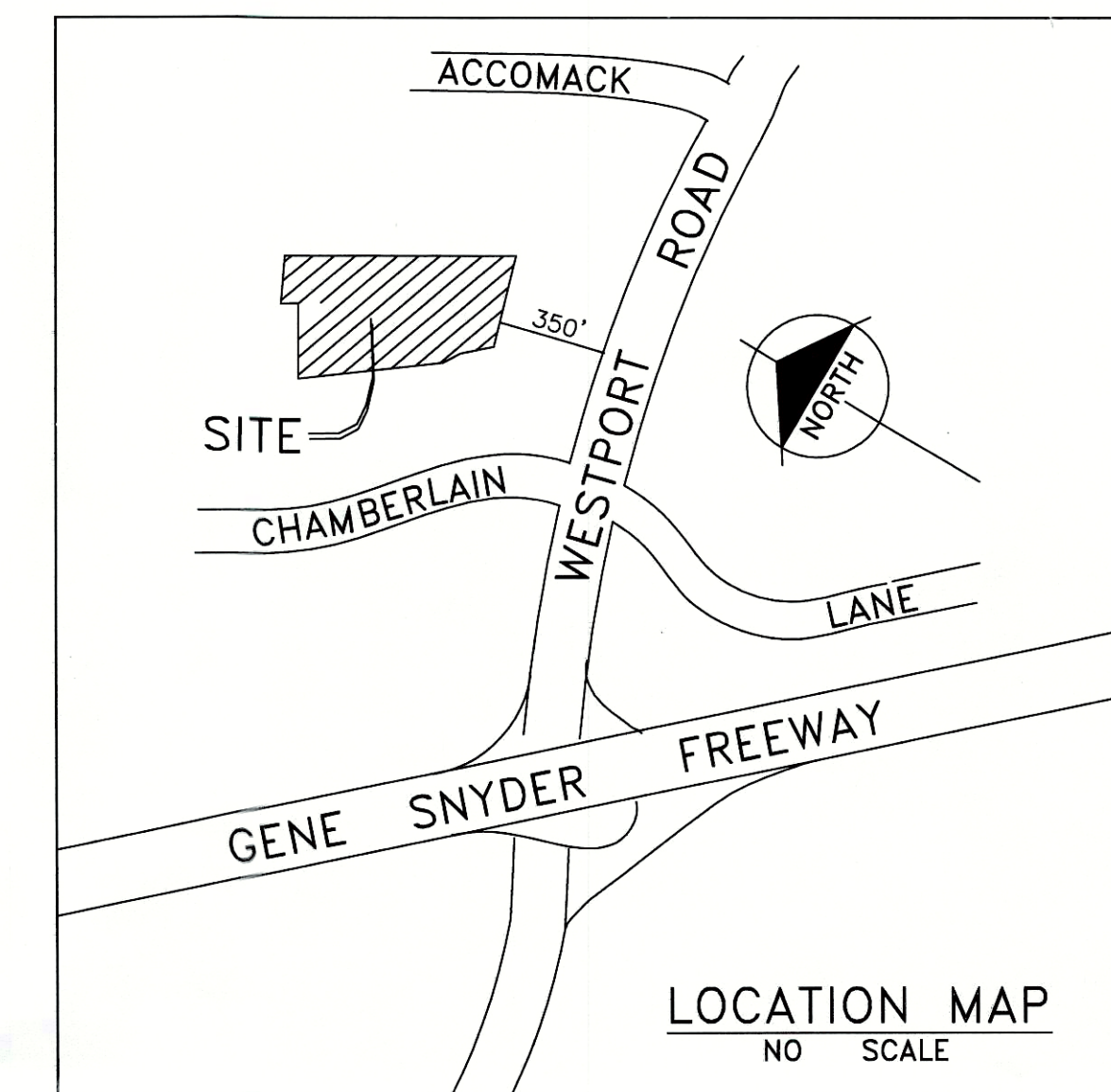
