

JOB NO.
16147

SHEET
1
OF 1

DETAILED DISTRICT DEVELOPMENT PLAN

1576 CHEROKEE SPRINGS
LOUISVILLE, KY 40205

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



LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING, LAND SURVEYING, ARCHITECTURE, INTERIOR DESIGN
505 WATKINS AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
TEL: 502.424.0525 FAX: 502.424.0514
WEB SITE: WWW.LD&D.COM

PROJECT DATA

FILE NAME: 16147-DOOP
DATE: 6/29/17
SCALE: AS SHOWN
DESIGNED BY: JER
DRAWN BY: JH

REVISIONS

NO.	DATE	DESCRIPTION	BY

RECEIVED
ENGINEER SEAL SURVEYOR'S SEAL
MAR 27 2018

PLANNING &
DESIGN SERVICES

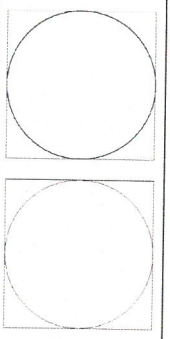
RECEIVED
MAR 22 2018
PLANNING &
DESIGN SERVICES



RECEIVED
 MAR 22 2018
 PLANNING &
 DESIGN SERVICES

REVISIONS

COMM	DATE
A7215	3/14/18



CHEROKEE SPRINGS
 1576 Cherokee Road
 Louisville, KY 40205

ELEVATION

ARCHITECTURAL

550 S. 4TH STREET
 LOUISVILLE, KY 40202
 V. 502.583.8888
 F. 502.583.8414
 www.josephandjoseph.net
 © 2017 JOSEPH & JOSEPH ARCHITECTS PLLC
 C. Merrill Slater III, Architect, Certified Master IV, Architect

SHEET
A201
 SET



1 FRONT ELEVATION
 A201 1/8" = 1'-0"

Roof Level
 72' - 5"
 Level 6
 59' - 4"
 Level 5
 47' - 8"
 Level 4
 36' - 0"
 Level 3
 24' - 4"
 Level 2
 12' - 8"
 Level 1
 1' - 0"



2 REAR ELEVATION
 A201 1/8" = 1'-0"

17 ZONE 1031

3/21/2018 7:21:42 AM

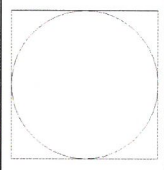
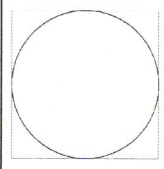
RECEIVED
MAY 22 2018
PLANNING &
DESIGN SERVICES



1 SIDE ELEVATION
A202 1/8" = 1'-0"

REVISIONS	

CONTA	DATE
A7215	3/14/18



CHEROKEE SPRINGS
1576 Cherokee Road
LOUISVILLE, KY 40205

ELEVATIONS
ARCHITECTURAL

JOSEPH & JOSEPH
ARCHITECTS SINCE 1918
650 S. 4TH STREET
LOUISVILLE, KY 40202
V. 502.583.8888
F. 502.583.6114
www.josephandjoseph.net
© 2017 JOSEPH & JOSEPH ARCHITECTS PLLC
C. Merrill, Master III Architect, Cassius M. Moser IV Architect

SHEET
A202
SET

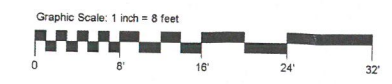
3/21/2018 7:25:58 AM

17 ZONE 1031

RECEIVED
 MAR 22 2018
 PLANNING &
 DESIGN SERVICES

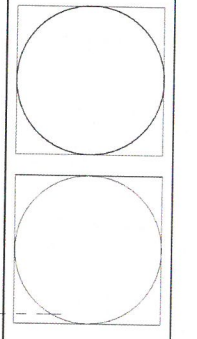


1 CONTEXTUAL ELEVATION
 A205 1/8" = 1'-0"



REVISIONS				

COMM A7215	DRAWN Author	IN HSE Designer	DATE 3/15/18
---------------	-----------------	--------------------	-----------------



