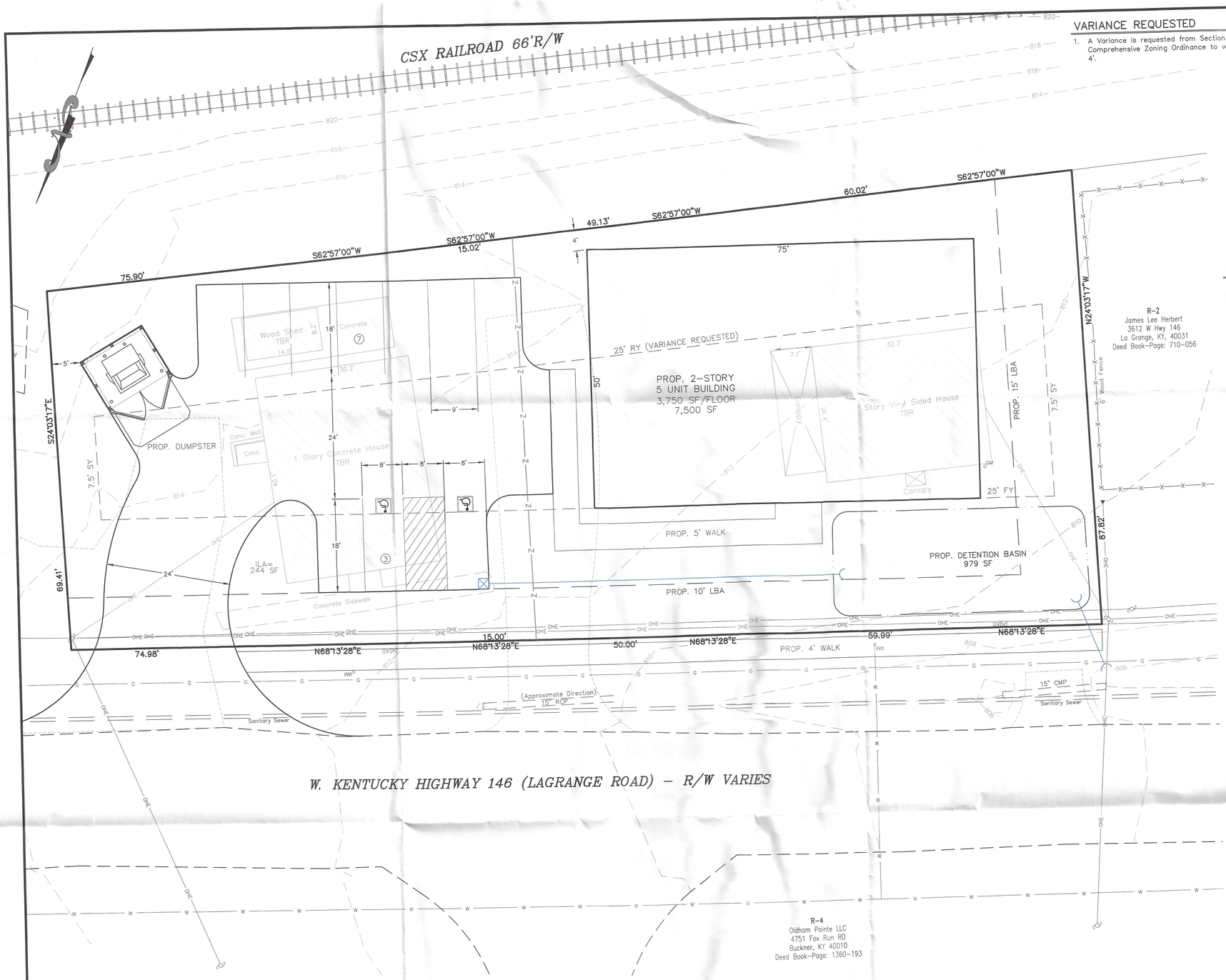
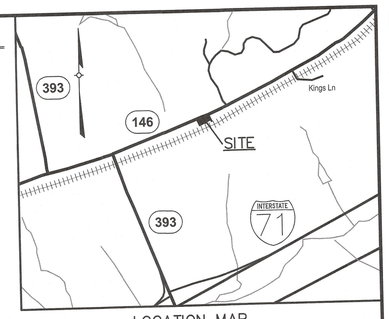


