

PROJECT DATA - LOT 1

TOTAL SITE AREA	=	±1.08 ACRES (47,274 SF)
EXISTING ZONING	=	R-6
FORM DISTRICT	=	NEIGHBORHOOD
PROPOSED ZONING	=	R-6
EXISTING USE	=	VACANT
PROPOSED USE	=	SENIOR HOUSING
BUILDINGS FOOTPRINT AREA	=	11,923 SF
F.A.R.	=	0.25
DENSITY (17 UNITS / 1.08 AC)	=	15.74 UNITS PER ACRE
BUILDING HEIGHT	=	(35' MAX. ALLOWED)
PROPOSED DWELLING UNITS	=	17
PROPOSED USE	=	SENIOR HOUSING
PARKING REQUIRED	MIN. MAX.	
0.5 PER UNIT MIN.	=	9 SPACES
1.5 PER UNIT MAX.	=	26 SPACES
TOTAL PARKING REQUIRED	=	9 SP 26 SP
-10% TARC CREDIT	=	9 SP 26 SP
TOTAL PARKING PROVIDED	=	19 (2 ADA SP INCLUDED)
TOTAL VEHICULAR USE AREA	=	8,695 SF
ILA REQUIRED (5% VUA)	=	435 SF
ILA PROVIDED	=	636 SF
REQUIRED OPEN SPACE (15% SITE)	=	7,062 SF
REQUIRED RECREATIONAL OPEN SPACE	=	3,531 SF
PROPOSED OPEN SPACE	=	7,975 SF
PROPOSED RECREATIONAL OPEN SPACE	=	3,531 SF (PICNIC TABLES & BENCHES)
PROPOSED IMPERVIOUS AREA	=	26,350 SF

PROJECT DATA - LOT 2

TOTAL SITE AREA	=	±2.27 AC (99,104 SF)
DEDICATION AREA	=	±0.31 AC (13,795 SF)
NET SITE AREA	=	±1.96 AC (85,309 SF)
EXISTING ZONING	=	R-4 & R-6
FORM DISTRICT	=	NEIGHBORHOOD
PROPOSED ZONING	=	R-6
EXISTING USE	=	VACANT
PROPOSED USE	=	SENIOR HOUSING
BUILDINGS FOOTPRINT AREA	=	18,677 SF
F.A.R.	=	0.19
DENSITY (24 UNITS / 1.96AC)	=	12.24 UNITS PER ACRE
BUILDING HEIGHT	=	(35' MAX. ALLOWED)
PROPOSED DWELLING UNITS	=	24
PROPOSED USE	=	SENIOR HOUSING
PARKING REQUIRED	MIN. MAX.	
0.5 PER UNIT MIN.	=	12 SPACES
1.5 PER UNIT MAX.	=	36 SPACES
TOTAL PARKING REQUIRED	=	12 SP 36 SP
-10% TARC CREDIT	=	11 SP 32 SP
TOTAL PARKING PROVIDED	=	28 (6 ADA SP INCLUDED)
TOTAL VEHICULAR USE AREA	=	13,335 SF
ILA REQUIRED (7.5% VUA)	=	1,000 SF
ILA PROVIDED	=	1,191 SF
REQUIRED OPEN SPACE (15% SITE)	=	12,768 SF
REQUIRED RECREATIONAL OPEN SPACE	=	6,384 SF (GAZEBO AND WALKING PATH)
PROPOSED OPEN SPACE	=	13,700 SF
PROPOSED RECREATIONAL OPEN SPACE	=	6,575 SF
PROPOSED IMPERVIOUS AREA	=	42,144 SF

- WAIVER REQUEST:**
- A waiver is requested to allow the landscape buffer area adjacent to the C-1 zoned property to the west to be 8' rather than the required 25'.
 - A waiver to allow more than 50% overlap of the proposed landscape buffer and existing water easement along the east property line.

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - An encroachment permit and bond will be required for all work done in the right-of-way.
 - No increase in drainage run off to state roadways.
 - There shall be no commercial signs in the Right of Way.
 - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
 - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
 - Access easement to Cardinal Oaks Drive to be obtained.
 - Bicycle parking to be centrally located on each parcel.
 - This boundary created from existing deeds and plats and does not constitute a survey.
 - Detention basins to be landscaped around the outer perimeter.
 - The Developer/Property Owner shall keep the bus stop clean, install a trash receptacle and empty the receptacle on a weekly or as needed basis.

