



WEBER GROUP, INC.  
5233 PROGRESS WAY  
SELLERSBURG, IN 47172  
P: 812.246.2100  
F: 812.246.2109  
www.webergroupinc.com



7717 + 7721 + 7727  
St. Andrews Church Road  
Louisville, Kentucky 40214  
site plan

DATE	10.6.2020
DRAWN	em
JOB	AAH-01-20
SHEET	

date 8.14.2020  
drawn em  
job AAH-01-20  
sheet

**A1.0**



LOCATION MAP  
N.T.S.

PROJECT DATA - LOT 1

TOTAL SITE AREA	= 1.08 ACRES (47,274 SF)
EXISTING ZONING	= R-6
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= VACANT
PROPOSED USE	= PATIO HOMES
BUILDINGS FOOTPRINT AREA	= 14,684 SF
F.A.R.	= 0.31
DENSITY (12 UNITS / 1.08 AC)	= 11.11 UNITS PER ACRE
BUILDING HEIGHT	= (35' MAX. ALLOWED)
PROPOSED DWELLING UNITS	= 12

PARKING REQUIRED	MIN.	MAX.
1.5 PER UNIT MIN	= 18 SPACES	
2.5 PER UNIT MAX		= 30 SPACES
TOTAL PARKING REQUIRED	= 18 SP	30 SP
-10% TARC CREDIT	= 16 SP	27 SP
TOTAL PARKING PROVIDED	= 20 SP	

TOTAL VEHICULAR USE AREA	= 6,932 SF
ILA REQUIRED (5% VUA)	= 347 SF
ILA PROVIDED	= 609 SF
REQUIRED OPEN SPACE (15% SITE)	= 7,091 SF
REQUIRED RECREATIONAL OPEN SPACE	= 3,531 SF
PROPOSED OPEN SPACE	= 7,249 SF
PROPOSED RECREATIONAL OPEN SPACE	= 3,702 SF (PICNIC TABLES & BENCHES)
PROPOSED IMPERVIOUS AREA	= 24,755 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
EXISTING USE	= VACANT
PROPOSED USE	= PATIO HOMES
BUILDINGS FOOTPRINT AREA	= 23,513 SF
F.A.R.	= 0.24
DENSITY (21 UNITS / 1.96 AC)	= 10.71 UNITS PER ACRE
BUILDING HEIGHT	= (35' MAX. ALLOWED)
PROPOSED DWELLING UNITS	= 21

PARKING REQUIRED	MIN.	MAX.
1.5 PER UNIT MIN	= 32 SPACES	
2.5 PER UNIT MAX		= 53 SPACES
TOTAL PARKING REQUIRED	= 32 SP	53 SP
-10% TARC CREDIT	= 29 SP	48 SP
TOTAL PARKING PROVIDED	= 33 (1 ADA SP INCLUDED)	

TOTAL VEHICULAR USE AREA	= 13,599 SF
ILA REQUIRED (7.5% VUA)	= 1,020 SF
ILA PROVIDED	= 1,228 SF
REQUIRED OPEN SPACE (15% SITE)	= 12,796 SF
REQUIRED RECREATIONAL OPEN SPACE	= 6,398 SF
PROPOSED OPEN SPACE	= 15,614 SF
PROPOSED RECREATIONAL OPEN SPACE	= 12,884 SF (GAZEBO AND WALKING PATH)
PROPOSED IMPERVIOUS AREA	= 42,546 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 12.5' 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:

