

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	= APARTMENTS
BUILDINGS FOOTPRINT AREA	= 7,819 SF
F.A.R.	= 0.17
DENSITY (18 UNITS / 1.08 AC)	= 16.67 UNITS PER ACRE (17.42 MAX)
BUILDING HEIGHT	= (35' MAX. ALLOWED)
PROPOSED DWELLING UNITS	= 18

PARKING REQUIRED	MIN.	MAX
1 PER UNIT MIN	= 18 SPACES	
2 PER UNIT MAX		= 36 SPACES
TOTAL PARKING REQUIRED	= 18 SP	36 SP
-10% TARC CREDIT	= 16 SP	33 SP
TOTAL PARKING PROVIDED	= 30 SP (2 ADA SP INCLUDED)	

TOTAL VEHICULAR USE AREA	= 10,640 SF
ILA REQUIRED (10% VUA)	= 1,064 SF
ILA PROVIDED	= 1,770 SF
REQUIRED OPEN SPACE (10% SITE)	= 4,727 SF
REQUIRED RECREATIONAL OPEN SPACE	= 2,364 SF
PROPOSED OPEN SPACE	= 8,028 SF
PROPOSED RECREATIONAL OPEN SPACE	= 3,038 SF (PICNIC TABLES & BENCHES)
PROPOSED IMPERVIOUS AREA	= 21,292 SF

WAIVER REQUEST:

1. A waiver is requested to allow the landscape buffer area adjacent to the C-1 zoned property to the west to be 9.5' rather than the required 25' and the landscape buffer area adjacent to the R-4 zoned property to the west to be 9.5' rather than the required 15'.
2. A waiver to allow more than 50% overlap of the proposed landscape buffer and existing water easement along the east property line.

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways
4. There shall be no commercial signs in the Right of Way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. 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.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. 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.
9. Access easement to Cardinal Oaks Drive to be obtained.
10. Blocked parking to be centrally located on each parcel.
11. This boundary created from existing deeds and plots and does not constitute a survey.
12. Detention basins to be landscaped around the outer perimeter.
13. 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.

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
Δ = 0.75-0.23=0.52
A = ACRES = 1.08 3.03
R = INCHES = 2.8
X = (C)(A)(R)/12 = 0.131 AC.-FT. 0.367
X = CU.FT. = 5,706 CU.FT
PLUS 50% REDUCTION = (5,706)(1.5)REQUIRED= 8,559

PROVIDED BASIN
BASIN = 3,900 SQ.FT. @ APPROX. 2.5FT. DEPTH = 9,750
= 9,750 CU.FT > 8,559 CU.FT

TREE CANOPY CALCULATIONS

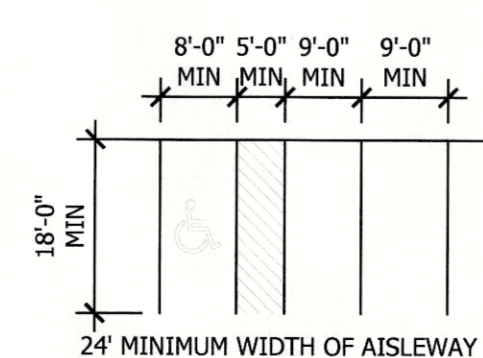
TOTAL SITE AREA = 47,274 SF
EXISTING TREE CANOPY AREA = 0 SF
EXISTING TREE CANOPY TO BE PRESERVED = 0%
TOTAL TREE CANOPY AREA REQUIRED = 35% (16,546 SF)
TOTAL TREE CANOPY TO BE PLANTED = 16,546 SF (35% OF SITE AREA)

MSD NOTES:

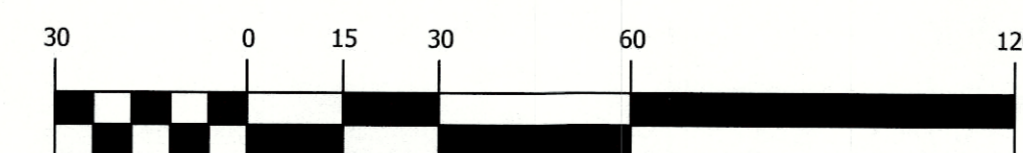
1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
2. Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request has been submitted to MSD.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0089 E dated December 5, 2005.
4. Drainage pattern depicted by arrows (==>) is for conceptual purposes.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. 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.
7. 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.

LEGEND

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



TYPICAL PARKING SPACE LAYOUT
N.T.S.



NOT FOR CONSTRUCTION



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site plan

date	6.15.2022
drawn	em
job	AAH-01-20
sheet	

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