CHEROKEE SPRINGS
 1576 Cherokee Road
 LOUISVILLE, KY 40205

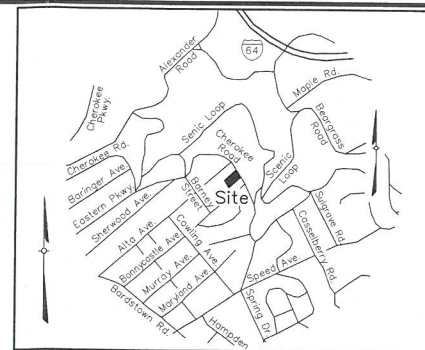
CONTEXT
 ELEVATION
 ARCHITECTURAL

JOSEPH & JOSEPH
 ARCHITECTS SINCE 1908
 560 S. 4TH STREET
 LOUISVILLE, KY 40202
 V. 502.583.8688
 F. 502.583.8414
 www.josephandjoseph.net
 © 2017 JOSEPH & JOSEPH ARCHITECTS PLLC
 C. Brent Stuber, III Architect, Certified Master IV Architect

SHEET
A205
 SET

3/15/2018 4:52:56 PM

17 ZONE 1031



LOCATION MAP
NOT TO SCALE

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	= 7,664 SF
PROPOSED BUILDING AREA	= 40,250 S.F. TOTAL (INCLUDES 100 S.F. OF FINISHED BASEMENT AREA) (AND EXCLUDES BALCONY AREAS)
F.A.R.	= 1.9 (3.0 MAXIMUM ALLOWED)
PROPOSED NO. OF UNITS	= 12 UNITS
DENSITY	= 24 DU/Ac. (58.08 DU/Ac. MAX. ALLOWED)
PROPOSED BUILDING HEIGHT	= 6 STORIES - 76' (45' - 3 STORIES MAX. ALLOWED) (VARIANCE REQUESTED)
PRIVATE YARD REQUIRED	= (30%) 6,503 SF
PRIVATE YARD PROVIDED	= (6%) 1,351 SF (VARIANCE REQUESTED)

PARKING REQUIRED	MIN.	MAX.
12 UNITS/1.5 SPACES MIN.	= 18 SP	
12 UNITS/2.5 SPACES MAX.		= 30 SP

PARKING PROVIDED	
SURFACE PARKING	= 4 SPACES
GARAGE PARKING	= 26 SPACES
TOTAL PARKING PROVIDED	= 30 SPACES (2 HC SP INCLUDED)

TOTAL VEHICULAR USE AREA	= 2,640 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 198 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 325 SF

