

VARIANCE REQUEST

1. A VARIANCE IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 5.3.1.C.4. DIMENSIONAL REQUIREMENTS: SUPPLEMENTAL SETBACKS; TO ALLOW PROPOSED PATIO HOMES TO ENROACH 5' INTO THE SUPPLEMENTAL SETBACK ALONG WASHBURN AVENUE.

WAIVER REQUEST

1. A WAIVER IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE (DATED DEC. 2015) SECTION 10.2.10 VEHICULAR USE AREA LANDSCAPE BUFFER AREA (VUA LBA); TO WAIVE THE 10' VUA LBA AND 3' CONTINUOUS SCREEN ALONG THE "PRG GROVE AT LYNDON ASSOCIATION" PROPERTY LINE.

PROJECT DATA

TOTAL SITE AREA	= 2.45± ACRES (107,157 S.F.)
RIGHT-OF-WAY DEDICATION	= 0.03± ACRES (3,164 S.F.)
NET SITE AREA	= 2.38± ACRES (103,993 S.F.)
REQUIRED OPEN SPACE AREA	= 15,599 S.F. (15% OF NET SITE AREA)
REQUIRED RECREATIONAL OPEN SPACE	= 7,800 S.F. (50% OF REQUIRED OPEN SPACE)
PROVIDED OPEN SPACE AREA	= 22,187 S.F. (21% OF NET SITE AREA)
PROVIDED RECREATIONAL OPEN SPACE	= 22,187 S.F. (100% OF PROVIDED OPEN SPACE)
EXISTING ZONING	= R-5
PROPOSED ZONING	= R-5A
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
NUMBER OF UNITS	= 23 UNITS
PROPOSED BUILDING FOOTPRINT AREA	
(14) PATIO HOMES @ 1,945 S.F.	= 27,230 S.F.
(5) TOWNHOMES @ 825 S.F.	= 4,125 S.F.
(4) TOWNHOMES @ 1,089 S.F.	= 4,356 S.F.
TOTAL BUILDING FOOTPRINT AREA	= 35,711 S.F.
PROPOSED BUILDING HEIGHT	= ONE & TWO STORY (35' HT. MAXIMUM)
PROPOSED BUILDING AREA	
(14) PATIO HOMES @ 1,945 S.F.	= 27,230 S.F.
(5) TOWNHOMES @ 1,650 S.F.	= 8,250 S.F.
(4) TOWNHOMES @ 2,178 S.F.	= 8,712 S.F.
TOTAL BUILDING AREA	= 44,192 S.F.
PROPOSED DENSITY	= 9.68DU/AC (12.01DU/AC. MAXIMUM ALLOWED)
F.A.R. (44,192 S.F./103,993 S.F.)	= 0.42 (0.5 MAXIMUM ALLOWED)
PARKING REQUIRED	= 1.5 SPACES/UNIT = 35 SPACES
PARKING PROVIDED	= 69 SPACES
GARAGE PROVIDED	= 41 SPACES
VISITOR PARKING	= 3 SPACES
TOTAL PARKING PROVIDED	= 44 SPACES
PROPOSED VEHICULAR USE AREA (VUA)	= 21,843 S.F.
REQUIRED INTERIOR LANDSCAPE AREA	= 7.5% OF VUA (1,638 S.F.)
INTERIOR LANDSCAPE AREA PROVIDED	= 2,509 S.F.
EXISTING IMPERVIOUS AREA	= 18,191 S.F. (17% OF SITE)
PROPOSED IMPERVIOUS AREA	= 57,655 S.F. (56% OF SITE)
INCREASE IN SITE IMPERVIOUS AREA	= 39,759 S.F. (219% INCREASE)

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - An encroachment permit and bond will be required for all work done in the right-of-way.
 - There shall be no commercial signs in the right-of-way.
 - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
 - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

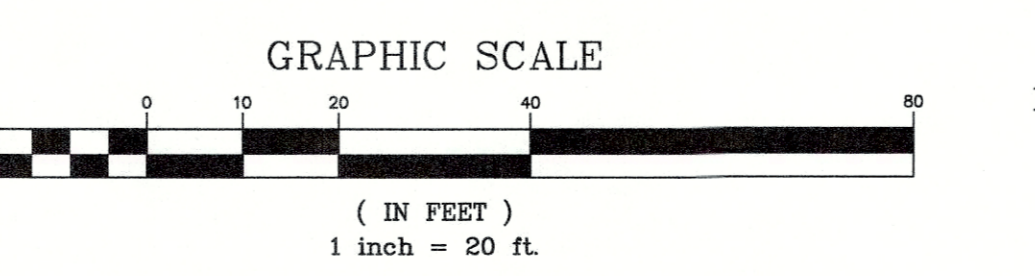
- MSD NOTES:**
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
 - Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0036E dated December 5, 2006.
 - Drainage pattern depicted by arrows (→) is for conceptual purposes.
 - 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 or to the capacity of the down-stream system, whichever is more restrictive. Downstream capacity to be verified up to the point it crosses under Washburn Avenue prior to construction plan approval.
 - All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.

DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C = 0.75 - 0.23 = 0.52$
 $A = 2.45$ ACRES
 $R = 2.8$ INCHES
 $X = (C)(A)(R)/12 = (2.45)(.52)(2.8)/12 = 0.30$ AC.-FT.
 REQUIRED $X = 13,068$ CU.FT.
 PROVIDED BASIN = 5,113 S.F.
 TOTAL = 5,113 S.F. @ APPROX. 2.6 FT. DEPTH
 PROVIDED 13,294 CU.FT. > 13,068 CU.FT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 2.45± ACRES (107,157 S.F.)
EXISTING TREE CANOPY AREA	= 1200 S.F. (1% OF SITE AREA)
TOTAL TREE CANOPY AREA REQUIRED	= 25% (26,789 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0%
PROPOSED TREE CANOPY TO BE PLANTED	= 26,789 S.F. (25%)



OWNER:
 LARRY FOREMAN
 417 WASHBURN AVENUE
 LOUISVILLE, KENTUCKY 40222

SITE ADDRESS:
 413R, 415R, & 417 WASHBURN AVENUE
 LOUISVILLE, KY 40222
 TAX BLOCK 131, LOT 34
 D.B. 8550, PG. 885
 D.B. 5649, PG. 041

COUNCIL DISTRICT - 7
FIRE PROTECTION DISTRICT - ST. MATTHEWS
MUNICIPALITY - LYNDON

RECEIVED
 OCT 14 2019
 PLANNING &
 DESIGN SERVICES

REVISIONS

NO.	DATE	DESCRIPTION
1	8/23/19	AGENCY REVIEW COMMENTS
2	9/25/19	REMOVED RD CLOSURE PARCEL
3	10/14/19	REVISED PER PDS COMMENTS

BY: [Signature]
 ARH
 DATE: 10/14/19
 DESCRIPTION: REVISED PER PDS COMMENTS

FILE NAME: 18011 Tomlinson Concept 5-18-19.dwg
 DATE: 9/5/2019
 CHECKED BY: KY

SCALE: AS SHOWN
 DRAWN BY: SRS/ARH

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND GRADING • LANDSCAPE ARCHITECTURE
 505 WASHBURN AVENUE SUITE 100
 PH: 502.254.4444
 FAX: 502.254.4444
 WEB SITE: WWW.LD&D.COM

ZONE CHANGE SITE PLAN
ENCLAVE AT WARWICK VILLAS
 DEVELOPER
BUTCH ERNSPIKER
 611 GRANT AVENUE
 LOUISVILLE, KY 40222
 502.553.7882

JOB NO. 19011
 SHEET 1 OF 1