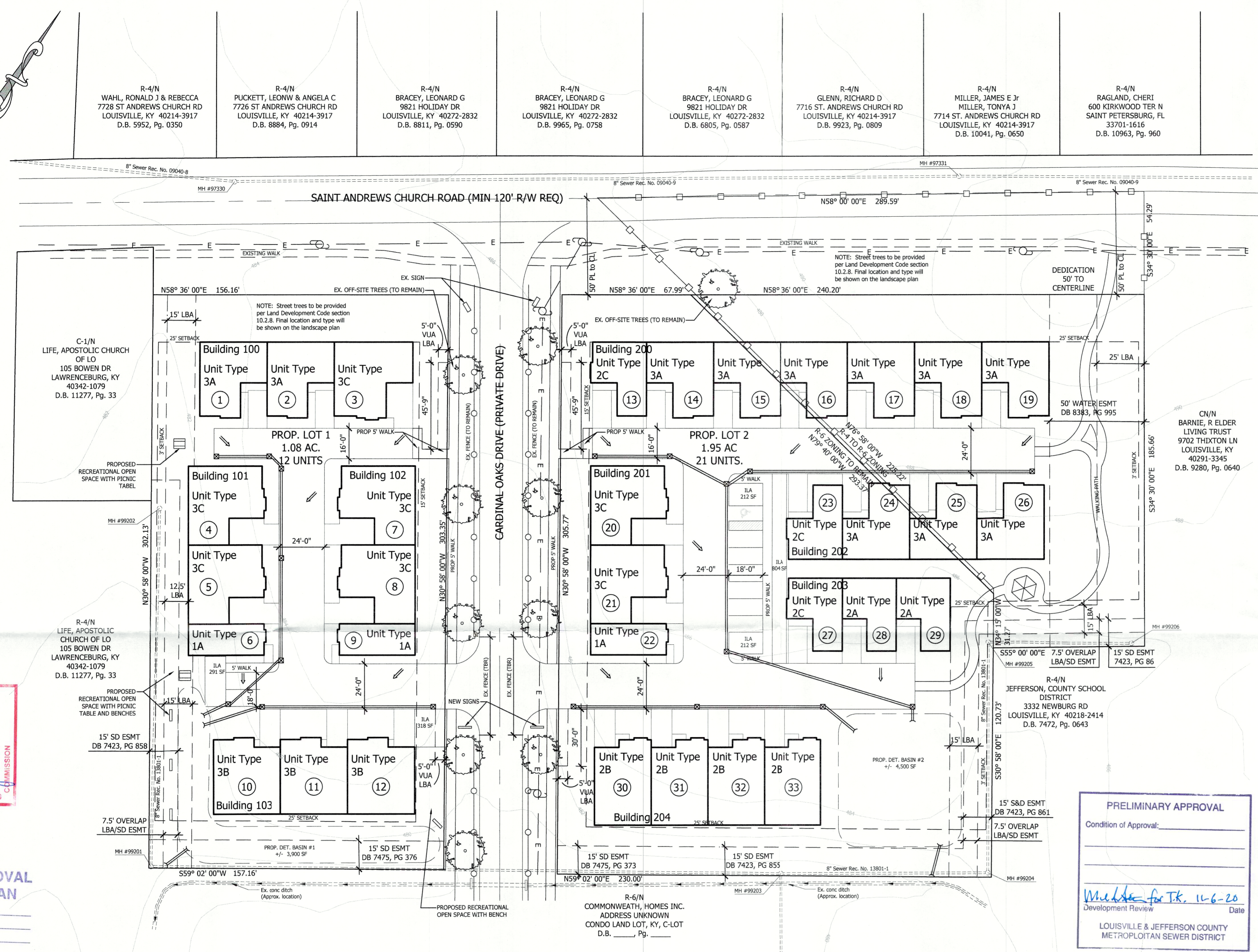
- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- Site lighting shall not shine in 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 drip line 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 rights-of-way, 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.
- Blocked parking to be centrally located on each parcel.
- This boundary created from existing deeds and plots 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, KY 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 TAYLORSVILLE, KY 40071-9213 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



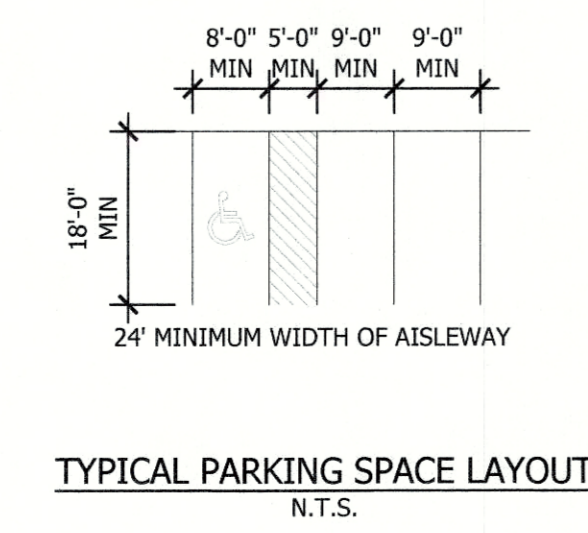
LOUISVILLE METRO PLANNING COMMISSION  
APPROVED DISTRICT DEVELOPMENT PLAN  
DOCKET NO. 20-DDP-0019  
APPROVAL DATE 11-12-20  
EXPIRATION DATE 11-12-22  
SIGNATURE OF PLANNING COMMISSION

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:  
BY: [Signature]  
DATE: 11/11/20  
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

LEGEND

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



DETENTION BASIN CALCULATIONS

X = Δ CRA/12  
Δ = 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)(.5)REQUIRED = 23,844

PROVIDED BASIN  
BASIN #1 = 4,500 SQ.FT. @ APPROX. 4FT. DEPTH = 18,200  
BASIN #2 = 3,900 SQ.FT. @ APPROX. 2FT. DEPTH = 7,800

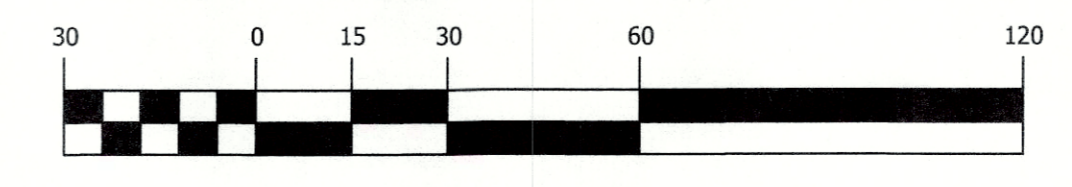
TOTAL = 26,000 CU.FT.  
= 26,000 CU.FT > 23,844 CU.FT

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 = 35% (48,419 SF)  
TOTAL TREE CANOPY TO BE PLANTED = 48,419 SF (35% 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, 2005.
- 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.



PRELIMINARY APPROVAL  
Condition of Approval:  
[Signature]  
Development Review Date 11-6-20  
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED  
NOV. 02 2020  
PLANNING & DESIGN SERVICES