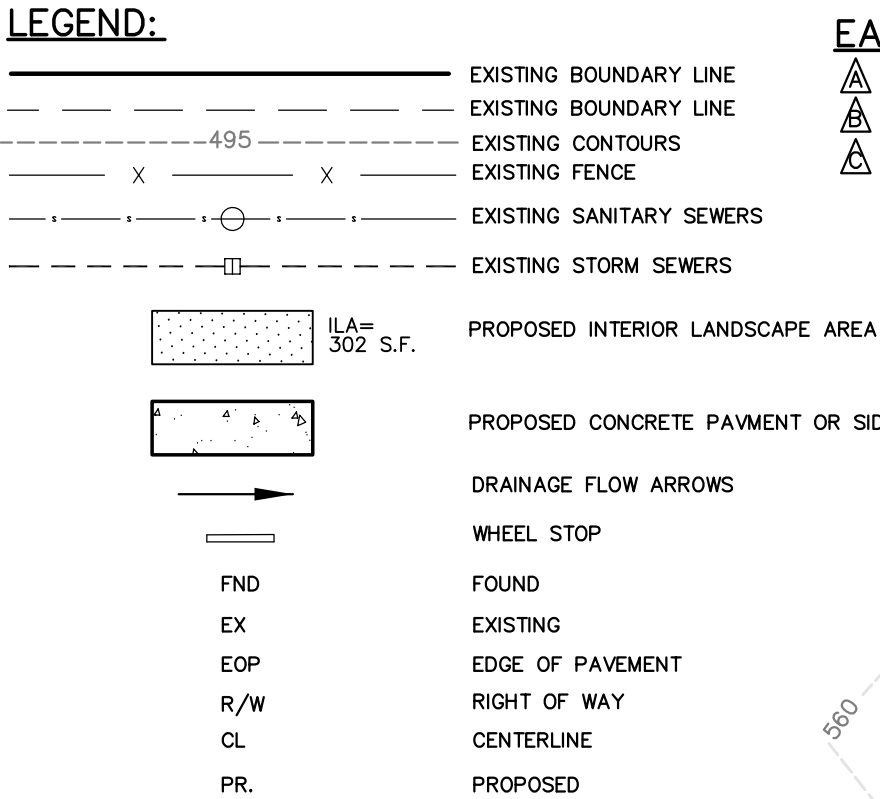


PROJECT DATA:
GROSS PROPERTY SIZE 432,640.43 S.F. / 9.93 AC.
EXISTING USE MULTI-FAMILY CONDOMINIUM
EXISTING ZONING R5A
EXISTING FORM DISTRICT NEIGHBORHOOD FORM DISTRICT & SUBURBAN WORKPLACE FORM DISTRICT
PROPOSED USE UNCHANGED REVISED DETAILED DISTRICT
PROPOSED ZONING DEVELOPMENT PLAN
PROPOSED FORM DISTRICT UNCHANGED
EXISTING TOTAL BUILDING SIZE 94,336 S.F. ±
EXISTING TOTAL UNITS 44 UNITS
EXISTING DWELLING UNITS / AC. 4.43 D.U./AC (12.01 MAX. ALLOWED)
EXISTING BUILDING HEIGHT 2 STORY
PROPOSED TOTAL BUILDING SIZE 34,384 S.F. ±
PROPOSED TOTAL UNITS 26 UNITS
PROPOSED DWELLING UNITS / AC. 2.62 D.U./AC (12.01 MAX. ALLOWED)
PROPOSED BUILDING HEIGHT 35' (2 STORIES)
TOTAL BUILDING SIZE 128,720 S.F. ±
TOTAL UNITS 70 UNITS
TOTAL DWELLING UNITS / AC. 7.05 D.U./AC (12.01 MAX. ALLOWED)
MIN. LOT SIZE 6,000 S.F. (PROVIDED 432,640.43 S.F.)
MIN. LOT WIDTH 25' (PROVIDED 529')
MIN. FRONT YARD / STREET SIDE YARD SETBACK 15' FRONT YARD (SEE PLAN)
MIN. SIDE YARD 5' (SEE PLAN)
MIN. REAR YARD 5' (SEE PLAN)
MAX. BUILDING HEIGHT 35' (2 STORIES / 35' ±)
MIN. PARKING SPACES 70 PARKING SPACES (1 SPACE / DWELLING UNIT)
MAX. PARKING SPACES 140 PARKING SPACES (2 SPACES / DWELLING UNIT)
EXISTING SPACES PROVIDED 130 PARKING SPACES
PROPOSED SPACES PROVIDED 10 PARKING SPACES
TOTAL PARKING PROVIDED 140 PARKING SPACES
OPEN SPACE REQUIRED 64,896.07 (15%)
OPEN SPACE PROVIDED 64,896.07 (UNCHANGED)
EXISTING VEHICLE USE AREA 90,385 S.F.
PROPOSED VEHICLE USE AREA 2,287 S.F.
TOTAL VEHICLE USE AREA 92,672 S.F.
NEW INTERIOR LANDSCAPE AREA REQ. (7.5%) 6,950.4 S.F.
INTERIOR LANDSCAPE ARE PROVIDED 9,343 S.F. (UNCHANGED) ***REVISED PLAN DID NOT CREATE ANY NEW VIA THE ILA'S SHOWN ARE BASED ON PREV. CASE #09-044-04***

