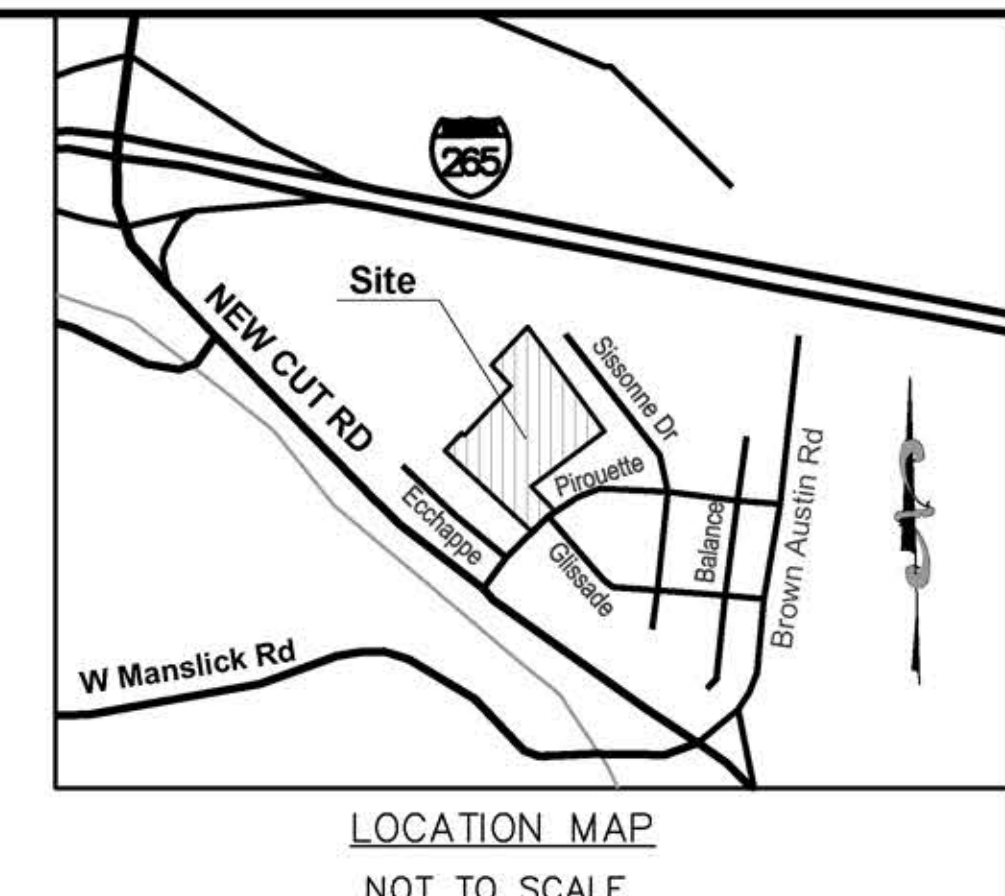




PROJECT DATA

TOTAL SITE AREA	= 8.92± Ac. (388,593 SF)
EXISTING ZONING	= PRD
PROPOSED ZONING	= R-6
FORM DISTRICT	= VILLAGE OUTLYING
EXISTING USE	= UNDEVELOPED
TOTAL # UNITS	= 128 UNITS
TOTAL BLDG FOOTPRINT	= 74,000 SF
TOTAL BLDG AREA	= 148,000 SF
BUILDING HEIGHT	= 2 STORIES (35 FT. MAX. ALLOWED)
F.A.R (148,000 / 388,593)	= 0.38 (0.75 MAX ALLOWED)
DENSITY (128 / 8.92)	= 14.35 DU/AC (17.42 DU/AC MAX ALLOWED)
PARKING REQUIRED	MIN. MAX.
1 SP/UNIT MIN. (128 UNITS)	= 128 SP
2 SP/UNIT S.F. MAX. (128 UNITS)	= 256 SP
PARKING SPACES PROVIDED	= 215 SPACES (22 ADA INCLUDED)
VEHICULAR USE AREA	= 99,536 SF
INTERIOR LANDSCAPE AREA REQ. (7.5% VUA)	= 7,465 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 8,897 SF
OPEN SPACE REQ. (PER LDC 5.3.6.G)	= 58,289 SF (15%)
RECREATIONAL OPEN SPACE REQUIRED	= 29,145 SF (50% OF OPEN SPACE REQUIRED)
OPEN SPACE PROVIDED	= 72,906 SF
RECREATIONAL OPEN SPACE PROVIDED	= 36,453 SF
EXISTING IMPERVIOUS	= 0 SF
PROPOSED IMPERVIOUS	= 192,427 SF



DIMENSIONAL STANDARDS FOR R-6

VILLAGE OUTLYING (PER LDC 5.3.6.E - 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'

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 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 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. 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.
6. Prior to Metro Public Works construction approval a Crossover Access Agreement shall be recorded to provide access to the Treeline LLC tract.

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. A downstream facilities capacity was approved by MSD on 10/28/2020.
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. The site has thru drainage an easement plot. It 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. KDOW and ACOE approval required prior to MSD construction plan approval.
11. Any required fill in the floodplain shall be compensated on site at a ration of 1.5 to 1.
12. Lowest finished floor and lowest machinery to at or above 460.00.
13. Entire roof line to be graded and drained into the proposed drainage system.
14. 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.
15. 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.
16. An Army Corp. of Engineers Wetlands determination is required prior to MSD construction plan approval.