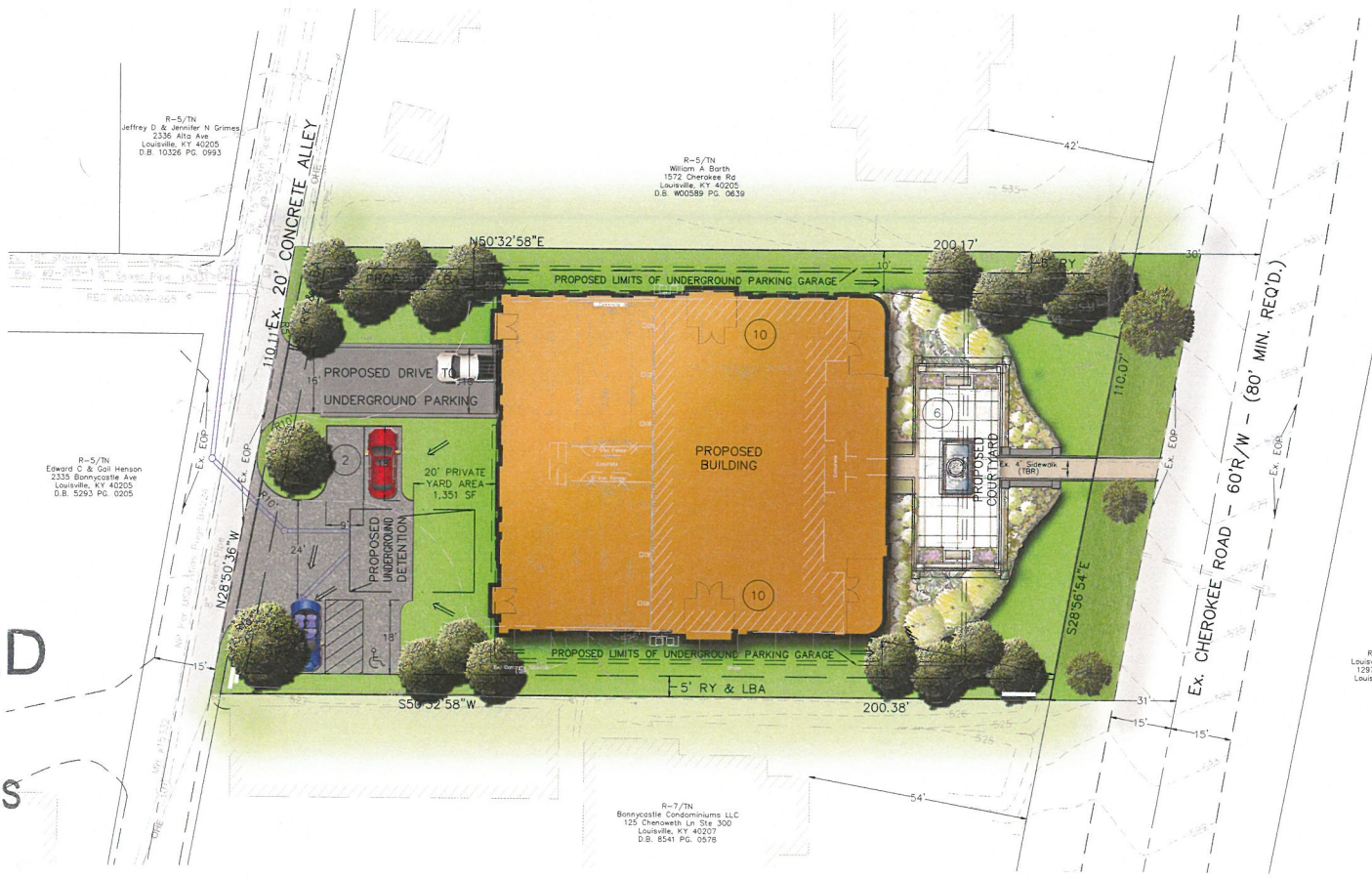
EXISTING IMPERVIOUS	= 8,726 SF
PROPOSED IMPERVIOUS	= 12,113 SF (39% INCREASE)

GENERAL NOTES:

- 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.
- There are no KARST features evident per a site visit on Sept. 15, 2017 by Ann Richard RLA.
- The Cherokee Road front setback complies with Section 5.1.12 of the Land Development Code.
- Existing on-site trees will be preserved when possible.
- Trash collection shall be provided by an indoor dumpster.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metro Sewer District Design Manual and Standard Specifications.
- Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Sanitary Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0043 E dated December 5, 2006.
- 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.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- A Downstream Facilities Capacity Request will be submitted to MSD.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
- Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- 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.
- 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.
- 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.
- All roof drainage shall be directed to the underground detention.



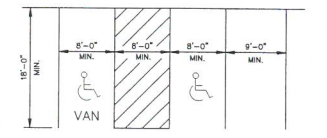
RECEIVED
MAR 22 2018
PLANNING &
DESIGN SERVICES

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

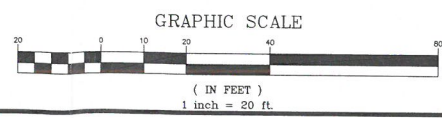
- CO Existing Clean-Out
- ▽ Existing Guy Anchor
- Existing Utility Pole
- ⊗ Existing Gas Valve
- WM Existing Water Meter
- GM Existing Gas Meter
- ⊗CB Existing Storm Sewer Catch Basin
- ⊗ Existing Storm Sewer Manhole
- ⊗ Existing Sanitary Sewer Manhole
- Existing Light Pole
- Existing Telephone Pedestal
- A/C Existing Air Conditioner
- DHE- Existing Overhead Electric Line
- ⊗ Existing Catch Basin
- ⊗ PROPOSED STORM SEWER, CATCH BASIN