- 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 ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES PREVENTING PROTECTION 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."
 - 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 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 41.3 OF THE LDC.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT IF THE THRESHOLDS ARE MET FOR THE AREA OF THE PLAN THAT IS BEING REVISED.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
 - STREET TREES ARE REQUIRED PER CHAPTER 10 OF THE LDC.
 - UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
 - STEEP SLOPES OF 20% OR 30% ARE NOT APPARENT ON SITE WITHIN THE PLANNED REVISED DEVELOPMENT AREAS.
 - BASED ON AN INSPECTION BY ASHER ENGINEERING, DATED 6.26.23 NO KARST TERRAIN WAS VISUALLY OBSERVED AT THE LOCATION OF THE PLANNED REVISED DEVELOPMENT AREAS.
 - EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX-INCH SANITARY SEWER.
 - OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
 - SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
 - ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - ANY POOL & POOL EQUIPMENT ROOM MUST BE SUBMITTED TO THE HEALTH DEPARTMENT FOR SEPARATE APPROVAL.
 - MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
 - PLANS MUST BE SUBMITTED TO THE HEALTH DEPT. PRIOR TO CONSTRUCTION.

- MSD NOTES:**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - WASTEWATER BY MSD: SANITARY SEWER SERVICE PROVIDED BY A LE AND NEW PSC'S FOR THE ADDITIONAL BUILDINGS, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
 - DRAINAGE / STORM WATER: SITE PREVIOUSLY PAID THE RFFX1.5 FOR THE INCREASED RUN OFF IN LIEU OF ONSITE STORM WATER DETENTION.
 - 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.
 - MSD SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.
 - THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 37,685 S.F.

- TRANSPORTATION PLANNING NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND LOUISVILLE METRO WORKS R/W WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT OF WAY MUST CONFORM WITH DISTRICT 5 LIST APPROVED TREE SPECIES.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY LOUISVILLE METRO PUBLIC WORKS.
 - VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS STANDARDS.
 - 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.
 - 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, IF REQUIRED.
 - 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.
 - 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 WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
 - ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BE BUILT TO CURRENT ADA STANDARDS AND THE CURB LINE TO BE RESTORED.
 - CONSTRUCTION PLANS, BOND, AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC PRIOR TO CONSTRUCTION APPROVAL TO FOR ALL WORK DONE IN THE STATE R/W.
 - EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT KYTC STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
 - CONSTRUCTION PLANS, BOND, AND KTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
 - RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
 - ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
 - THERE SHALL BE NO PARKING NOR ANY PORTION OF ANY PARKING LOT ON STATE RIGHT OF WAY.

