

**WAIVER REQUESTED:**

1. A Waiver is requested from Section 5.8.1 of the Louisville Metro Land Development Code to waive the Cherokee Road Right of Way sidewalk.

**VARIANCES REQUESTED:**

1. A Variance is requested from Section 5.1.12.A.2.d of The Louisville Metro Land Development Code to vary the building height.
2. A Variance is requested from Section 5.4.1.D.2 of the Louisville Metro Land Development Code to vary the private yard area percentage provided.

**PROJECT DATA**

TOTAL SITE AREA	=	0.5 Ac. (21,675 SF)
EXISTING ZONING	=	R-7
PROPOSED ZONING	=	R-8A
EXISTING FORM DISTRICT	=	TRADITIONAL NEIGHBORHOOD
EXISTING/PROPOSED USE	=	MULTI-FAMILY RESIDENTIAL
PROPOSED BUILDING FOOTPRINT	=	7,426 SF
PROPOSED BUILDING AREA	=	32,600 S.F. TOTAL (INCLUDES 100 S.F. OF FINISHED BASEMENT AREA AND EXCLUDES BALCONIES)
F.A.R	=	1.5 (3.0 MAXIMUM ALLOWED)
PROPOSED NO. OF UNITS	=	10 UNITS
DENSITY	=	20 DU/AC. (58.08 DU/AC. MAX. ALLOWED)
PROPOSED BUILDING HEIGHT	=	6'3"-8" 5 STORIES (INFILL CONTEXT MAXIMUM RANGE OF 44 FT)(VARIANCE REQUESTED)
PRIVATE YARD REQUIRED	=	(30%) 6,503 SF
PRIVATE YARD PROVIDED	=	(6%) 1,351 SF (VARIANCE REQUESTED)

<b>PARKING REQUIRED</b>		MIN.	MAX.
10 UNITS/1.5 SPACES MIN.	=	15 SP	
10 UNITS/2.5 SPACES MAX.	=		25 SP

<b>PARKING PROVIDED</b>		
SURFACE PARKING	=	4 SPACES
GARAGE PARKING	=	21 SPACES
TOTAL PARKING PROVIDED	=	25 SPACES
		(1 HC SP INCLUDED)

TOTAL VEHICULAR USE AREA	=	2,631 SF
INTERIOR LANDSCAPE AREA REQUIRED	=	198 SF
INTERIOR LANDSCAPE AREA PROVIDED	=	325 SF

EXISTING IMPERVIOUS	=	8,726 SF
PROPOSED IMPERVIOUS	=	12,113 SF (39% INCREASE)

**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. 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.
4. Mitigation measures for dust during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
5. Michael Ronayne, P.E. with ECS Engineering, formerly GEM Engineering, conducted a visual site reconnaissance April 2018 and did not observe any karst features at that time. Ann Richard, RLA conducted a site visit on February 18, 2019 and did not observe any karst features.
6. The Cherokee Road front setback complies with Section 5.1.12 of the Land Development Code.
7. Trash collection shall be provided by an indoor dumpster.
8. The front yard courtyard shall have no walls exceeding 42 inches in height measured from the grade at the outside perimeter of the wall.
9. The surface parking spaces shall be paved with pervious material. The drive aisle shall not.

**MSD NOTES:**

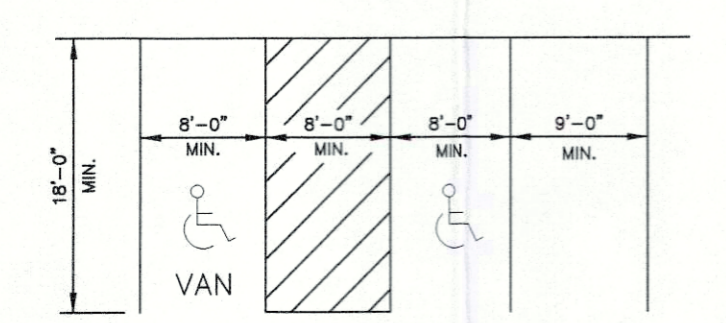
1. Construction plans and documents shall comply with Louisville and Jefferson County Metro Sewer District Design Manual and Standard Specifications
2. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Sanitary Capacity request was approved by MSD letter dated March 29th 2019.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0043 E dated December 5, 2006.
4. Drainage pattern depicted by arrows (==>) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. A Downstream Facilities Capacity Request will be submitted to MSD.
7. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
8. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
9. There will be no increase of storm water run off into the alley or onto the adjacent residential properties as a result of this project.
10. Verification of the downstream capacity along Cherokee Rd. and Barney Ave. is required prior to MSD construction plan approval. The amount of on-site detention shall be determined based upon the analysis of the capacity of the downstream system.
11. On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for the 2,10,25 and 100 year storms or to the capacity of the downstream system, whichever is more restrictive.
12. All roof drainage shall be directed to the underground detention.

