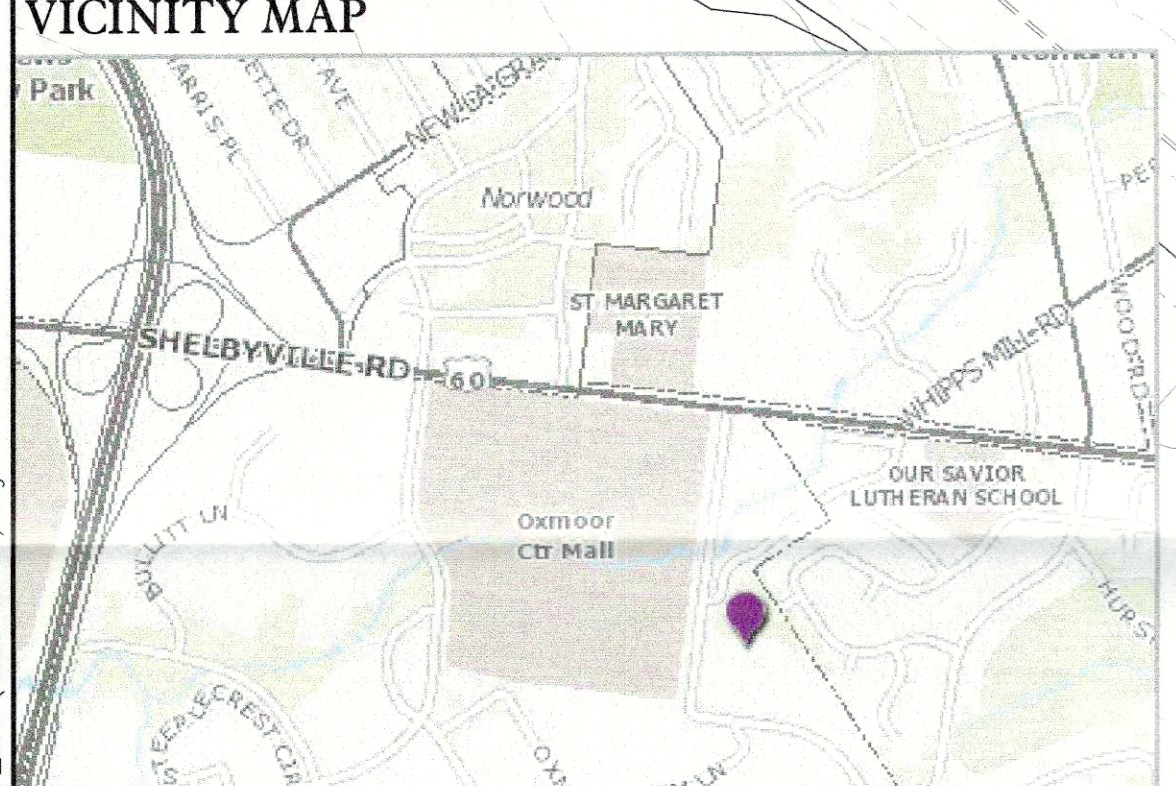


DETENTION CALCULATIONS
 PRELIMINARY DETENTION CALCULATIONS
 EXISTING C: 0.15
 PROPOSED C: 0.61
 AC: 0.46
 0.46 x 2.8 x 14.29 / 12 =
 1.53 ACRE-FEET (66,812 CF)



TREE CANOPY CALCULATIONS
 SITE AREA: 622,440 S.F.
 EXISTING TREE COVERAGE: 13% (81,000 S.F.)
 PRESERVED TREE CANOPY: 11.2% (70,000 S.F.)
 NEW TREE CANOPY REQUIRED: 23.8% (147,854 S.F.)
 TOTAL TREE CANOPY PROVIDED: 35% (217,854 S.F.)
 MINIMUM TREES TO BE PROVIDED: 182 TYPE A TREES

