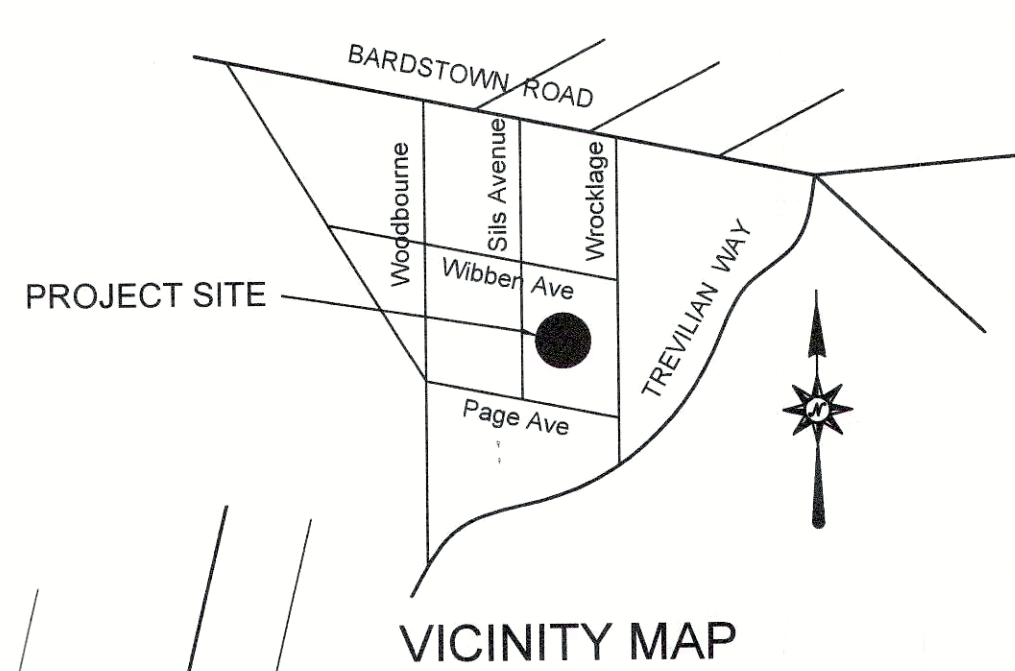


LANDSCAPE NOTES:
Grass or ground cover shall be planted on all portions of the landscape buffer area not occupied by other landscape material. All plant material located within a utility easement that is damaged or removed due to work required by the utility company shall be immediately replaced by the Owner in accordance with Chapter 10 requirements. The ground plane of all interior landscape areas shall be planted using either shrubs, groundcover, or turf. Existing trees and plants are being used to meet Landscape Code requirements. If any trees die or are removed they will be replaced as per the Landscape Code requirements. Street trees shall be planted in a manner that does not affect public safety and maintains proper sight distance. All unhealthy or dead plant material shall be replaced within one year, or by the next planting period, whichever comes first, while other defective plant material shall be replaced or repaired within 3 months. It will be the responsibility of the property owner to perpetually maintain all landscape areas and associated plant material required under Land Development Code regulations. The property owner shall also be responsible for maintaining the verge and associated trees within that verge unless the agency having jurisdiction over that verge assumes that responsibility.

SITE PLAN

SCALE: 1"=30'-0"

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	PLANTING DIST.
QS	3	QUERCUS SHUMARDII	SHUMARD OAK	1 3/4" CAL., B&B	AS NOTED
IO	3	ILEX OPACA	AMERICAN HOLLY	1 3/4" CAL., B&B	AS NOTED
AR	3	ACER RUBRUM	RED MAPLE	1 3/4" CAL., B&B	AS NOTED
RP	4	ROBINIA PSEUDOACACIA	BLACK LOCUST	1 3/4" CAL., B&B	AS NOTED
IG	51	ILEX GLABRA	SHAMROCK INKBERRY	18" HT MIN, 2 GALLON	4' O.C.
JV	19	JUNIPERUS VIRGINIANA	SILVER SPREADER	18" HT MIN, 2 GALLON	4' O.C.
BX	48	BUXUS x 'GREEN VELVET'	BOXWOOD	18" HT MIN, 2 GALLON	4' O.C.



PLANNING & ZONING FILE NO. 9-17-83
RECEIVED
MAY 16 2016
PLANNING & DESIGN SERVICES

Site Summary:
2.154 Acres
x 43,560 sf/acre
93,654 sf Total

Existing Old Building is 3 stories, 41 feet tall.
New Building is 3 stories, 40 feet tall, approx.
Previous use was Offices.
New use is 46 Condominiums.

15% 13,829 sf Existing Old Building Footprint
15% 13,829 sf New Building Footprint
26% 24,380 sf Vehicular Use Area (VUA)
44% 41,616 sf Open Space (Common)
100% 93,654 sf Total

LOUISVILLE DEVELOPMENT CODE REVIEW:

OR-3 Section 2.3.4c Maximum Density:
2 or more Bedroom dwelling units: 145 dwellings per acre
145 x 2.15 acres = 311 Units Allowed, 39 Previously Approved - 46 New

2.3.4 Floor Area Ratio:
Max FAR = 4.0
Therefore 2.15 acres x 43,560 sf per acre = 93,654 x 4.0
Actual FAR = 0.3 (allowed) 374,616 sf
Built 70,228 sf

Traditional Form District
Table 5.2.2
Dimensional Standards - Traditional Neighborhood (Non-Infill)
OR-3 Street Side Yard Setback = 3 feet
Max Front Yard Setback on corner lots = 25 feet, min = 15 feet.
A variance of 57 feet was granted to allow the new building to be located 82 feet at furthest point beyond the maximum front setback line from Page Avenue.

Minimum Tree Canopy coverage,
Traditional Neighborhood Multi-Family = Class B.

10% Req'd Preserved Tree Canopy + 0
% Req'd New tree Canopy = 10% Required.

18% Provided Preserved Canopy + 5%
New Tree Canopy = 23% Provided.

NOTE: new trees and plantings shall be in compliance with LDC applicable standards and in accordance with cornerstone 2020 Comprehensive Plan Goals and Plan Elements: Livability Strategy Goals and Plan Elements Guidelines.

5.12.4 Open Space
39 Units/2.15 acres = 18.1 units per acre
17 to 35 per acre = 10% Required Open Space
Therefore, 2.15 acres x .1
.215 acres x 43,560 sf per acre = 9,365 sf.
41,616 sf Open Space Provided.

Interior Landscape Area (ILA):
24,380 sf VUA
x 7.5%
1829 sf required
2660 sf ILA provided.

Parking:
39 units x 1.5 spaces minimum = 59 spaces
39 units x 2.5 spaces maximum = 98 space
64 spaces proposed, incl 4 handicapped.
Typical new parking areas 60'-0" wide with a 24'-0" isleway and 18'-0" wide parking spaces, 9'-0" wide

NOTE: mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

LANDSCAPE DOCKET:
L-218-05
VM # 9028

BELKNAP SCHOOL RENOVATION
1810 SILS AVENUE
LOUISVILLE, KENTUCKY 40205

File Name
Project Number
531005

Owner/Developer:
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Drawn By:
RAH, VBW

Checked By:
MBB

Date:
May 10, 2016

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FEBRUARY 2006
APRIL 21, 2016
May 10, 2016

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