**DETENTION BASIN CALCULATIONS**

X = Δ CRA/12  
ΔC = 0.75 - 0.52 = 0.23  
A = .5 ACRES  
R = 2.8 INCHES  
X = (.23)(.5)(2.8)/12 = 0.027 AC.-FT.  
REQUIRED X = 1,168 CU.FT.  
PROVIDED BASIN = 600 SQ.FT.  
TOTAL = 600 SQ.FT. @ APPROX. 2 FT. DEPTH  
= 1,200 CU.FT. > 1,168 CU.FT.

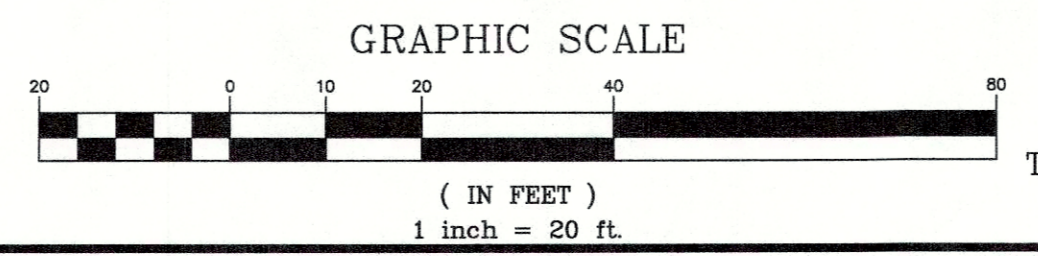
**LEGEND**

- CO Existing Clean-Out
- ▶ Existing Guy Anchor
- Existing Utility Pole
- ⊗ Existing Gas Valve
- WM Existing Water Meter
- GM Existing Gas Meter
- CB Existing Storm Sewer Catch Basin
- ⊙ Existing Storm Sewer Manhole
- ⊙ Existing Sanitary Sewer Manhole
- ☆ Existing Light Pole
- TP Existing Telephone Pedestal
- A/C Existing Air Conditioner
- OHE Existing Overhead Electric Line
- ⊠ Existing Catch Basin
- Proposed Storm Sewer, Catch Basin



**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	=	21,675 SF
EXISTING TREE CANOPY	=	±5% (±1,084 SF)
TOTAL TREE CANOPY AREA REQUIRED	=	15% (3,251 SF)
EXISTING TREE CANOPY TO BE PRESERVED	=	0% ( )
PROPOSED TREE CANOPY TO BE PLANTED	=	20% (5,040 SF)



SITE ADDRESS:  
1576 CHEROKEE ROAD  
TAX BLOCK 077F, LOT 0022  
D.B. 8060, PG. 0641

COUNCIL DISTRICT - 8  
FIRE PROTECTION DISTRICT - LOUISVILLE #4  
MUNICIPALITY - LOUISVILLE

CASE: 19ZONE1007  
RELATED CASE: 17ZONE1031  
MSD #11666

REVISIONS	BY	DESCRIPTION
	AER	REVISED PER AGENCY COMMENTS
DATE		
4/15/19		
NO.		
1		

PROJECT DATA

FILE NAME: 16147-DBP

DATE: 03/25/19

CHECKED BY: AER

SCALE: AS SHOWN

DRAWN BY: JH

LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
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DETAILED DISTRICT DEVELOPMENT PLAN

**1576 CHEROKEE ROAD**  
**LOUISVILLE, KY 40205**

OWNER  
**W. EARL REED III**  
P.O. BOX 6483  
LOUISVILLE, KY 40206

JOB NO. 16147

SHEET 1 OF 1