIDED AT THE APRIL 5TH, 2012 PLANNING COMMISSION PUBLIC HEARING (BINDING ELEMENT #1) 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.

MSD NOTES:

- WASTEWATER: SANITARY SEWER BY EXISTING CONNECTION TO THE DEREK GUTHRIE WASTEWATER TREATMENT PLANT, SUBJECT TO CHARGES AND FEES.
- 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.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111C0128 E).
- AN MSD DRAINAGE BOND WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.

PUBLIC WORKS AND KTC NOTES:

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

PROJECT DATA:

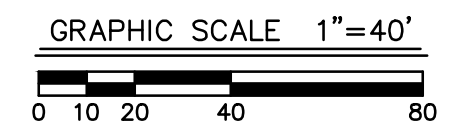
FORM DISTRICT	R7	NEIGHBORHOOD	R7
EXISTING ZONING	R8	EXISTING ZONING	R8
PROPOSED LAND USE	MULTI FAMILY RESIDENTIAL	PROPOSED LAND USE	MULTI FAMILY RESIDENTIAL
TOTAL LAND AREA	9.44± AC. (411,331± SQ.FT.)	TOTAL LAND AREA	9.44± AC. (411,331± SQ.FT.)
NO. OF DWELLING UNITS	166	NO. OF DWELLING UNITS	166
BUILDING HT. (3 STORIES)	35'	BUILDING HT. (3 STORIES)	35'
PARKING SPACES REQUIRED	166 MINIMUM (1 SP./UNIT)	PARKING SPACES REQUIRED	166 MINIMUM (1 SP./UNIT)
PARKING SPACES PROVIDED	332 MAXIMUM (2 SP./UNIT)	PARKING SPACES PROVIDED	332 MAXIMUM (2 SP./UNIT)
PARKING AREA RATIO	309 SPACES (INCLUDES 8 HDCC. SPACES & 30 GARAGE SPACES)	PARKING AREA RATIO	309 SPACES (INCLUDES 8 HDCC. SPACES & 30 GARAGE SPACES)
FLOOR AREA RATIO	1.86 SP./UNIT	FLOOR AREA RATIO	1.86 SP./UNIT
OPEN SPACE REQUIRED (10%)	17.59± D.U./A.C.	OPEN SPACE REQUIRED (10%)	17.59± D.U./A.C.
RECREATIONAL O.S. (REQUIRED 5%)	0.60	RECREATIONAL O.S. (REQUIRED 5%)	0.60
GROSS BLDG. SQUARE FOOTAGE	0.94± AC.	GROSS BLDG. SQUARE FOOTAGE	0.94± AC.
	2.83 AC.		2.83 AC.
	0.34 AC.		0.34 AC.
	35'		35'
	245,898± S.F.		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	9,137 S.F.

TREE CANOPY DATA:

LAND USE	MULTI-FAMILY (35%)
GROSS SITE AREA	411,331± S.F. (9.44 AC)
EXISTING TREE CANOPY/TO BE PRESERVED	XXX





MINDEL SCOTT
ASSOCIATES
ENGINEERING ► SURVEYING ► PLANNING ► LANDSCAPE ARCHITECTURE
315 E. JEFFERSON BLVD., LOUISVILLE, KY 40219
502-465-1508 ► WWW.MINDELSCOTT.COM

OWNER / DEVELOPER
PRESTON CROSSING, LLC
11011 PRESTON GARDENS COURT
LOUISVILLE, KENTUCKY 40229

DETAILED DEVELOPMENT PRE-APPLICATION PLAN
THE WILLARD AT PRESTON CROSSING
9501 GOLDERS GREEN CIRCLE
LOUISVILLE, KENTUCKY 40229
TAX BLOCK: 3582 LOT 8
D.B. 10411, PG. 779

Vertical Scale: N/A	Horizontal Scale: 1"=40'
Date: 6/14/21	
Job Number: 2221-700	
Sheet	
1	
of 1	

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