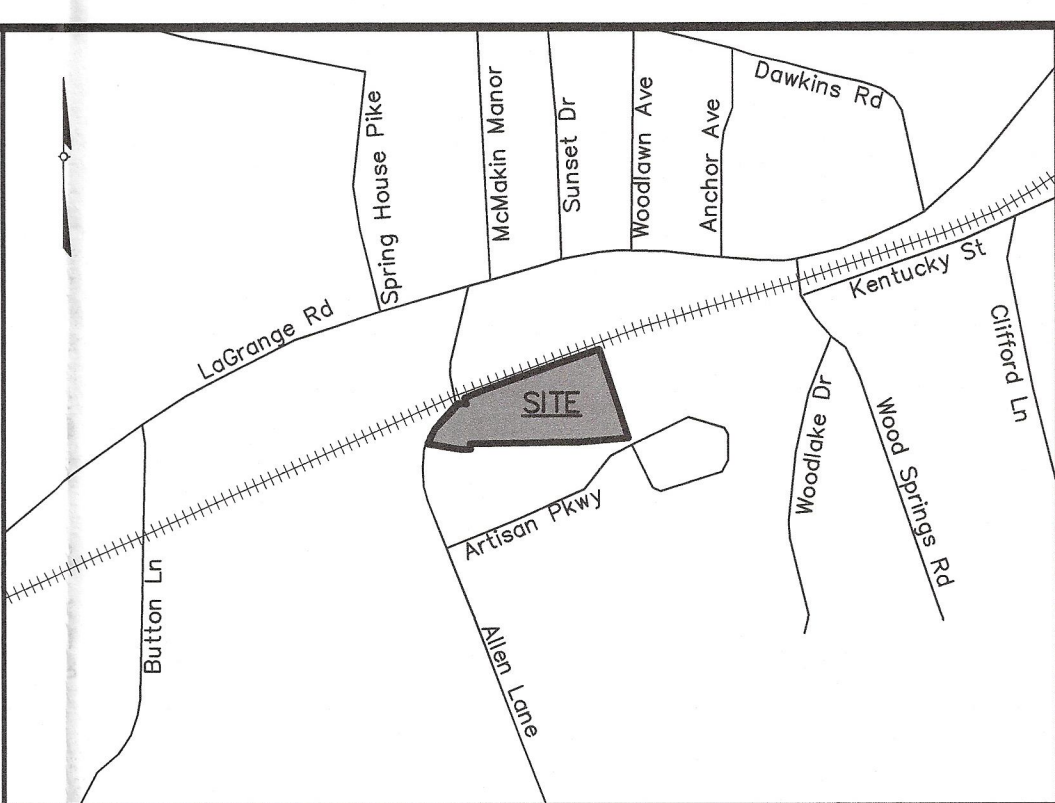




LOCATION MAP
NOT TO SCALE

R-4 REQUIREMENTS	
MINIMUM LOT AREA	= 6,000 SF
MINIMUM SIDE YARD	= 7.5'
MIN. FRONT YARD & STREET SIDE YARD	= 25'
MINIMUM LOT WIDTH	= 50'
MINIMUM REAR YARD	= 25'
MAX. BUILDING HEIGHT	= 45'
MAX. LOT COVERAGE	= 50%

SITE DATA	
TOTAL SITE AREA	= 5.9± Ac. (257,479 SF)
EXISTING ZONING	= R-4
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
NO. OF UNITS	= 94
BUILDING HEIGHT	= 2 STORIES
TOTAL BUILDING FOOTPRINT	= 55,142 SF
BUILDING AREA	
MULTI-FAMILY RESIDENTIAL	= 92064 SF
OFFICE	= 900 SF
GARAGES	= 6010 SF
TOTAL BUILDING AREA	= 98,974 SF

DENSITY = 15.9 DU/Ac. (16.0 DU/Ac. MAX. ALLOWED)

BUILDING LOT COVERAGE	= 21%
F.A.R.	= 0.38

PARKING REQUIRED	MIN.	MAX.
MULTI-FAMILY RESIDENTIAL		
1 SP/UNIT MIN.	= 94 SP	
2 SP/UNIT MAX.		188 SP
OFFICE		
1 SP/300 SF MIN.	= 3 SP	
1 SP/200 SF MAX.		5 SP
TOTAL PARKING REQUIRED	= 97 SP	193 SP

PARKING PROVIDED	
SURFACE PARKING	= 155 SPACES
GARAGE SPACES	= 27 SPACES
TOTAL PARKING PROVIDED	= 182 SPACES
	(6 HC SP INCLUDED)

VEHICULAR USE AREA	=	57,438 SF
INTERIOR LANDSCAPE AREA REQUIRED	=	2,871 SF (ILA=5 SF/100 SF V.U.A.)
INTERIOR LANDSCAPE AREA PROVIDED	=	3,703 SF

PROPOSED IMPERVIOUS AREA = 120,830 SF (50% LOT COVERAGE)

GENERAL NOTES:

2. Parking areas and drive lanes to be a hard and durable surface.
3. An encroachment permit and bond will be required for all work done in the right-of-way.
4. No portion of the site is within the 100 year flood plain per FIRM Map No. 21185 c 0124, dated October 16, 2005.
5. Drainage pattern depicted by arrow (→) is for conceptual purposes.
6. On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms. Details of basin to be determined during Construction Plan review by the County Engineer.
7. Sanitary sewer service will be provided by connection and subject to applicable fees.

DETENTION BASIN CALCULATIONS

$X = \Delta \text{CRA} / 12$
 $\Delta C = 0.60 - 0.30 = 0.30$
 $A = 5.6 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.30)(5.6)(2.8) / 12 = 0.39 \text{ AC.-FT}$
 $\text{REQUIRED } 16,988 = \text{CU.FT.}$

PROVIDED BASIN = 7,820 SQ.FT.

TOTAL = 7,820 SQ.FT. @ APPROX. 2.5 FT. DEPTH
= 19,550 CU.FT. > 16,988 CU.FT.

PROPERTY ADDRESS:
2613 & 2615 ALLEN LANE
LAGRANGE, KY 40031
D.B. 1173, PG. 240
PARCEL NO. 39-00-00-10
PARCEL NO. 39-00-00-11B

[illegible]

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA

FILE NAME: 25062-SITE PLAN

DATE: 2026.08.13

CHECKED BY: MH

SCALE: AS SHOWN

DRAWN BY: JH

LD&D

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SERVICES • LANDSCAPE ARCHITECTURE
6025 WARBURN AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40212
PHONE: 502.464.9974
WEB SITE: WWW.LDD-INC.COM

SITE PLAN

FLATS ON ALLEN
ALLEN LANE
OWNER/DEVELOPER

SS&S INVESTMNT INC.
P.O. BOX 188
BUCKNER, KY 40010

SHEET
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