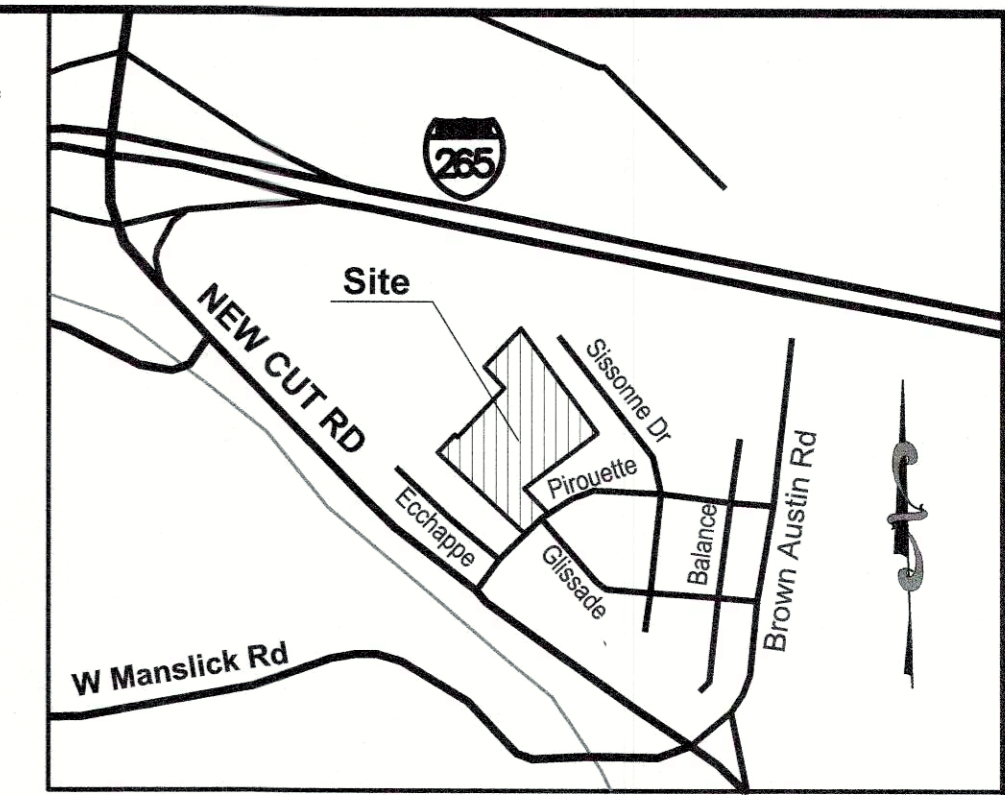


WAIVER REQUESTED:

1. A Waiver is requested from Section 5.3.1.D.1.b.vi of the Louisville Metro Land Development Code to waive the maximum of 4 contiguous units.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

| | |
|----------------------------|--|
| TOTAL SITE AREA | = 8.92± Ac. (388,593 SF) |
| EXISTING ZONING | = R-4 |
| PROPOSED ZONING | = PRD |
| FORM DISTRICT | = VILLAGE |
| EXISTING USE | = UNDEVELOPED |
| PROPOSED USE | = SINGLE FAMILY RESIDENTIAL ATTACHED |
| TOTAL # OF LOTS | = 51 LOTS |
| DENSITY PROVIDED (51/8.92) | = 5.72 DU/ACRE (7.26 DU/ACRE MAX. ALLOWED) |
| BUILDING HEIGHT | = 2 STORY (45' MAX. ALLOWED) |
| BUILDING AREA | = 144,840 SF (72,420 SF FOOTPRINT) |
| F.A.R. | = 0.37 (2.0 MAX. ALLOWED) |
| DENSITY | = 5.72 (7.26 MAX. ALLOWED) |

| | |
|---------------------|-------------------|
| OPEN SPACE REQUIRED | = 52,228 SF (14%) |
| OPEN SPACE PROVIDED | = 58,438 SF (15%) |

PARKING REQUIRED

| | | | |
|--------------------------------|----------|------|------|
| 1.5 SP/UNIT MIN. (51 UNITS) | = 77 SP | MIN. | MAX. |
| 3 SP/UNIT S.F. MAX. (51 UNITS) | = 153 SP | | |

| | |
|------------------------|---------------------------|
| TOTAL PARKING PROVIDED | = 102 SPACES (2 PER UNIT) |
|------------------------|---------------------------|

| | |
|----------------------------------|-------------|
| TOTAL VEHICULAR USE AREA | = 15,717 SF |
| INTERIOR LANDSCAPE AREA REQUIRED | = 1,178 SF |
| INTERIOR LANDSCAPE AREA PROVIDED | = 22,517 SF |

| | |
|---------------------|--------------------------------|
| EXISTING IMPERVIOUS | = 4,637 SF |
| PROPOSED IMPERVIOUS | = 218,761 SF (4,618% INCREASE) |

REQUIRED YARDS

| | |
|-------------------------------|------------|
| FRONT YARD & STREET SIDE YARD | = 15' |
| SIDE YARD | = 5' or 0' |
| REAR YARD | = 25' |

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- 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 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.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- The Wetlands delineation are based on the February 13, 2018 Redwing Ecological Services Inc. Water/Wetland Reconnaissance Report.
- Proposed drive length shall be 25 feet in length from garage to back of sidewalk.

