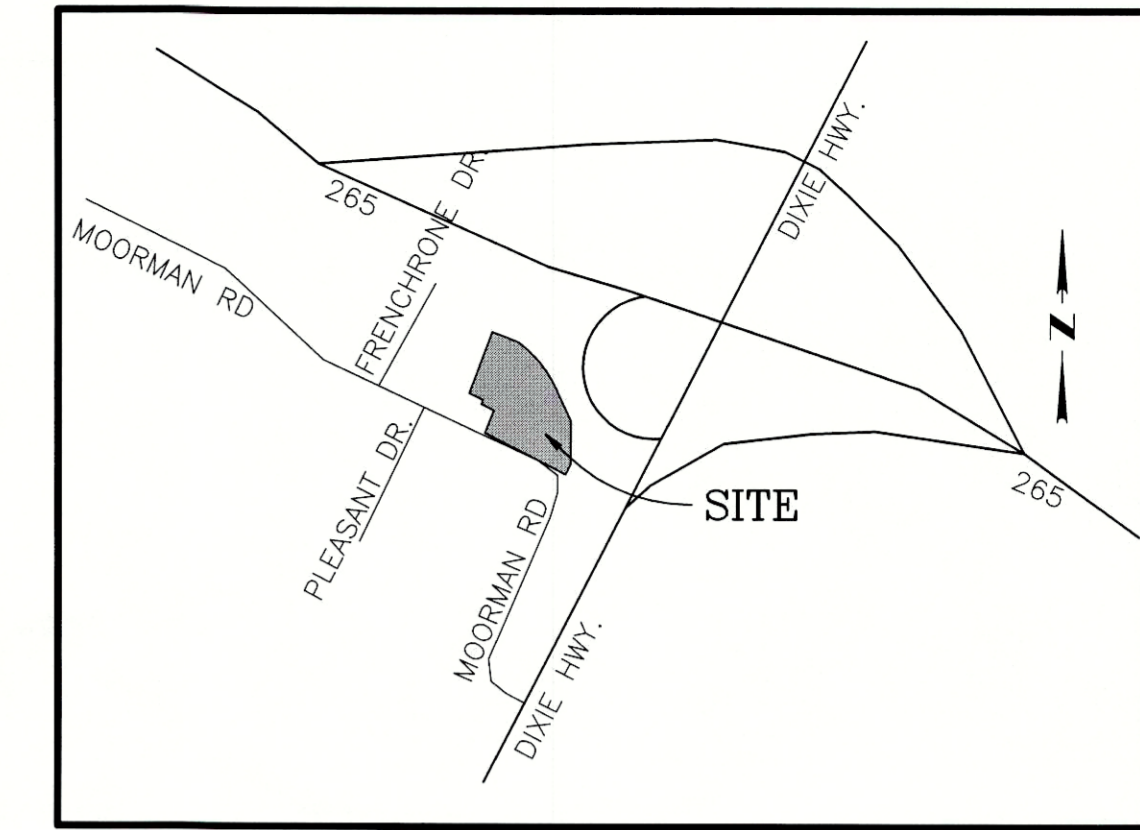


TREE SCHEDULE

TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	FP	14	<i>Ficea pungens</i>	Colorado Spruce	6'
	TP	18	<i>Thuja plicata</i>	Giant Arborvitae	6'
A	AR	9	<i>Acer rubrum</i> (straight species)	Red Maple	2" CAL.
A	AP	12	<i>Acer platanoides</i>	Columnar Maple	2" CAL.
A	PS	12	<i>Prunus snofozam</i>	Snow Fountain	18" min ht. 5' O.C.
A	VP	8	<i>Viburnum plicatum</i>	Summer Snowflake	2" CAL.
C	CC	6	<i>Cercis canadensis</i>	Redbud	2" CAL.



