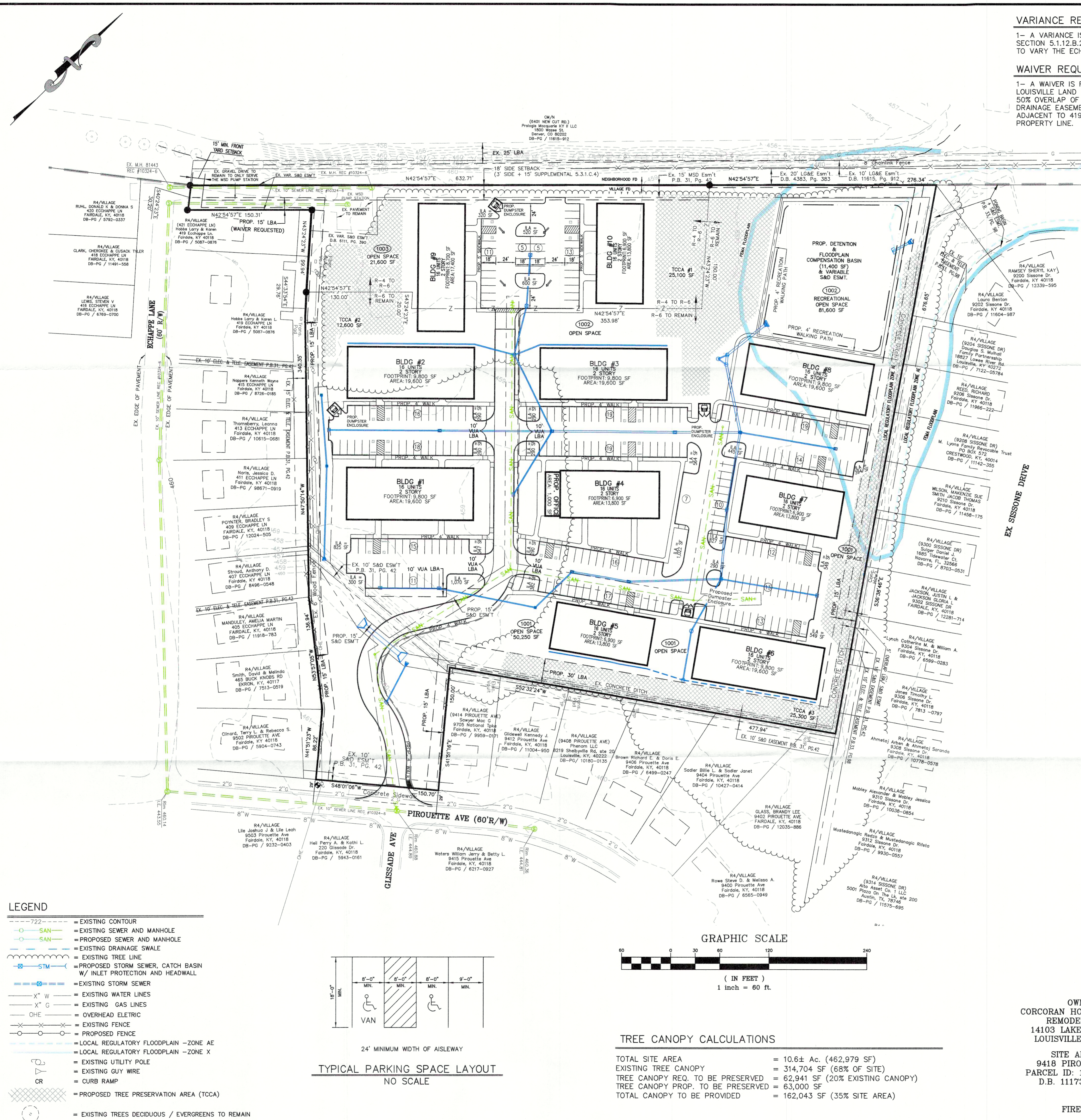


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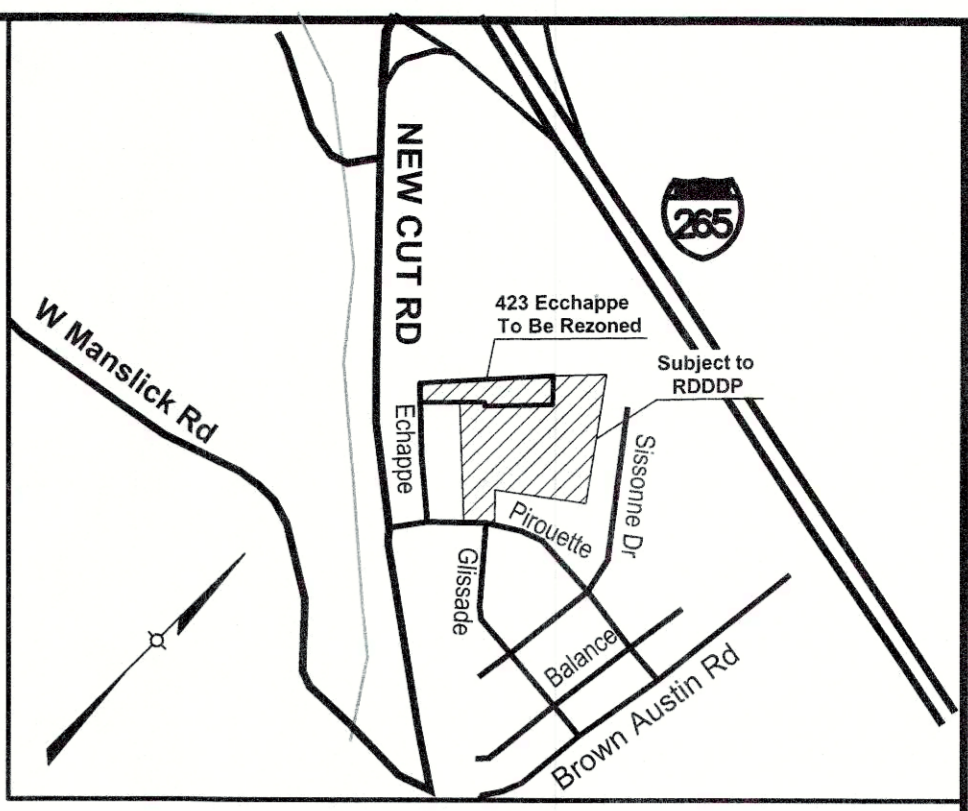