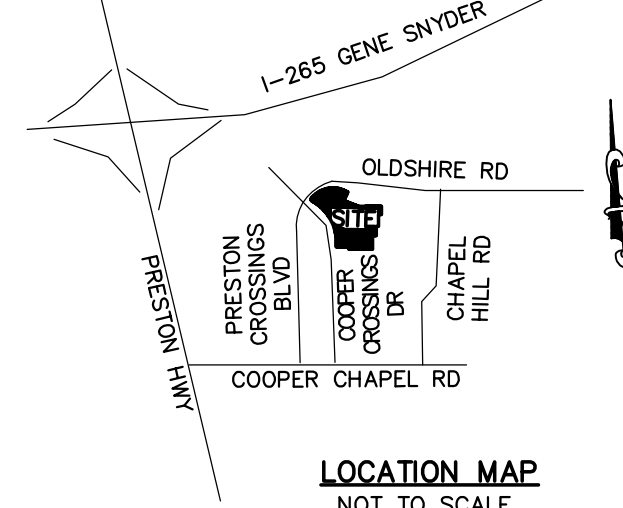


EASEMENT LEGEND:

- PR. 15' SAN. SEWER & DRAINAGE ESMT.
- EX. 15' SAN. SEWER & DRAINAGE ESMT.
- EX. 30' LOUISVILLE WATER CO ESMT.

PRESTON CROSSING LLC
400 W MARKET ST 32ND FL
FL 32
LOUISVILLE, KY 40202-3346
T.B. 3582, LOT 8
D.B. 10411, PG. 779
R7/NFD

RICHARD & CYNTHIA MESSER
9516 WOOD HOLLOW RD
LOUISVILLE, KY 40229-1235
T.B. 2074, LOT 126
D.B. 6939, PG. 291
R4/NFD



TREE CANOPY * PER L-056-06 *****

CANOPY CLASS	MULTI-FAMILY
LAND AREA	432,640.43 S.F. / 9.93 AC.
EX. TREE CANOPY	144,000 S.F. (33.3%)
PRESERVED TREE CANOPY	144,000 S.F. (33.3%)
EX. 97 TYPE "A" TREES	116,400 S.F.
EX. 1,200 S.F. EACH	
EX. 38 TYPE "B" TREES	27,360 S.F.
EX. 720 S.F. EACH	
EX. 1 TYPE "C" TREE	240 S.F.
EX. 240 S.F. EACH	
TREE CANOPY AREA % REQ.	35%
TREE CANOPY AREA REQ.	151,424 S.F.
NEW TREE CANOPY AREA PROVIDED	8,400 S.F.
7 TYPE "A" TREES	
EX. 1,200 S.F. EACH	
TOTAL TREE CANOPY % PROVIDED	152,400 S.F. (35.2%)

DRAINAGE CALCULATIONS:

SITE DISTURBANCE AREA = 37,685 S.F. / 0.87 AC.
TOTAL SITE AREA = 432,640.43 S.F. / 9.93 AC.
TOTAL EXISTING IMPERVIOUS AREA = 144,454 S.F.
TOTAL PROPOSED IMPERVIOUS AREA = 26,540 S.F.
TOTAL PROPOSED PERVIOUS AREA = 0 S.F.
EXISTING RUN-OFF COEFFICIENT = 0.48 (C)
DEVELOPED RUN-OFF COEFFICIENT = 0.53 (C)
RUNOFF VOLUME CALCS:
X GRA/12 FOR 1 HOUR 100 YR. STORM
= (0.53-0.48) (2.8) (9.93 ACRES) / 12
= 0.1159 AC.-FT.

SITE PREVIOUSLY PAID THE RFFX1.5 FOR THE INCREASED RUN OFF IN LIEU OF ONSITE STORM WATER DETENTION.

FLOOD NOTE:

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER A REVIEW OF FIRM MAP #21111C0111E, EFFECTIVE 12/5/06. BASED ON THE ABOVE INFORMATION THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YR FLOOD PLAIN.

SOIL DESCRIPTION:

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURAL SOIL SURVEY, THE SITE CONSISTS OF URBAN LAND-ALFIC UDARENTS COMPLEX, FRAGIPAN SUBSTRATUM-OVER HARD BEDROCK (UHC) AND URBAN LAND-ALFIC UDARENTS COMPLEX, CLAYEY SUBSTRATUM-OVER HARD (UJC) BEDROCK.