FLOODPLAIN COMPENSATION REQUIRED @ 1.5:1.0

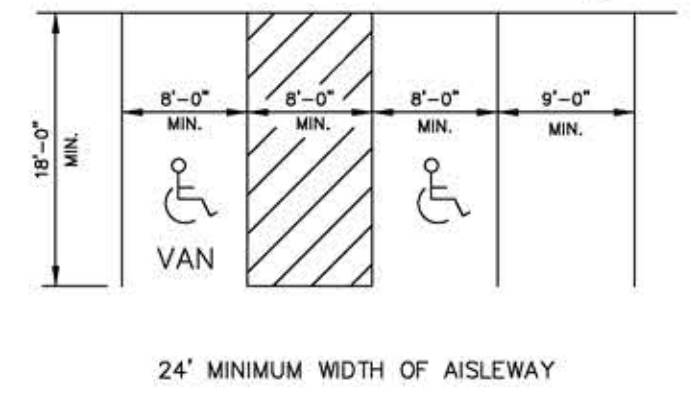
REQUIRED = 27,000 SF @ 0.5 DEPTH
 = 13,500 CF X 1.5 = 20,250 CF
 PROVIDED = 11,400 SF @ 2 = 22,800 CF

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
 ΔC = 0.65 - 0.23 = 0.42
 A = 8.9 ACRES
 R = 2.8 INCHES
 X = (0.42)(8.9)(2.8)/12 = 0.87 AC.-FT.
 REQUIRED X = 37,897 CU.FT.
 PROVIDED BASIN = 11,400 SQ.FT.
 TOTAL = 11,400 SQ.FT. @ APPROX. 3.4 FT. DEPTH
 = 38,760 CU.FT.

LEGEND

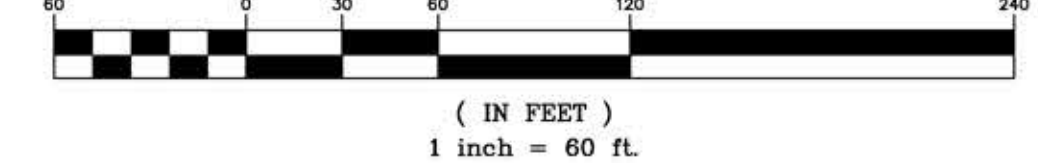
	= EXISTING CONTOUR
	= EXISTING SEWER AND MANHOLE
	= PROPOSED SEWER AND MANHOLE
	= EXISTING DRAINAGE SWALE
	= EXISTING TREE LINE
	= PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
	= EXISTING STORM SEWER
	= LOCAL REGULATORY FLOODPLAIN - ZONE AE
	= LOCAL REGULATORY FLOODPLAIN - ZONE X
	= CURB RAMP



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 8.92± Ac. (388,593 SF)
EXISTING TREE CANOPY	= 272,606 S.F. (70% SITE)
TREE CANOPY REQ. TO BE PRESERVED	= 54,521 S.F. (20% OF THE EXISTING CANOPY)
TREE CANOPY PROP. TO BE PRESERVED	= 54,521 S.F. (20% OF THE EXISTING CANOPY)
TOTAL CANOPY TO BE PROVIDED	= 136,008 SF (35% OF TOTAL SITE AREA)

GRAPHIC SCALE



SITE ADDRESS:
 9418 PIROUETTE AVE
 TAX BLOCK 1477, LOT 0073
 D.B. 11173, PG. 268
 D.B. 31, PG. 41

COUNCIL DISTRICT - 13
 FIRE PROTECTION DISTRICT - FAIRDALE
 MUNICIPALITY - LOUISVILLE
 SUB #355

REVISIONS

NO.	DATE	DESCRIPTION	BY
6	04-26-21	03-25-LDT COMMENTS	ACR
7	5-26-21	REVISED PER 5-10-21 PLAN COMM	JH
8	6-1-21	ADDED DUMPSTERS	BB
9	6/7/21	ADDED MSD EASEMENT	JH
10	6/29/21	TREE PRESERVATION AREA	BB

PROJECT DATA
 FILE NAME: 18048-DDDP.DWG
 DATE: 5/25/21
 SCALE: AS SHOWN
 CHECKED BY: KY
 DRAWN BY: JH

PROJECT DATA
 FILE NAME: 18048-DDDP.DWG
 DATE: 5/25/21
 SCALE: AS SHOWN
 CHECKED BY: KY
 DRAWN BY: JH

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING - LAND SERVING - LANDSCAPE ARCHITECTURE
 605 WINDSOR BLVD. SUITE 100
 LOUISVILLE, KY 40245
 TEL: 502.452.4270
 FAX: 502.452.4271
 WEB SITE: WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
9418 PIROUETTE AVENUE
 OWNER/DEVELOPER
 CORCORAN HOME BUILDING & REMODELING LLC
 14103 LAKE FOREST LN.
 LOUISVILLE, KY 40245

JOB NO. 18048
 SHEET 1 OF 1

CASE: 20-ZONE-0117
 RELATED CASE: 19ZONE1028

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