SITE ADDRESSES:
 7717, 7721 & 7727 SAINT ANDREWS CHURCH ROAD
 LOUISVILLE, KENTUCKY 40214
 7717: TAX BLOCK 1033, LOT 0129
 D.B. 10057, PG. 0737
 7721: TAX BLOCK 1033, LOT 0104
 D.B. 10057, PG. 0729
 7727: TAX BLOCK 1033, LOT 0120
 D.B. 10057, PG. 0733

OWNER:
 GEORGE E KOPPEL JR REV TRUST U
 A & EULA C KOPPEL REV TRUST U A
 2781 ELK CREEK RD,
 TAYLORSVILLE, KY 40071-9213

COUNCIL DISTRICT - 25
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
 19ZONE1036
 WM#11972

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
 ΔC = 0.75-0.23=0.52
 A = ACRES = 3.03
 R = INCHES = 2.8
 X = (C)(A)(R)/12 = 0.367 AC.-FT.
 X = CU.FT. = 15,986 CU.FT
 PLUS 50% REDUCTION = (15,986)(1.5)REQUIRED= 23,844

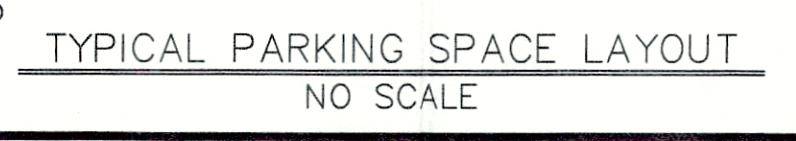
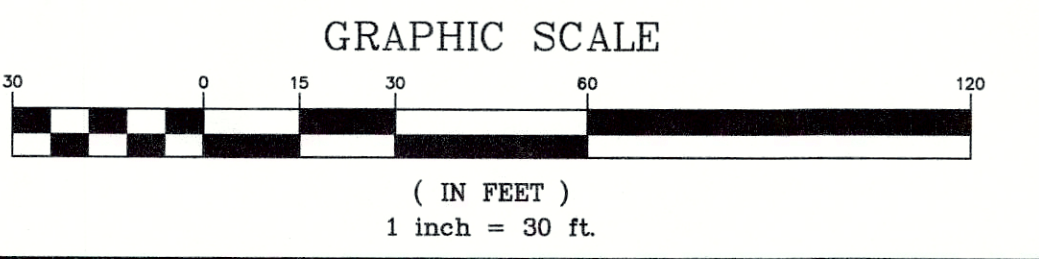
PROVIDED BASIN
 BASIN #1 = 4,500 SQ.FT. @ APPROX. 4 FT. DEPTH = 18,200
 BASIN #2 = 3,900 SQ.FT. @ APPROX. 2 FT. DEPTH = 7,800
 TOTAL = 26,000 CU.FT.
 = 26,000 CU.FT. > 23,844 CU.FT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 138,342 SF
 EXISTING TREE CANOPY AREA = 0 SF
 EXISTING TREE CANOPY TO BE PRESERVED = 0%
 TOTAL TREE CANOPY AREA REQUIRED = 20% (27,668 SF)
 TOTAL TREE CANOPY TO BE PLANTED AREA = 27,668 SF (20% OF SITE AREA)

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request has been submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0089 E dated December 5, 2006.
- Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive. A 50% reduction to the 100-year storm is required.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- Detention basins to be accessed from Cardinal Oaks Drive through existing sewer and drainage easements along southern property line.



LEGEND

- G --- EX. UNDERGROUND GAS LINES
- W --- EX. UNDERGROUND WATER LINES
- E --- EX. OVERHEAD ELECTRIC LINES
- X --- EX. FENCE
- S --- EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- S --- EXISTING SEWER AND MANHOLE
- S --- PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- S --- PROPOSED SEWER AND MANHOLE
- ⇒ DRAINAGE FLOW DIRECTION
- 502 --- EX. CONTOUR
- D --- EX. DITCH/SWALE
- Z --- EX. ZONING LINE
- T --- EX. OFF-SITE TREES TO BE PRESERVED

REVISIONS

NO.	DATE	DESCRIPTION
1	5-21-19	PER AGENCY COMMENTS
2	5-24-19	FORMAL FILING
3	6-4-19	REV PER UPDATED ESMTS

PROJECT DATA
 FILE NAME: 19093-PRF_APP.DWG
 DATE: 5-4-19
 SCALE: AS SHOWN
 DRAWN BY: ARH
 CHECKED BY: MH

PROFESSIONAL'S SEAL

LD&D
LAND DESIGN & DEVELOPMENT, INC.
 500 WESTERN MANE BLVD. SUITE 100, LOUISVILLE, KY 40203
 FAX: 502.466.9776 PHONE: 502.466.9774
 WEB SITE: WWW.LD-D.COM

DETAILED DISTRICT DEVELOPMENT PLAN
EPISCOPAL SENIOR LIVING
 OWNER/DEVELOPER
EPISCOPAL RETIREMENT SERVICES
 2870 VIRGINIA AVENUE
 CINCINNATI, OHIO 45227

JOB NO. 19093
SHEET 1 OF 1

RECEIVED
 JUN 05 2019
 CIVIL ENGINEERING SERVICES