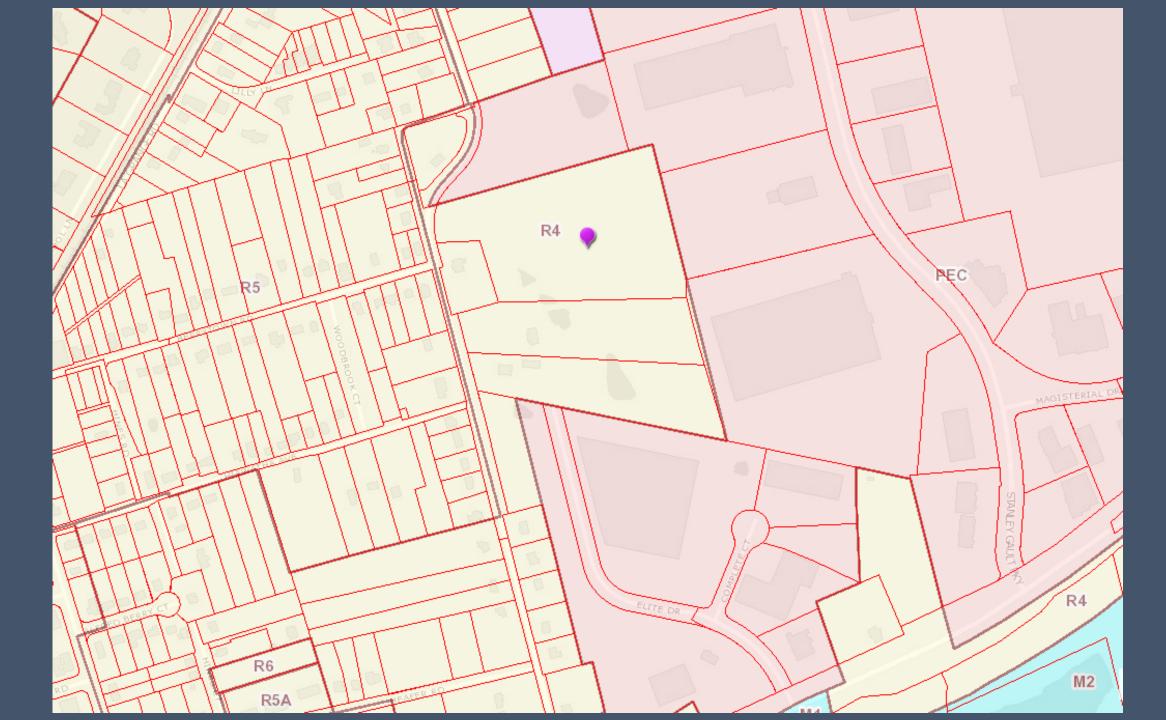
N. ENGLISH STATION ROAD APARTMENTS

Proposed Rezoning to R-6

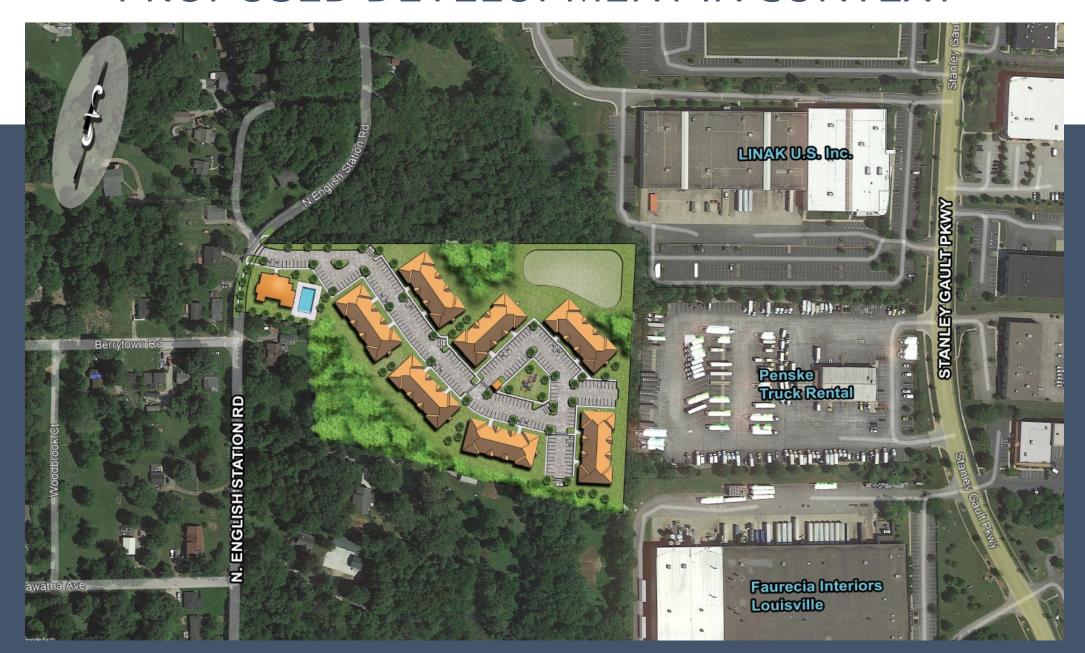
LDG Development, LLC



SUBJECT PROPERTY AND SURROUNDINGS



PROPOSED DEVELOPMENT IN CONTEXT



PROPOSED DEVELOPMENT





LOCATION MAP

PROJECT DATA

TOTAL SITE AREA = 10.23± Ac. (445,619 SF) NET SITE AREA EXISTING ZONING = 10.18± Ac. (443,544 SF) PROPOSED ZONING FORM DISTRICT -8-6- NEIGHBORHOOD EXISTING USE PROPOSED USE = UNDEVELOPED = MULTI-FAMILY RESIDENTIAL NO. OF UNITS BUILDING HEIGHT = 168 UNITS = 38' (35' MAX. ALLOWED) = 11,389 SF BUILDING AREA = 239,169 SF = 5,475 SF = 244,644 SF = 16.50 DU/Ac. (17.42 DU/Ac. WAX. ALLOWED) NET DENSITY = 15.42 DU/Ac. (KX DU/Ac. MAX. ALLOWED) GROSS DENSITY

= 168 SP

- TO BE DETERMINED BY DIRECTOR

PARKING REQUIRED

1 SP/UNIT MIN. (168 UNITS 2 SPAINIT MAX. (168 UNITS) CLUBHOUSE PARKING

TOTAL PARKING PROVIDED - 223 SPACES

(16 HC SPACES INCLUDED)

OPEN SPACE PROVIDED = 201,019 SF RECREATIONAL OPEN SPACE REQUIRED = 33,266 SF (50% OF REQUIRED)

TOTAL VEHICULAR USE AREA = 79,885 SF INTERIOR LANDSCAPE AREA REQUIRED = 5.991 SF INTERIOR LANDSCAPE AREA PROVIDED = 6,563 SF

EXISTING IMPERVIOUS PROPOSED IMPERVIOUS

- Parking areas and drive lanes to be a hard and durable surface.

 Construction plans, bend, and parmit are required by Metro Public Works prior to construction approval. There shall be no commencial signs in the right-of-east.

 Site lighting shall not skine in the eyes of drivers. If it does it shall be re-aimed, shielded, or furned offi. Construction femcing shall be executed prior to any construction or grading activities preventing compaction of roat systems of trees to be preserved. The finding shall enclose the area beneath the drie line of the tree congrey and shall remain in place. No parking, material storage, or construction contribles who can be preserved.