VICINITY MAP

Site Development Data

Location: 6201 Moorman Road
 Inst. No. D.B. 10115 PG 283
 Tax Block, Lot, Sublot: 1052 91
 Area: 6.51
 283,672.29
 C-1
 Zoning: Neighborhood
 Form District: N
 Form District Transit Zone: N
 Enterprise Zone: N
 Existing Use: Vacant
 Proposed Use: Multi Family Residential

OWNER:
 RIVER BREEZE SOUTH, LLC
 1905 # 7 SAFE HARBOR
 LOUISVILLE, KY 40216

Building Summary

Building	Stories	Footprint Area	Floor Area	Height	Dwelling Units	Bedroom	Split
1	2	7,570 S.F.	15,139 S.F.	26'	16	8	8
2	2	7,570 S.F.	15,139 S.F.	26'	16	8	8
3	3	8,197 S.F.	24,590 S.F.	35'	24	6	18
4	1	2,274 S.F.	2,274 S.F.	18'	0	0	0
5	2	7,785 S.F.	15,570 S.F.	26'	8	4	4
6	2	7,570 S.F.	15,139 S.F.	26'	16	8	8
7	3	8,197 S.F.	24,590 S.F.	35'	24	6	18
8	3	8,832 S.F.	26,496 S.F.	35'	24	0	24
TOTALS		53,993 S.F.	130,937 S.F.		128	40	88

Parking Summary

Multi-Family 1.5 space per dwelling unit Min 3.0 spaces per dwelling unit Max
 128 Dwelling Units
 Total Spaces Required 192 384
 Spaces Provided 225 spaces
 Total Spaces Provided 233 Total
 9.25 Parking Space Requirements
 Multi-family residential dwellings units are exempt from bicycle parking requirements.

Density and Floor Area Ratio

Building Footprint Total 53,993 S.F.
 Gross Floor Area Total: 130,937 S.F.
 F.A.R. 0.46
 Max Allowed F.A.R. 1.0
 Dwelling Units per acre 19.7 DU/acre
 Max Allowed DU/Acre 34.84 DU/acre
 Max Allowed Dwelling Units 227 DU

Dimensional Standards

Building Setbacks Min Perimeter Buffering
 Front: 0' 15' LBA when parking adjacent to ROW
 Side: 0' 25' LBA when adjacent to Single Family Residential
 Street Side: 0' N/A
 Rear: 15' 50' Parkway LBA Buffer (75' Parkway BSL)
 Max. Height of Building: 45' or three stories

Tree Canopy

Class C Tree Canopy Category
 Gross Site Area 283,672 S.F.
 Existing Tree Canopy 29,556 S.F.
 Ex. Tree Canopy % 10.4 %
 Preserved Tree Canopy Coverage Area 29,556 S.F.**
 Preserved Tree Canopy Coverage % 10.4 %
 New Tree Canopy Required % 6.6 %
 New Tree Canopy Area Required 18,722.4 S.F.
 Total Tree Canopy Coverage % Required 17.0 %
 Total Tree Canopy Coverage Area Required 48,278.4 S.F.
 Tree Canopy Preserved 29,556 S.F.
 New Tree Canopy Provided 28,908 S.F.**
 Tree Canopy Provided 58,464 S.F.
 % Tree Canopy Provided 20.6 %

**Existing Tree Canopy field measured by location of Tree Masses.

**New Tree Canopy Breakdown

25' LBA TREES
 16 Type A Trees @ 1-3/4" cal. 900 s.f.ea 14400 S.F.
 5 Type B Trees @ 1-3/4" cal. 432 s.f.ea 2160 S.F.
 14 Type A Trees @ 1-3/4" cal. 900 s.f.ea 6300 S.F.
 14 Type B Trees @ 1-3/4" cal. 432 s.f.ea 6048 S.F.
 12348 S.F.

Tree protection fencing shall be erected adjacent to all TCPAs prior to Site Disturbance Approval to protect the existing tree stands and their root systems. The fencing shall be located at least three (3) feet from the outside edge of the tree canopy and shall remain in place until all construction is completed.