ILAVUA CALCULATIONS
 VEHICULAR USE AREA: 184,802 S.F.
 INTERIOR LANDSCAPE AREA REQUIRED (7.5%): 13,860 S.F.
 INTERIOR LANDSCAPE AREA PROVIDED: 22,827 S.F.
 ILA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED: 58 TREES

EPSC DATA (IN DISTURBED AREA)
 EXISTING IMPERVIOUS AREA: 0 S.F.
 PROPOSED IMPERVIOUS AREA: 365,055 S.F.
 INCREASE IN IMPERVIOUS AREA: 365,055 S.F.
 SENSITIVE FEATURES: FLOODPLAIN
 SOIL TYPE: PRIMARILY SILT LOAM: cR, cRb, uA, uBwf
 HYDROLOGIC SOIL GROUP: B

SITE DATA

LAND USE: CHRISTIAN WAY 40222
 SITE ADDRESS: T.B. 89M; T.L. 14
 TAX BLOCK & LOT: R6 (10.98 ACRES), C1 (3.31 ACRES)
 EXISTING ZONING DISTRICT: CAMPUS
 EXISTING USE: VACANT/FIELDS
 PROPOSED USE: MULTI-FAMILY
 PROPOSED PARCEL AREA: 14,289 ACRES
 DEED BOOK & PAGE: 11348x247

BUILDING DATA/OPEN SPACE
 BUILDING HEIGHT: 51' IN C1; 36' IN R6
 BUILDING FOOTPRINT: 115,301 S.F.
 GROSS FLOOR AREA: 372,459 S.F.
 FLOOR TO AREA RATIO: 0.598
 DENSITY PERMITTED R6 (17.42 DU/ACRE): 191 UNITS
 DENSITY PERMITTED C1 (34.84 DU/ACRE): 115 UNITS
 DENSITY PROVIDED R6 (17.40 DU/ACRE): 191 UNITS
 DENSITY PROVIDED C1 (34.74 DU/ACRE): 115 UNITS
 TOTAL UNITS: 306 UNITS
 OPEN SPACE REQUIRED: 62,240 S.F. (10%)
 TOTAL OPEN SPACE PROVIDED: 94,000 S.F. (15.1%)
 RECREATIONAL OPEN SPACE PROVIDED: 65,500 S.F. (10.5%)

PARKING CALCULATIONS
 MINIMUM PARKING REQUIRED (1 SPACE/1 UNIT): 306 SPACES
 MAXIMUM PARKING PERMITTED (2 SPACES/1 UNIT): 612 SPACES
 PARKING PROVIDED: 505 SPACES
 ACCESSIBLE PARKING PROVIDED: 10 SPACES (6 VAN)
 BIKE PARKING REQUIRED/PROVIDED: 2 SHORT TERM/
 1 LONG TERM IN CLUBHOUSE

AGENCY NOTES

APCD
 1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION DURING REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

HEALTH DEPARTMENT
 1. ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 2. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

MSD
 1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES.
 2. SANITARY SEWER WILL BE NEW LATERAL EXTENSION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FARM WQC.
 3. ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
 4. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 5. ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT 1.5 TO 1 IN THE ASSOCIATED FLOODPLAIN.
 6. LOWEST FINISHED FLOOR AND MACHINERY TO BE AT OR ABOVE 558.5. THE EARTHEN BERM ELEVATION SEPARATING THE SITE FROM THE HURSTBOURNE CREEK FLOODPLAIN TO BE EVALUATED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 7. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
 8. KDOI APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 9. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
 10. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 11. IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAN WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.