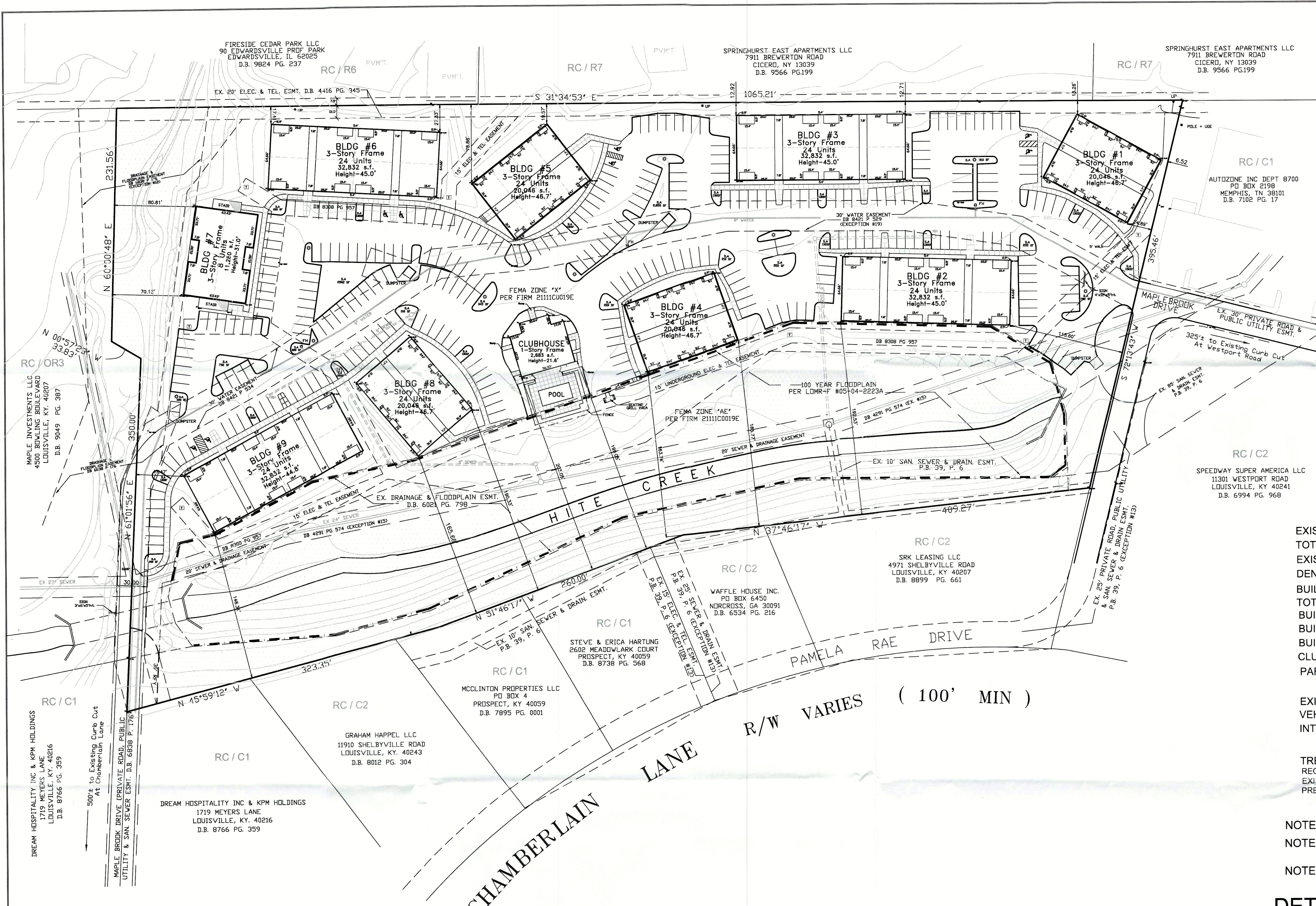