Waiver Request

A Landscape Waiver is requested of LDC 10.2.4 B. Property Perimeter Landscape Buffer Areas. The waiver is to allow the western utility easement (e.g., MSD Sewer, & Drainage Easement) to encroach into the western property perimeter Landscape Buffer Area by 100%. The required screening is still to be achieved and the design of such facilities is compatible with the purpose of the Landscape Buffer Area.

I L A Requirements

Vehicle Use Area: 85929 S.F.
 ILA Required: (7.5%) 6445 S.F.
 ILA Provided: (11.3%) 9750 S.F.
 ILA Trees Required: (1/4000 S.F.) 21 trees
 ILA Trees Provided: 22 trees

Impervious Areas

Total Site Area 283,672 S.F.
 Existing Conditions
 Pervious 260,979 S.F.
 Impervious 22,694 S.F.
 Proposed Conditions
 Pervious 133,912 S.F.
 Impervious 149,760 S.F.

Open Space

Gross Site Area (S.F.) 283,672 S.F.
 Dwelling Units 128 D.U.
 Multi Family Residential Density: 19.7 DU/Acre
 (128 D.U./6.5 Acres = 19.7 DU/Acre)
 Open Space Required (17-35 DU/Acre) 10 %
 Open Space Required: 28,367 S.F.
 Open Space Provided: 47,661 S.F.**
 Open Space Provided: 16.8 %
 **Open Space Breakdown
 Indoor club house area 600 S.F.
 Playground and courtyard 17,505 S.F.
 Tree Protection Area 29,556 S.F.
 Total Open Space 47,661 S.F.

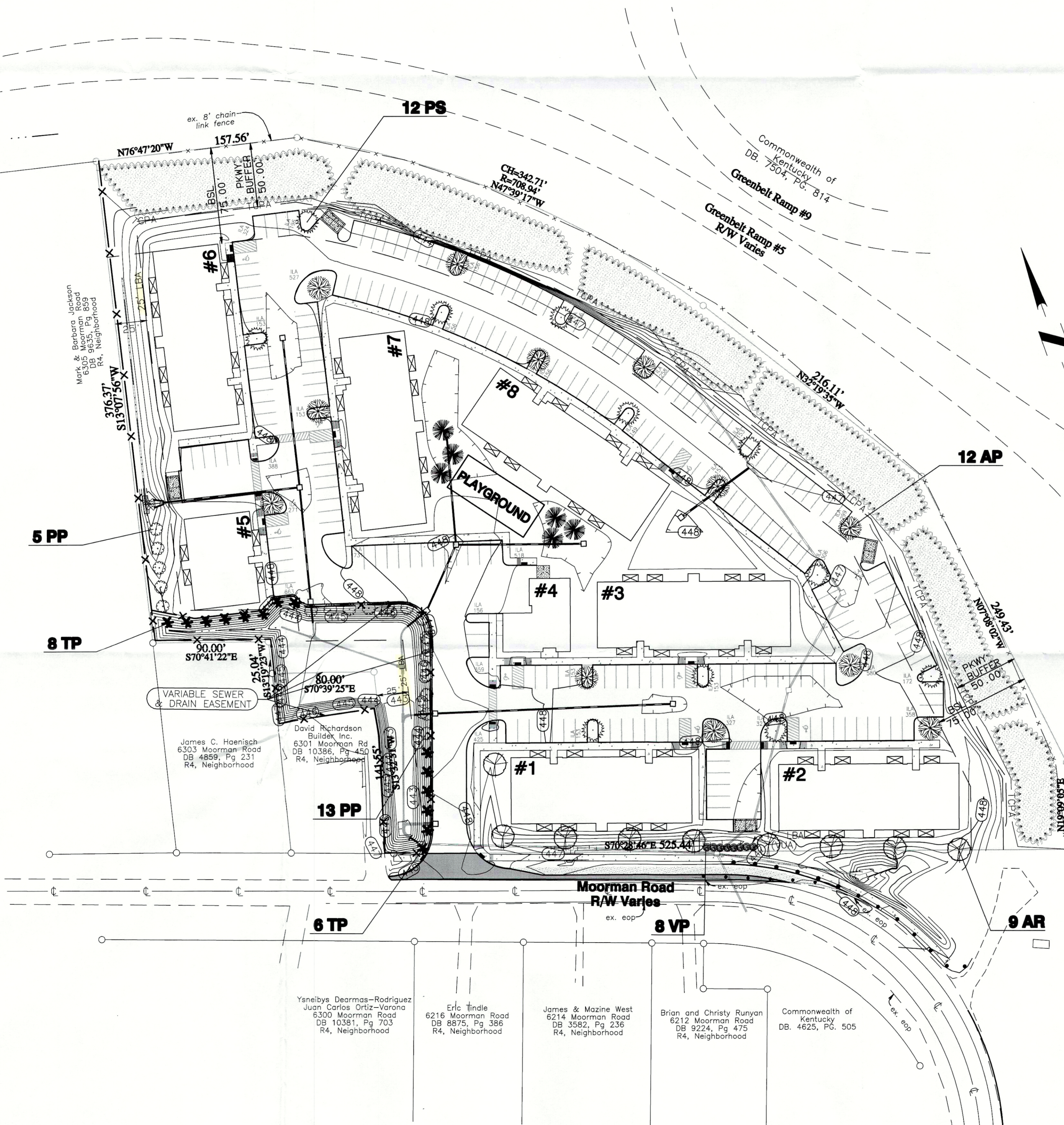
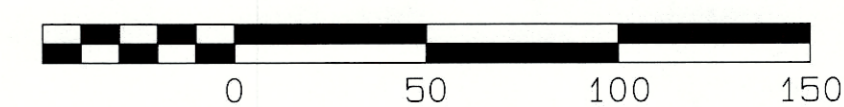
LEGEND

