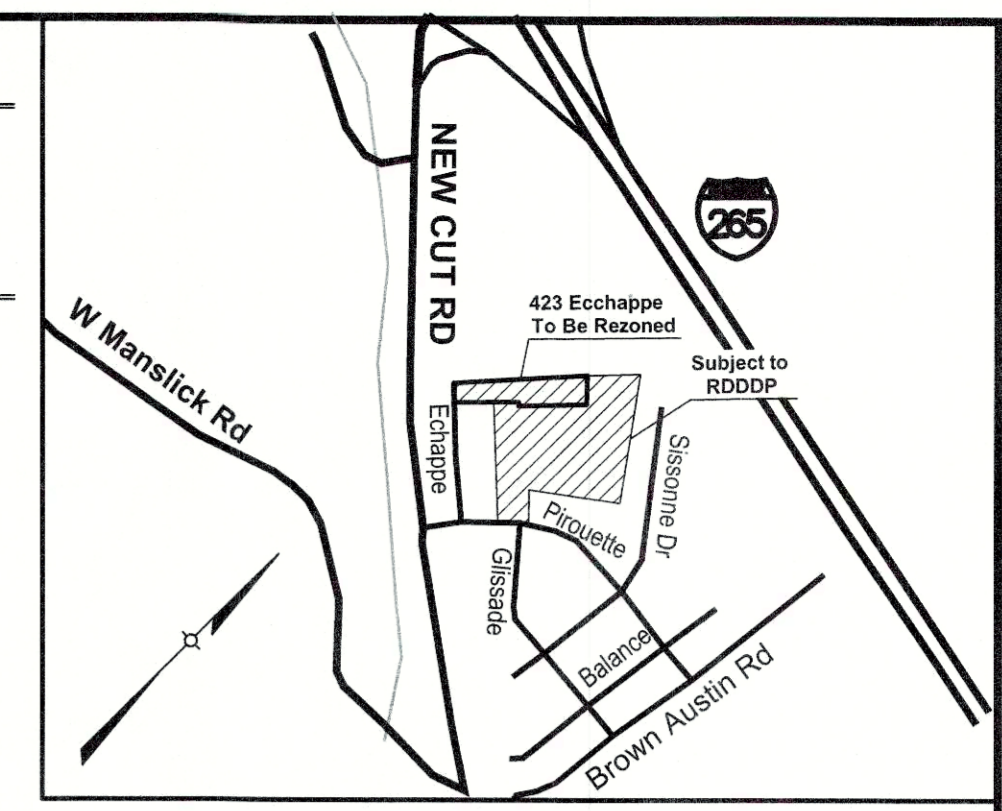


VARIANCE REQUESTED
 1- A VARIANCE IS REQUESTED FROM THE INFILL STANDARDS SECTION 5.1.12.B.2.a OF THE LOUISVILLE LAND DEVELOPMENT CODE TO VARY THE ECHAPPE LANE FRONT SETBACK AS SHOWN.

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

TOTAL SITE AREA	=	10.6± Ac. (462,979 SF)
AREA TO BE REZONED	=	1.71± Ac. (74,386 sf)
EXISTING ZONING	=	R-4 / R-6
PROPOSED ZONING	=	R-6
FORM DISTRICT	=	VILLAGE OUTLYING
EXISTING USE	=	UNDEVELOPED + MSD PUMP STATION
PROPOSED USE	=	MULTI-FAMILY RESIDENTIAL
TOTAL # BUILDINGS (1 AND 2 STORIES)	=	10 BLDG
TOTAL # UNITS	=	152 UNITS
BUILDING FOOTPRINT	=	86,300 SF
BUILDING AREA	=	171,600 SF
FAR (171,600/462,979)	=	0.37 (0.75 MAX. ALLOWED)
DENSITY (160/10.6)	=	15.09 DU/AC (17.41 DU/AC MAX. ALLOWED)

PARKING REQUIRED

1 SP/UNIT MIN	=	152 SP
2 SP/UNIT MAX	=	304 SP
PARKING SPACES REQUIRED	=	152 SP 304 SP
PARKING SPACES PROVIDED	=	253 SP (26 ADA INCLUDED)