PROPERTY OWNERS (ADJACENT)

A	0899DCS0000 OXMOOR FARM HOLDINGS, LLC - PARCEL	F	EGHAM ROAD 60' PUBLIC R/W P.B. 23, PG. 25	L	ROBERT DERMODY SR & MARTHA J DERMODY D.B. 1848, PG. 801 302 PADDINGTON COURT R4, NFD	R	JAMES E & JEWELL A SHAW D.B. 7568, PG. 754 310 BUCKINGHAM TERRACE R4, NFD
B	CHURCHILL PROPERTY PORTFOLIO D.B. 1201, PG. 861 8010 CHRISTIAN COURT R7	G	JAMES T LECHLEITER JR & ANN DELNAEY LECHLEITER D.B. 11000, PG. 292 8004 PADDINGTON DRIVE R4, NFD	M	JAMES CONNER & ETSEGENET SHIKO D.B. 11717, PG. 324 304 PADDINGTON COURT R4, NFD	S	COOPER FAMILY LIVING TRUST D.B. 12134, PG. 145 312 BUCKINGHAM TERRACE R4, NFD
C	PEGGY BARBER REVOCABLE LIVING TRUST D.B. 10984, PG. 842 8201 NOTTINGHAM PKWY R4, NFD	H	LISA HIGGINS D.B. 8439, PG. 325 8206 PADDINGTON DRIVE R4, NFD	N	ALEX R & BRITTNEY M EDELEN D.B. 12132, PG. 207 304 PADDINGTON COURT R4, NFD	T	JULIANNE D WEST D.B. 8213, PG. 497 314 BUCKINGHAM TERRACE R4, NFD
D	THE CULL HOUSE TRUST D.B. 10397, PG. 315 8200 PADDINGTON DRIVE R4, NFD	J	MARY A MCKINNEY D.B. 9592, PG. 96 8208 PADDINGTON DRIVE R4, NFD	P	JASON LEE & MEAGAN SMITH CROWELL D.B. 11842, PG. 813 308 BUCKINGHAM TERRACE R4, NFD	U	STEVEN C & KIMBERLY J SMITH D.B. 7746, PG. 74 312 S LINCOLN LANE R4, NFD
E	GERALD J & HELEN M NICOLAS D.B. 7786, PG. 997 8202 PADDINGTON DRIVE R4, NFD	K	JOSEPH A & VERONICA J ABELL D.B. 9730, PG. 749 8210 PADDINGTON DRIVE R4, NFD	Q	SARAH CHRISTINE MUDD D.B. 11842, PG. 813 308 BUCKINGHAM TERRACE R4, NFD		

PROPERTY OWNERS

1	106470040000 LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT D.B. 7160, PG. 657
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LEGEND

EXISTING	PROPERTY LINE	LOCAL REGULATORY FLOOD PLAIN	ELECTRIC UTILITY POLE
ADJACENT PROPERTY LINE	FEMA FLOOD PLAIN	ELECTRIC LIGHT POLE (TYPE A)	SANITARY SEWER PIPE
ZONING LINE	BUILDING SETBACK	ELECTRIC GUY WIRE ANCHOR	SEWER STRUCTURE
PROPERTY CORNER	15' LBA	SANITARY SEWER PIPE	DRAINAGE ARROW
PROPERTY CORNER (IRON PIN)	MAJOR CONTOUR	SAN. SEWER MANHOLE	TREE
PROPERTY CORNER (PIPE)	MINOR CONTOUR	STORM SEWER PIPE	DETENTION BASIN
CONTROL POINT	SIGN	STREAM	CONCRETE SIDEWALK
ELECTRIC EASEMENT	POST	STORM WINGED HEADWALL	
STORM SEWER EASEMENT	TREE/TREE TO BE REMOVED	STORM CURB BOX INLET (TYPE B)	
SANITARY SEWER EASEMENT	OVERHEAD ELECTRIC LINE	FENCE (WOODEN)	
FEMA FLOOD PLAIN	UNDERGROUND ELECTRIC	TREELINE	

Engineering Planning

Christian Way Apartments
 Detailed Development Plan
 Christian Way
 Louisville, Kentucky 40222
 Oxmoor Farm Holdings, LLC
 NTS Development Company
 500 North Hurstbourne Pkwy, Suite 400
 Louisville, Kentucky 40222

Job No: 22307.000
 Date: July 18, 2022
 Scale: 1"=60'
 Drawn By: AWB
 Checked By: AWB
 Drawing Title: Christian Way Apartments Revised General & Detailed Development Plan
 Drawing No: 1 of 1

22-DDP-0081, WM# 12484