- Property Line
- Existing Fence
- Existing Sewerline
- Proposed Sewerline
- Existing Manhole
- Proposed Manhole
- Proposed Storm Line
- Ditch Line
- Flow Arrow
- Existing Contour
- Proposed Contour
- TCPA
- Tree Canopy Protection Area Fence
- Existing Tree Line

PROJECT REFERENCES

Formerly Known As: Kentucky Commons
 Planning & Zoning Related Cases:
 Landscape Plan 14 LSCAPE 1026
 Development Plan 13 DEPLAN 1038
 Category 3 3-21-04
 Variances 9-249-02
 Landscape: L-006-03
 Rezone R-4 to C-1: 9-221-65

GRAPHIC SCALE 1"=50'



V:\ALEI-PC\ALEI_Network\ALEI_Projects\2013-439 River Breeze South\VIC Drainage Analysis\VEB Master Project File\KIC Drainage Analysis\041.dwg, 7/8/2016, 4:31:48PM, AMF

ACCOUNT: 2013-439 RIVER BREEZE SOUTH LLC
 DATE: 2-04-2016
 DESIGNED BY: AMF
 DRAWN BY: AMF
 CHECKED BY: AMF
 APPROVED BY: AMF
 ALEX ROSENBERG P.E.
 Civil Engineering & Land Development Services
 2518 Heritage Way
 Louisville, Kentucky 40242
 (502) 817-4444 Cell
 (502) 254-2245 Off
 RIVER BREEZE SOUTH LLC
 6807 WEST PAGES LANE
 LOUISVILLE, KY 40258
 RIVER BREEZE SOUTH
 Apartment Complex
 6201 Moorman Road
 Louisville, KY 40272
 REVISED
 LANDSCAPE PLAN
 DRAWING
 11
 SHEET
 OF 13