VEHICULAR USE AREA

INTERIOR LANDSCAPE AREA REQUIRED	=	8,431 SF (7.5% VUA)
INTERIOR LANDSCAPE AREA PROVIDED	=	9,954 SF
OPEN SPACE REQUIRED	=	69,447 SF (15% PER LDC 5.3.6.G)
OPEN SPACE PROVIDED	=	153,450 SF
RECREATIONAL OPEN SPACE REQUIRED	=	34,724 SF (50% OF 69,447 SF)
RECREATIONAL OPEN SPACE PROVIDED	=	81,600 SF (OPEN SPACE # 1002)

EXISTING IMPERVIOUS

EXISTING IMPERVIOUS	=	4,248 SF
PROPOSED IMPERVIOUS	=	221,273 SF (47% INCREASE)

DIMENSIONAL STANDARDS FOR R-6

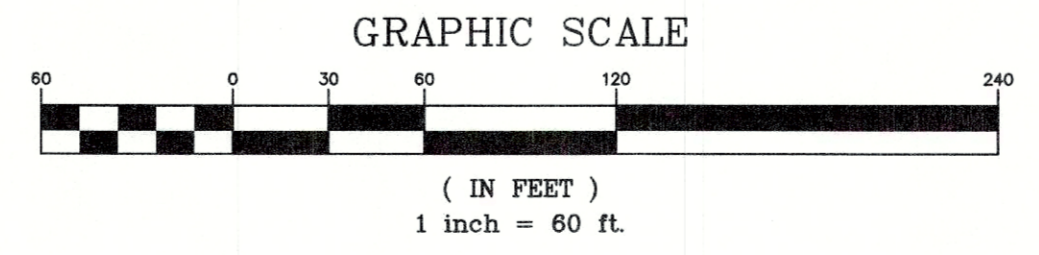
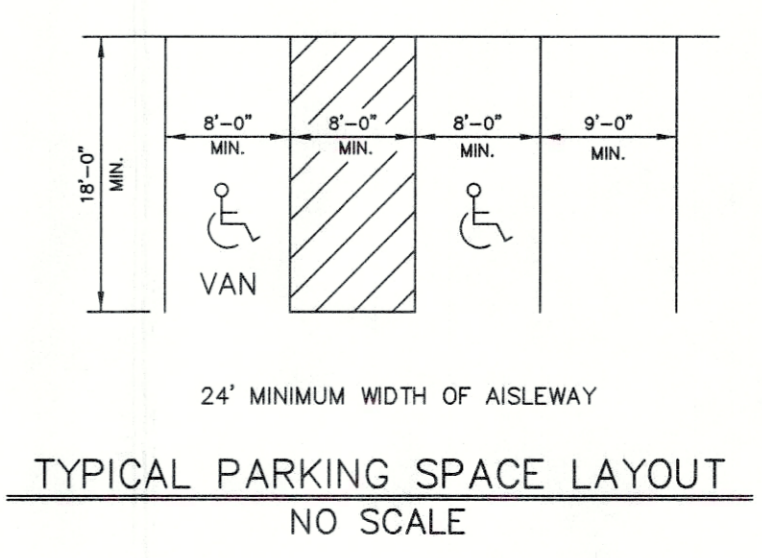
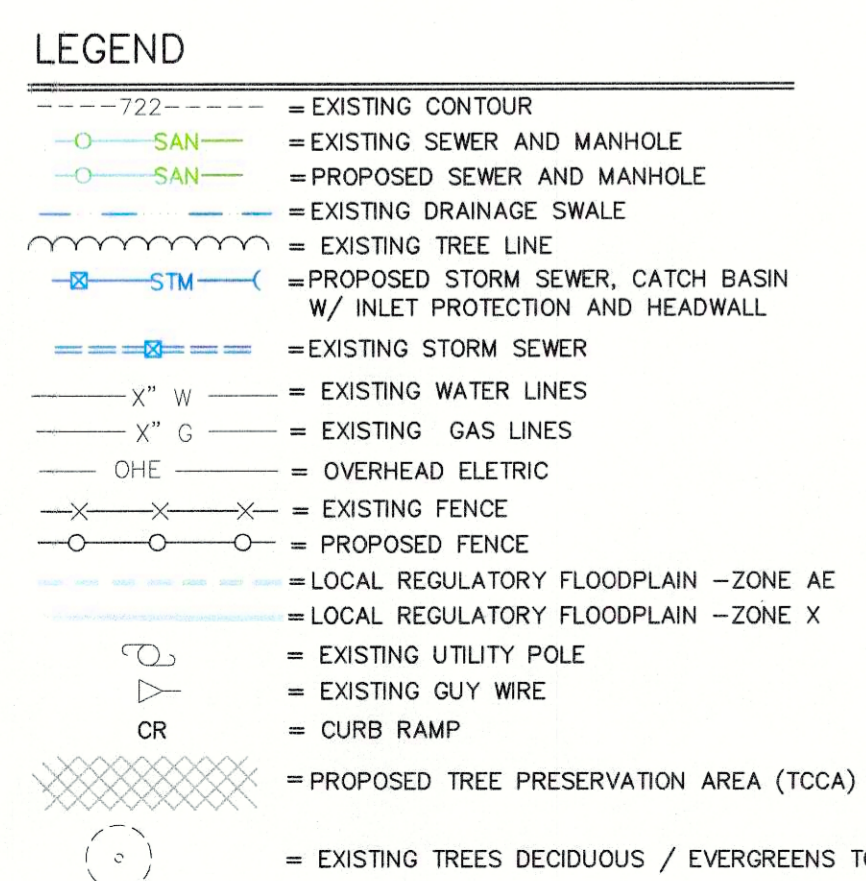
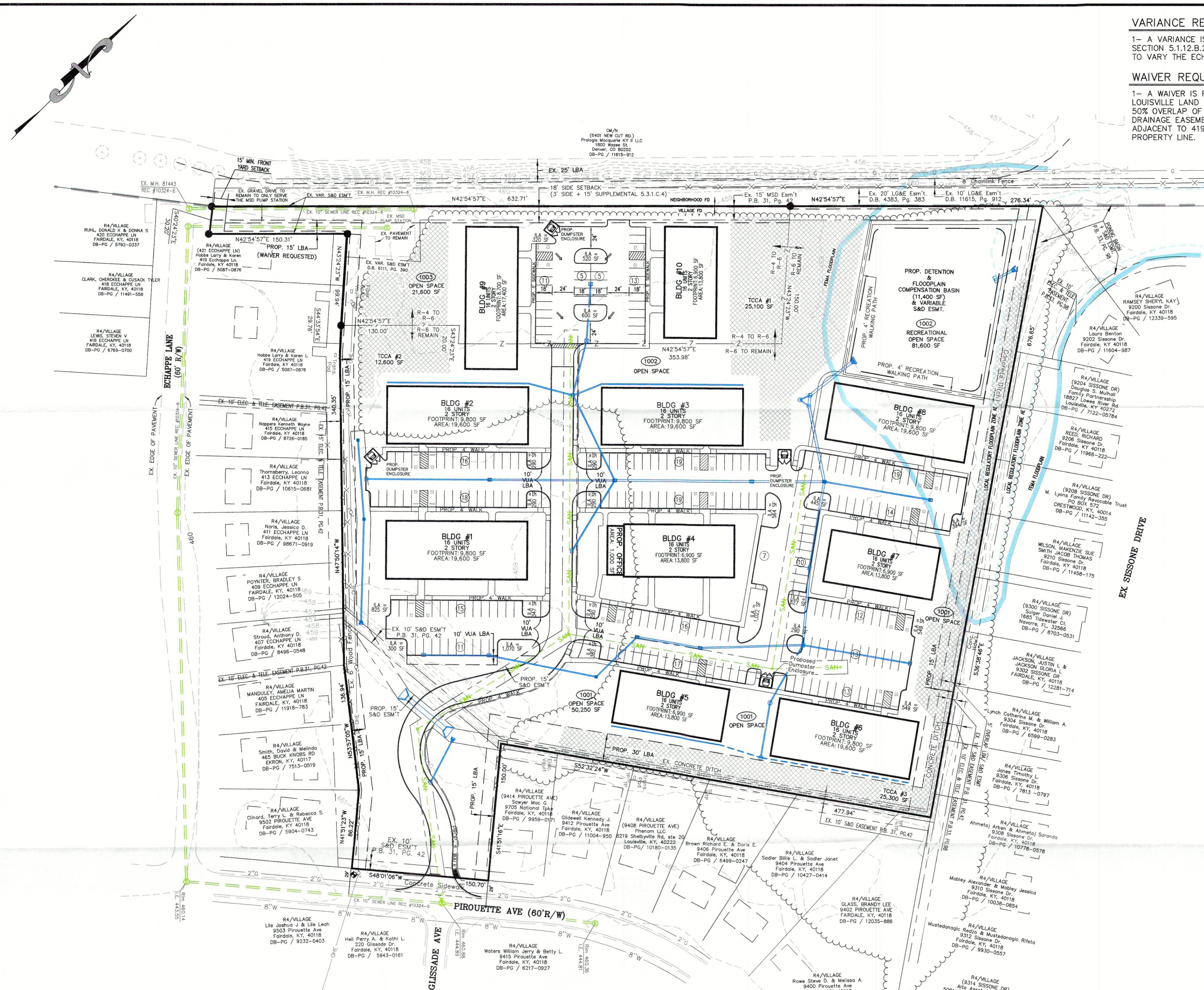
- VILLAGE OUTLYING (PER LDC TABLE 5.3.1)
- MIN. FRONT AND SIDE STREET SETBACK = 15' *
 - MIN. SIDE YARD SETBACK = 3'
 - MIN. REAR YARD SETBACK = 25'
 - MAX. BLDG. HEIGHT = 35'
- * ECHAPPE LANE FRONT SETBACK INFILL STANDARDS APPLY PER LDC SEC. 5.1.12.B.2.a)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface. Drive lane shall be 24 ft wide.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- Construction fencing shall be erected prior to any construction or grading activities preventing completion 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.
- Prior to construction plan approval, an Encroachment Permit will be required by Metro Public Works. The bond will include a damage bond for protection of Piroquette Ave., from the site to New Cut Road, to repair any damage caused by construction traffic activities.