VARIANCE REQUESTED

1- A VARIANCE IS REQUESTED FROM THE INFILL STANDARDS SECTION 5.1.12.B.2.a OF THE LOUISVILLE LAND DEVELOPMENT CODE TO VARY THE ECHAPPE LANE FRONT SETBACK AS SHOWN.

WAIVER REQUESTED

1- A WAIVER IS REQUESTED FROM SECTION 10.2.4 OF THE LOUISVILLE LAND DEVELOPMENT CODE TO WAIVE THE MORE THAN 50% OVERLAP OF THE EXISTING MSD VARIABLE SEWER & DRAINAGE EASEMENT AND THE 15 FT LANDSCAPE BUFFER AREA ADJACENT TO 419 ECHAPPE LANE LARRY AND KAREN HOBBS PROPERTY LINE.



PROJECT DATA

Table with 2 columns: Description and Value. Includes TOTAL SITE AREA, TOTAL TO BE REZONED, EXISTING ZONING, PROPOSED ZONING, FORM DISTRICT, EXISTING USE, PROPOSED USE, TOTAL # BUILDINGS, TOTAL # UNITS, BUILDING FOOTPRINT, BUILDING AREA, FAR, DENSITY, PARKING REQUIRED, and VEHICULAR USE AREA.

Table with 2 columns: Description and Value. Includes OPEN SPACE REQUIRED, OPEN SPACE PROVIDED, RECREATIONAL OPEN SPACE REQUIRED, RECREATIONAL OPEN SPACE PROVIDED, EXISTING IMPERVIOUS, and PROPOSED IMPERVIOUS.

DIMENSIONAL STANDARDS FOR R-6

- MIN. FRONT AND SIDE STREET SETBACK = 15'
MIN. SIDE YARD SETBACK = 3'
MIN. REAR YARD SETBACK = 25'
MAX. BLDG. HEIGHT = 35'
* ECHAPPE LANE FRONT SETBACK INFILL STANDARDS APPLY PER LDC SEC. 5.1.12.B.2.a)

GENERAL NOTES:

- 1. Parking areas and drive lanes to be a hard and durable surface. Drive lane shall be 24 ft wide.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. Construction fencing shall be erected prior to any construction or grading activities preventing completion of roof systems of trees to be preserved.
4. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
5. Prior to construction plan approval, an Encroachment Permit will be required by Metro Public Works.

MSD NOTES:

- 1. 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.
2. Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
3. A portion of the site is within Zones AE and X and the 100 year flood plain per FIRM Map Number 21111 C 0108E dated December 5, 2006 and revised to reflect LOMR effective March 23, 2009.
4. Drainage pattern depicted by arrows (==>) is for conceptual purposes.
5. If the site has thru drainage, an easement plat will be required prior to MSD granting construction plan approval.
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 or to the capacity of the down-stream system, whichever is more restrictive.
7. 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.
8. MSD drainage bond required prior to construction plan approval.
9. 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.
10. Any required fill in the floodplain shall be compensated on site at a ratio of 1.5 to 1.
11. Lowest finished floor and lowest machinery to be at or above 460.00.
12. Entire roof line to be graded and drained into the proposed drainage system.
13. MSD Base Flood Elevation determination dated July 30, 2019. FEMA Base Flood Elevation is 457 ft and Local Regulatory Base Flood Elevation is 458 ft.
14. Detention/Compensation Basin to be sized large enough to provide detention. Floodplain compensation to be provided in basin above the 100 year detention level and below the floodplain level.
15. KDOV and ACOE approval required prior to MSD construction plan approval.

REVISIONS table with columns: NO., DATE, DESCRIPTION, BY, AR.

PROJECT DATA: FILE NAME, SCALE, DATE, CHECKED BY, DRAWN BY, PROJECT DATA.

PROJECT DATA: FILE NAME, SCALE, DATE, CHECKED BY, DRAWN BY, PROJECT DATA.

LD&D LAND DESIGN & DEVELOPMENT, INC. logo and contact information.

RECEIVED stamp: OCT 11 2022, PLANNING & DESIGN SERVICES.

OWNER: CORCORAN HOMEBUILDING & REMODELING LLC, 14103 LAKE FOREST LANE, LOUISVILLE, KY 40205.