- permitted within the fenced area. Mitigation measures for dust control shall be in place during construction to prevent flugitive particulate emissions from reaching existing roads and neighboring properties. Compositive utilities shall be placed in a common trench unless otherwise required by appropriate agencies. Wheel stage or curring, at least six inches high and wise, shall be provided to prevent vehicles from overhoping doubting sideworks, properties or public right—of—auga, to protect inordicaged areas and adjacent properties. Wheel stage shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, actions or constructive.
- Benchmark and topographical information shown hereon were derived from survey. Boundary information was taken from survey.
- 10. Street trees to be provided in all adjocent rights-of-way. Final location and type to be shown on the

- 11. Constitution plans, bend and permit are required by Metro Public Works prior to construction approval.
 12. A Korat Survey meeting the requirements of Chapter 4, Part 3 of the Land Bevelopment Code ass constituted by A. Brigor Fuller, PE on December 16, 2022. Multiple closed deprecision exists on othe as determined by visual hispection and review of LOSC mapping, their of the depressions is a jurisdictional evilland and two others are jurisdictional open water ponds that by surface writer material according to the processing of the p report by RES dated February 15, 2022. The others have been created by man-made structures (concrete weirs, a headwall, and foundations of previously demolished building structures) and are not suspected to be sinkholes. The following korst features were also NOT encountered on site: Sinkhole Collapse Features. Surface Drainage Flowing Into Ground, Ephemeral Lakes (not fed by surface runoff), Cave Entrances, Sudaus face Cure Pussages, Springs or Sinking Stream Points.

- All retail shops must have individual connections per WSD's fats, alls and grease policy.
- Construction plans and documents shall comply with Louisville and Jefferson County Netropoliton Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Scribary sever service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.0ff-site essement required prior to MSD construction.

BUILDING RENDERINGS





PROPOSED CLUBHOUSE DESIGN



SAFE SIGHT DISTANCE CAN BE ACHIEVED