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. An updated downstream facilities capacity was submitted to MSD on 8/29/2022.
- 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.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage, an easement plat will be required prior to MSD granting construction plan approval.
- 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.
- 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.
- MSD drainage bond required 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.
- Any required fill in the floodplain shall be compensated on site at a ratio of 1.5 to 1.
- Lowest finished floor and lowest machinery to be at or above 460.00.
- Entire roof line to be graded and drained into the proposed drainage system.
- 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.
- 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.
- KDOW and ACOE approval required prior to MSD construction plan approval.



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	=	10.6± Ac. (462,979 SF)
EXISTING TREE CANOPY	=	314,704 SF (68% OF SITE)
TREE CANOPY REQ. TO BE PRESERVED	=	62,941 SF (20% EXISTING CANOPY)
TREE CANOPY PROP. TO BE PRESERVED	=	63,000 SF
TOTAL CANOPY TO BE PROVIDED	=	162,043 SF (35% SITE AREA)

OWNER:
 CORCORAN HOMEBUILDING & REMODELING LLC
 14103 LAKE FOREST LN
 LOUISVILLE, KY 40245

OWNER:
 TREELINE LLC
 4307 PROGRESS BLVD
 LOUISVILLE, KY 40218

SITE ADDRESS:
 9418 PIROUETTE AVE
 PARCEL ID: 147700730000
 D.B. 11173, PG. 268

SITE ADDRESS:
 423 ECHAPPE LN
 PARCEL ID: 147700510000
 D.B. 11411, PG. 253

RELATED CASES: 20-ZONE-0117
 19ZONE1028
 (9418 PIROUETTE AVE)

COUNCIL DISTRICT - 13
 FIRE PROTECTION DISTRICT - FAIRDALE
 MUNICIPALITY - LOUISVILLE

MSD SUB 355

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	9/19/22	PER AGENCY REVIEW COMMENTS	BB
2	10/10/22	PER AGENCY COMMENTS	AR

PROJECT DATA

FILE NAME: 18048-DDDP-TREELINE.dwg
 SCALE: AS SHOWN
 DATE: 9/22/22
 CHECKED BY: AR
 DRAWN BY: BB

PROJECT DATA

FILE NAME: 18048-DDDP-TREELINE.dwg
 SCALE: AS SHOWN
 DATE: 9/22/22
 CHECKED BY: AR
 DRAWN BY: BB

L&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS
 507 WABASH AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40203
 PHONE 502.644.9974 FAX 502.644.9974
 WEB SITE WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN - 423 ECHAPPE LANE
 REVSIED DETAILED DISTRICT DEVELOPMENT PLAN - 9418 PIROUETTE AVE

ECHAPPE + PIROUETTE
 DEVELOPER
 CORCORAN HOME BUILDING & REMODELING LLC
 14103 LAKE FOREST LANE
 LOUISVILLE, KY 40205

JOB NO. 18048-1
 SHEET 1 OF 1