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. A downstream facilities capacity request was approved by MSD on June 18th, 2018.
- A portion of the site is within Zone A and the 100 year flood plain per FIRM Map Number 21111 C 0107E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- The site has thru drainage an easement plat. It 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.
- A Downstream Capacity Request was approved by MSD by letter dated July 23, 2018.
- KDOW and ACOE approval required prior to MSD construction plan approval.
- Any required fill in the floodplain shall be compensated on site at a ration of 1.5 to 1.
- Lowest finished floor and lowest machinery to 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.

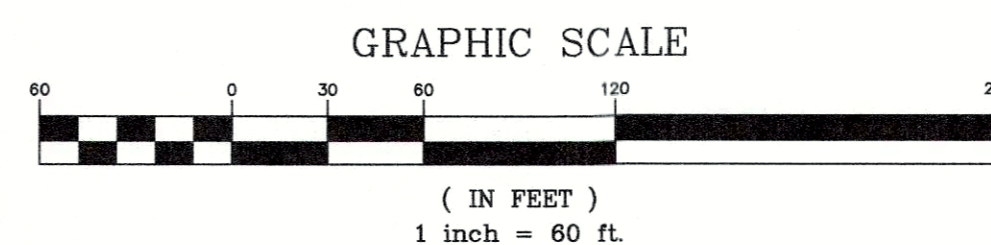
FLOODPLAIN COMPENSATION REQUIRED @ 1.5:1.0

REQUIRED = 27,000 SF @ 0.5 DEPTH
 = 13,500 CF X 1.5 = 20,250 CF
 PROVIDED = 16,400 SF @ 1.25 = 20,500 CF

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
 ΔC = 0.50 - 0.23 = 0.27
 A = 8.9 ACRES
 R = 2.8 INCHES
 X = (0.27)(8.9)(2.8)/12 = 0.56 AC.-FT.
 REQUIRED X = 24,400 CU.FT.
 PROVIDED BASIN = 16,400 SQ.FT.

TOTAL = 16,400 SQ.FT. @ APPROX. 1.5 FT. DEPTH
 = 24,600 CU.FT.



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

CASE: 19ZONE1028
 COUNCIL DISTRICT - 13
 FIRE PROTECTION DISTRICT - FAIRDALE
 MUNICIPALITY - LOUISVILLE

RECEIVED
 AUG 29 2019
 PLANNING &
 DESIGN SERVICES

SUB #355

| REVISIONS | |
|-----------|---------|
| NO. | DATE |
| 1 | 7/22/19 |
| 2 | 8-5-19 |
| 3 | 8/30/19 |

| DESCRIPTION | BY | JH |
|-----------------------------|----|----|
| REVISED PER AGENCY COMMENTS | | |
| MSD COMMENTS | | |
| REVISED PER AGENCY COMMENTS | | |

PROJECT DATA
 FILE NAME: 18048-DDP.DWG
 DATE: 7/2/19
 CHECKED BY: KY
 SCALE: AS SHOWN
 DRAWN BY: BB/AH/AH

PLANNED RESIDENTIAL DEVELOPMENT
9418 PIROUETTE AVENUE
 OWNER/DEVELOPER
 CORCORAN HOME BUILDING & REMODELING
 644 PHILLIPS LANE STE 2003
 LOUISVILLE, KY 40209

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 600 WESTERN AVENUE SUITE 100
 LOUISVILLE, KY 40202
 PHONE: 502.444.9776
 FAX: 502.444.9774
 WEB SITE: WWW.LD-D-INC.COM

OWNER/DEVELOPER
9418 PIROUETTE AVENUE
 CORCORAN HOME BUILDING & REMODELING
 644 PHILLIPS LANE STE 2003
 LOUISVILLE, KY 40209

JOB NO. **18048**
 SHEET **1** OF **1**

19ZONE1028



LEGEND

| | |
|-----------|--|
| ---722--- | = 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 |
| --- | = FEMA FLOODPLAIN |

| | |
|--------------------------------------|---------------------|
| TOTAL SITE AREA | = 388,593 S.F. |
| EXISTING TREE CANOPY | = 272,606 S.F. |
| TOTAL TREE CANOPY AREA REQUIRED | = 20% (77,719 S.F.) |
| EXISTING TREE CANOPY TO BE PRESERVED | = 0% (0 S.F.) |
| PROPOSED TREE CANOPY TO BE PLANTED | = 20% (77,760 S.F.) |

Current Project: 18048-DWP/Planning/18048-PRD-FILED-3-20-19-Reg. 8/29/2019 11:48:37 AM Helen