VARIANCE REQUESTED

1. A Variance is requested from Section 090-010 of the Oldham County Comprehensive Zoning Ordinance to vary the 25' rear yard setback to 4'.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 0.36± Ac.
EXISTING ZONING	= R-2/C-1
PROPOSED ZONING	= R-4
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
TOTAL # OF UNITS	= 5 UNITS
BUILDING HEIGHT	= 2-STORY (45' MAX. ALLOWED)
BUILDING FOOTPRINT	= 3,750 SF
BUILDING AREA	= 7,500 SF
GROSS DENSITY	= 13.8 DU/Ac. (16 DU/Ac. MAX. ALLOWED)
LOT COVERAGE OF STRUCTURES	= 24% (50% MAX)

PARKING REQUIRED	MIN.	MAX.
1-BEDROOM UNIT		
1.25 SP / 1 UNIT MIN.	= 2.5 SP	
2.0 SP / 1 UNIT MAX.	=	4 SP
2-BEDROOM UNIT		
1.5 SP / 1 UNIT MIN.	= 4.5 SP	
2.0 SP / 1 UNIT	=	6 SP
TOTAL PARKING REQUIRED	= 7 SP	10 SP
PARKING PROVIDED	= 10 SPACES (INCLUDES 1 ADA SP)	
TOTAL VEHICULAR USE AREA	= 4,361 SF	
INTERIOR LANDSCAPE AREA REQUIRED	= 218 SF (ILA=5 SF/100 SF V.U.A.)	
INTERIOR LANDSCAPE AREA PROVIDED	= 244 SF	
EXISTING IMPERVIOUS	= 2,948 SF	
PROPOSED IMPERVIOUS	= 8,904 SF	

R-4 REQUIREMENTS

MINIMUM LOT AREA	= 6,000 SF
MINIMUM LOT WIDTH	= 50'
MAX. LOT COVERAGE	= 50%
MAX. BUILDING HEIGHT	= 45'
MIN. FRONT YARD & STREET SIDE YARD	= 25'
MINIMUM SIDE YARD	= 7.5'
	= 15'
MINIMUM REAR YARD	= 25'

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 portion of the site is within the 100 year flood plain per FIRM Map No. 21185 C 0120 D dated March 23, 2021.
4. Drainage pattern depicted by arrows (⟹) is for conceptual purposes.
5. Sanitary sewer service will be provided by connection and subject to applicable fees.
6. Per USDA Web Soil Survey, soils present on-site are Nicholson silt loam.
7. There are no slopes greater than 30% on this site.
8. The sewer connection for the existing building shall be capped upon demolition and existing water connection to be terminated.

LEGEND

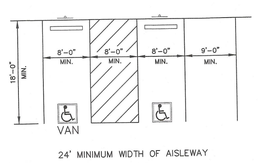
- 722 = EXISTING CONTOUR
- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE
- = EXISTING STORM SEWER
- = EXISTING SEWER AND MANHOLE
- Z = PARCEL CONSOLIDATION
- W = EXISTING WATER LINE
- G = EXISTING GAS LINE
- OHE = OVERHEAD ELETRIC
- = EXISTING GUY WIRE
- WM = WATER METER
- = EXISTING UTILITY POLE

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = 0.67-0.42=0.25
A = 0.36 ACRES
R = 2.8 INCHES
X = (0.25)(0.36)(2.8)/12 = 0.021 AC.-FT
REQUIRED X = 914.8 CU.FT.

PROVIDED BASIN = 979 SQ.FT.

TOTAL = 979 SQ.FT. @ APPROX. 1.5 FT. DEPTH
= 1,469 CU.FT. > 914.8 CU.FT.



TYPICAL PARKING SPACE LAYOUT
NO SCALE

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

OWNER:
KEY HOMES LLC
4751 FOX RUN RD
BUCKNER, KENTUCKY 40010

SITE ADDRESS:
3608 W HWY 146
LA GRANGE, KY 40031
TAX BLOCK: 11 LAGRANGE FD
LOT: 10A & 10B
D.B. 141, PG. 0131

SITE ADDRESS:
3604 W HWY 146
LA GRANGE, KY 40031
TAX BLOCK: 11 LAGRANGE FD
LOT:
D.B. 141, PG. 4165

CASE #
WATER/SUB#

NO.	DATE	DESCRIPTION	BY

REVISIONS

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 25045 – DEV PLAN
SCALE: AS SHOWN
DATE: 10/8
DRAWN BY: INK
CHECKED BY: DT

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
525 WALNUT STREET, SUITE 101 LOUISVILLE, KENTUCKY 40203
PH: 502.584.1192 FAX: 502.584.2914
WEB SITE: WWW.LD-INC.COM

DEVELOPMENT PLAN
DOELKER
3608 W HWY 146
OWNER/DEVELOPER
KEY HOMES LLC
4751 FOX RUN RD
BUCKNER, KY 40010

JOB NO. 25045

SHEET 1 OF 1