

VICINITY MAP
NOT TO SCALE

SITE DATA

LAND USE
 SITE ADDRESSES: 1418 WILLOW AVE, WILLOW AVE., 1426 WILLOW AVE 40204
 EXISTING ZONING DISTRICT: R-8A
 PROPOSED ZONING DISTRICT: R-8A
 FORM DISTRICT: TRADITIONAL NEIGHBORHOOD
 EXISTING USE: MULTI-FAMILY
 PROPOSED USE: MULTI-FAMILY
 TOTAL SITE AREA: 0.88-ACRE
 TAX BLOCK & LOT: T.B. 77A T.L. 59, 58, 57
 DEED BOOK & PAGE: D.B. 8944, 8955, 9010; PG. 208, 205, 439
 SOIL TYPE: UNCLASSIFIED

BUILDING DATA

BUILDING HEIGHT: 20' 0" MAX
 FOOTPRINT: 9,592 S.F.
 GROSS FLOOR AREA: 97,074 S.F.
 FLOOR TO AREA RATIO: 2.55
 UNITS: 24
 UNIT DENSITY: 27 DWELLING UNITS/ACRE

PARKING CALCULATIONS

MINIMUM REQUIRED: 36
 1.5 SPACE/UNIT
 MAXIMUM ALLOWED: 60
 2.5 SPACES/UNIT
 PROPOSED NEW PARKING: 55 SPACES (52 UNDERGROUND)
 OF WHICH 3 ARE H/C ACCESSIBLE (1 VAN)
 EXISTING ON STREET PARKING: 7 SPACES

LANDSCAPE CALCULATIONS

VUA: 3,754 S.F.
 ILA REQUIRED (0%): 0 S.F.
 ILA PROVIDED: 375 S.F.
 ILA TREES REQUIRED (1/4000 S.F. VUA): 0 TREES
 ILA TREES PROVIDED: 0 TREES

TREE CANOPY CALCULATIONS

100% REDUCTION PER 10.1.4.B.2.b

SIGNAGE

HEIGHT ALLOWED/PROPOSED: 10'
 AREA ALLOWED/PROPOSED: 48 S.F.

OPEN SPACE

OPEN SPACE IS EXEMPT PER 5.11.4.A.3. PROPERTY IS IN TRADITIONAL FORM DISTRICT AND LOCATED 1000' OR LESS FROM PUBLIC PARK (APPROXIMATELY 720' FROM CHEROKEE PARK)

MSD NOTES

- EXISTING SANITARY CONNECTION TO BE UTILIZED. ADDITIONAL CONNECTIONS REQUIRE FEE(S).
- DRAINAGE OUTLET TO THE COMBINED SEWER WILL BE LIMITED TO A SINGLE 6" CONNECTION.
- ALL ROOF DRAINS TO BE DIRECTED INTERNALLY AND AWAY FROM ADJOINING PROPERTY OWNERS.
- NO BASEMENT GRAVITY SEWER SERVICE TO THE COMBINED SEWER WILL BE PERMITTED.

PDS NOTES

- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- CERTIFICATE OF APPROPRIATENESS WAS ISSUED BY THE CHEROKEE TRIANGLE ARCHITECTURAL REVIEW COMMITTEE ON 3/30/12.
- A KARST SURVEY COMPLIANT WITH 4.9.3 OF THE LDC WILL BE COMPLETED PRIOR TO CONSTRUCTION APPROVAL.
- LIGHTING TO COMPLY WITH THE LDC.

PUBLIC HEALTH & WELLNESS NOTES

- PROPOSED BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM 6" SANITARY SEWER OF WHICH OWNER MUST PROVIDE DOCUMENTATION.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- PROPOSED POOL MUST RECEIVE APPROVAL FROM LOUISVILLE HEALTH AND WELLNESS.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

METRO PUBLIC WORKS NOTES

- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS ON WILLOW AVENUE SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.

FIRE DEPARTMENT/ADDRESSING NOTES

- APPLICANT TO COORDINATE SUITE NUMBERING PLAN PRIOR TO CONSTRUCTION.