PROJECT DATA

EXISTING & PROPOSED ZONING : R-7 FORM DISTRICT : REGIONAL CENTER
TOTAL SITE AREA : 10.86 ACRES 473,030 S.F.
EXISTING USE & PROPOSED USE : APARTMENTS (200 Dwelling Units)
DENSITY: 18.42 DU/AC
BUILDING DATA:
TOTAL EXISTING BUILDING AREA : 225,475 SF FLOOR AREA RATIO : 0.48
BUILDINGS 1,4,5 & 8 96-1BR/1BA UNITS 3-STORY
BUILDINGS 2,3,6 & 9 96-2BR/2BA UNITS 3-STORY
BUILDING 7 8-3BR/2BA UNITS 2-STORY
CLUBHOUSE 1-STORY 2,683 SF 1-STORY
PARKING CALCULATION: 200 D/U x 1.5 = 300 MINIMUM SPACES REQUIRED
200 D/U x 3.0 = 600 MAXIMUM SPACES REQUIRED
EXISTING PARKING 336 SPACES (INCLUDES 8 ADA ACCESSIBLE SPACES)
VEHICULAR USE AREA : 131,814 SF
INTERIOR LANDSCAPE AREA
REQUIRED ILA @ 7.5% : 9,886 SF PROVIDED ILA : 11,339 SF
TREE CANOPY CALCULATIONS
REQUIRED TREE CANOPY AREA = 15%
EXISTING TREE CANOPY COVERAGE : 30% TOTAL SITE AREA = 470,448 SF
PRESERVED TREE CANOPY AREA = 30% TREE PROTECTION AREA = 140,763 SF

NOTE: Building areas are inclusive of breezeways and balconies under roof.
NOTE: Regional Center Form District building setbacks: Front; 30' from centerline of access easement, Side and Rear setbacks - none.
NOTE: Plan represents an as-built condition - no construction proposed.

DETAILED DISTRICT DEVELOPMENT PLAN

PDS# 16DEVPLAN1157 RELATED DOCKET # 9-86-88

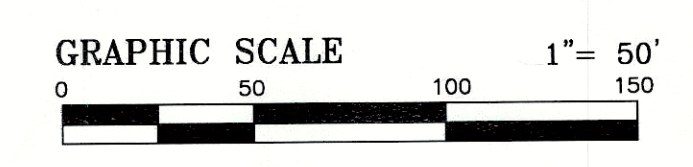
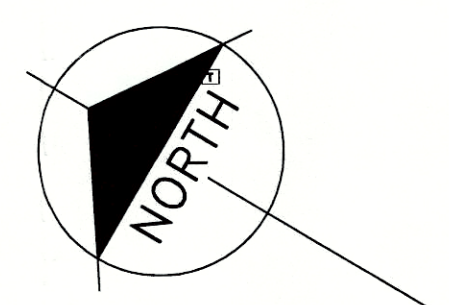
MAPLE BROOK APARTMENTS

11518 MAPLE BROOK DRIVE, LOUISVILLE, KY 40241
DEED BOOK 7312 PAGE 38 TAX BLOCK 14 LOT 405
PARCEL ID:001404220000

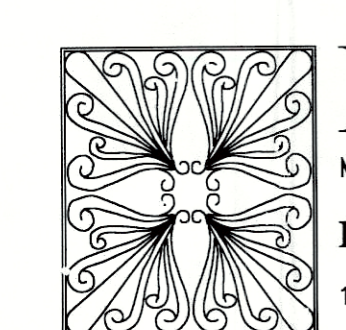
OWNER/DEVELOPER: MAPLE VENTURES, LLC
4500 BOWLING BOULEVARD SUITE 150
LOUISVILLE, KY. 40207

LEGEND

- Existing
- EXISTING CONTOUR
- ELECTRIC TRANSFORMER
- SANITARY SEWER
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER MAIN
- UTILITY POLE
- LIGHT POLE
- TREES
- WOODLAND PROTECTION AREA (PER RECORDED DOCUMENT)



NOTE: EXISTING IMPERVIOUS AREA 213,822 SF
NOTE: PORTIONS OF THE PROPERTY AS SHOWN HEREON ARE LOCATED WITHIN THE 100 YEAR FLOODPLAIN ZONE 'AE' PER FIRM COMMUNITY PANEL #21111C0019E.
100 YEAR FLOODPLAIN AS SHOWN ON THIS DRAWING REPRESENTS LOMR MODIFIED FLOOD ELEVATIONS AS SHOWN.



MILLER • WIHRY
MWGLLC
Landscape Architects • Engineers • Surveyors • Planners
1387 South Fourth St. Louisville, KY 40208 Tel (502)636-5501 Fax (502)638-9538

REVISIONS	SCALE
	1"=50'
DR.	
CK.	
DATE	
08-27-16	

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