APPLICABLE MSD STANDARD DRAWINGS:

STABILIZED CONSTRUCTION ENTRANCE [TGC] ER-01-03
SILT FENCE [SF] EF-09-02

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND- DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED.

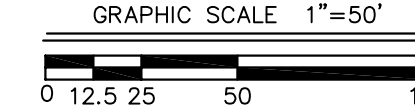
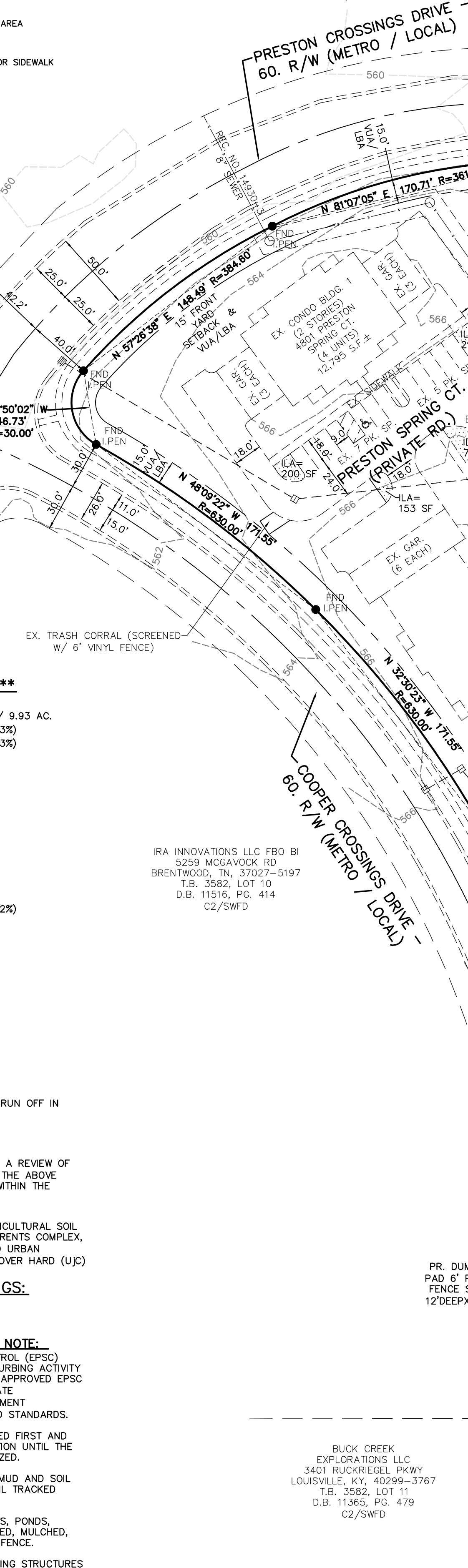
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.



CASE # 23-DDP-0035,
PREVIOUS CASE #
09-044-04, L-056-06
MSD WM # 8691
FIRE PROTECTION DISTRICT:
OKOLONA
COUNCIL DISTRICT: 24

C. R. P. & ASSOCIATES, INC.
7321 New LaGrange Road, Suite 111
Louisville, KY 40222
(502)423-8747

DEVELOPER
BRENTWOOD PROPERTY DEVELOPMENT, LLC
11200 BRENTWOOD BLVD
LOUISVILLE, KY 40223

OWNER
VILLAGE AT PRESTON CROSSING CONDOMINIUM ASSOCIATION
5151 PERSONS BLVD SUITE 103
LOUISVILLE, KY 40219

PROJECT
VILLAGE AT PRESTON CROSSING
LOT 9 BUILDINGS 4 & 5
4900 & 4902 CROSSING SPRING DR
9707 & 9709 PRESTON SPRING DR
LOUISVILLE, KY 40229
T.B. 3582, LOT 9
D.B. 8734, PG. 787

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
VILLAGE AT PRESTON CROSSING
LOT 9 BUILDINGS 4 & 5
(NOT FOR CONSTRUCTION)

NO.	DATE	DESCRIPTION	BY
2	7.13.26	Add sidewalk con to Chapel Hill Road	CRP
1	6.27.23	PER COMMENTS	

DATE
5.4.23

SHEET NO.
1 OF 1