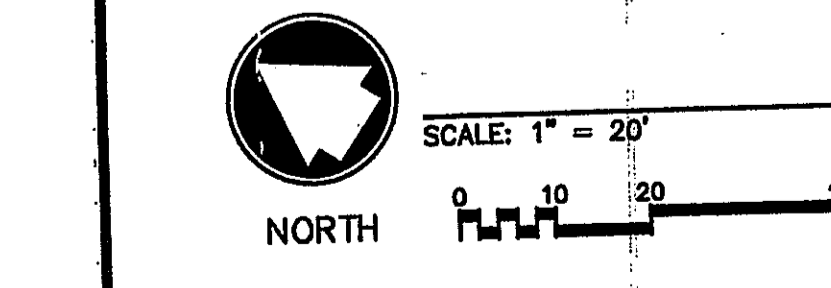
METRO PUBLIC WORKS NOTES

- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

RECEIVED
 OCT 07 2014
 PLANNING & DESIGN SERVICES

PROJECT# 17822, WM# 9883

- 1418 Willow Ave. R8A, TNFD
- 2A: Keith Auerbach; 9581x726
- 2B: MMS Trust; 8582x782
- 3A: Stephen Lewis & Douglas Riddle; 9225x464
- 3B: Terrence & Martha McCoy; 7051x659
- 4A: Mark Ellison; 9230x293
- 4B: Thomas St. Lee and Nicole; 9995 x 650
- 5A: Sue Ellen Ackerson Trust; 9339x704
- 5B: David & Susan Gittleman; 9394x927
- 6A: Paul & Kelly Gerard; 10067 x 570
- 6B: Tony & Cynthia Hall; 8655x490
- 7A: Chenault Conway; 9611x984
- 7B: Raymond Shea; 10160 x 197
- 8A: Eleanor Maddox; 6375x695
- 8B: Miquel Flegelman; 5825x739
- 9A: Stephen and Nicole St.; 9940 x 467
- 9B: Bill & Lillian Seiler; 5579x205
- 10A: Phyllis I. Floriano Trust; 2990 x 563
- 10B: West Park & Anne Adams; 7132x751
- 11A: Earl & Gayle Dorsey; 8162x641
- 11B: Gary Mathels; 9691x563



VARiances REQUESTED:

- 10.2.4 TO PERMIT THE ENCROACHMENT OF AN EXISTING STRUCTURE AND PROPOSED POOL/PATIO INTO THE REQUIRED 15' LBA
- 5.4.1.C.3 TO PERMIT FRONT LOADED GARAGE
- 5.8.1.A.1 TO NOT USE ALLEY FOR ACCESS TO THE SITE
- 5.9.2.C.4 TO PERMIT TRAFFIC AND CIRCULATION IN FRONT OF BUILDING
- 5.4.1.B.1.e TO PERMIT PARKING IN THE PUBLIC REALM
- 5.4.1.E.3 TO NOT PROVIDE ACCESS TO PARKING FROM THE ACCESSORY STRUCTURE/USE AREA
- 5.4.1.G.3 TO PERMIT PARKING BETWEEN FRONT FACADE OF THE STRUCTURE AND THE PRIMARY STREET

VARiances REQUESTED:

- 5.4.1.B.3.a TO PERMIT THE FRONT SETBACK TO BE 70' INSTEAD OF BEING 33'-37' (WHICH ARE THE TWO NEAREST RESIDENTIAL STRUCTURES: 1430 WILLOW AND 2023 EASTERN PARKWAY); 33' VARIANCE.
- VARIANCE FROM 5.4.1.B.3.a TO PERMIT THE ENCROACHMENT OF PARKING WITHIN THE REQUIRED FRONT YARD SETBACK.
- VARIANCE FROM 5.4.1.C.6.a.1 TO PERMIT A BUILDING HEIGHT OF 20' 0" INSTEAD OF THE REQUIRED 37'; 16' 0" VARIANCE.
- VARIANCE FROM 5.4.1.C.6.b TO PERMIT A 15' STREETSIDE YARD INSTEAD OF THE REQUIRED 25' STREETSIDE YARD; 10' VARIANCE.
- VARIANCE FROM 5.4.1.C.6.b TO PERMIT A 16' SIDE YARD SETBACK INSTEAD OF THE REQUIRED 14' SIDE YARD SETBACK; 2' VARIANCE.
- VARIANCE FROM 5.4.1.D.2 TO PERMIT 10% PRIVATE YARD AREA INSTEAD OF THE REQUIRED 30% 20% VARIANCE

LEGEND

- EXISTING TOPO
- EXISTING SANITARY SEWER
- EXISTING SEWER MANHOLE
- PROPOSED DRAINAGE ARROW
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING TREE
- PROPOSED TREE (GENERAL LOCATION)
- PROPOSED 7' BRICK WALL
- PROPOSED 6' WOOD PRIVACY FENCE
- "REALM/ZONE" AREA DELINEATION

WILLOW GRANDE
 1418, 1426 WILLOW AVENUE 40204
 TRADITIONAL NEIGHBORHOOD DEVELOPMENT PLAN

OWNER: Willow Grande LLC
 3200 W. ITTARDOWN RD., SUITE 300
 LOUISVILLE, KY 40222
 DRAWN BY: [Blank]
 CHECKED BY: [Blank]

| DATE | REVISION DESCRIPTION |
|----------|------------------------------|
| 10/20/14 | 1. REDUCED TO 15' STREETSIDE |
| | |
| | |

DRAWN BY: [Blank] CHECKED BY: [Blank]
 HORZ. SCALE: 1" = 20'
 VERT. SCALE: [Blank]
 DATE: 09-02-14
 SHEET NUMBER: 1 of 1