TYPICAL PARKING SPACE LAYOUT
NO SCALE

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: 17ZONE1031
MSD #11666

REVISIONS	
NO.	DATE
1	3-21-18
	DESCRIPTION
	BUILDING HEIGHT REDUCED
	BY: AER

PROJECT DATA	FILE NAME: 16147-100P	SCALE: AS SHOWN	DRAWN BY: JH
	DATE: 03/21/18	CHECKED BY: AER	
			ENGINEER'S SEAL
			SURVEYOR'S SEAL

L&D&
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS • LAND SERVICES • LANDSCAPE ARCHITECTURE
605 WASHINGTON BLVD. SUITE 1000, LOUISVILLE, KY 40202
502.444.4999 FAX 502.444.4998
WWW.LD&D.COM

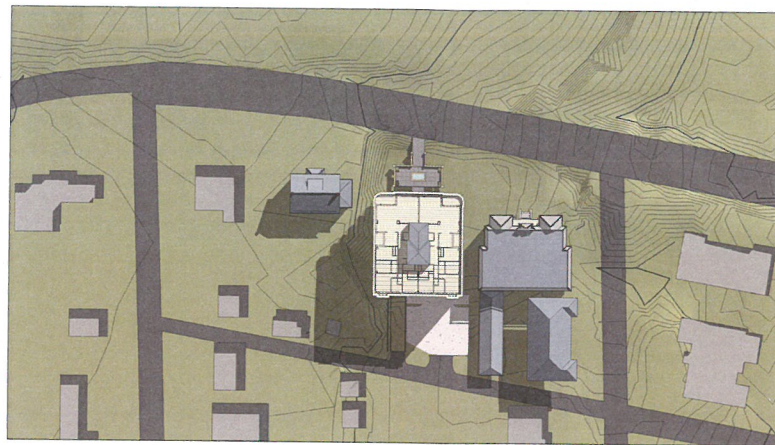
DETAILED DISTRICT DEVELOPMENT PLAN
1576 CHEROKEE ROAD
LOUISVILLE, KY 40205
OWNER
W. EARL REED III
P.O. BOX 6483
LOUISVILLE, KY 40206

JOB NO. 16147	SHEET 1	OF 1
-------------------------	-------------------	----------------

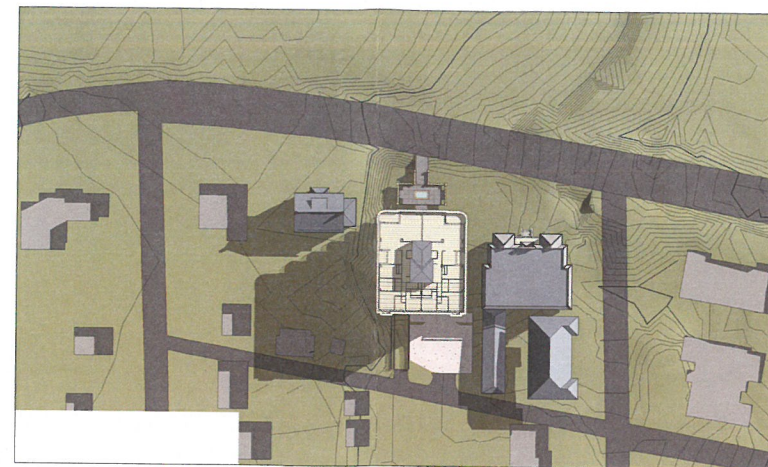
G:\Current\Projects\1576 CHEROKEE ROAD\1576 CHEROKEE ROAD.dwg, 3/22/2018 11:59:59 AM, Version 11



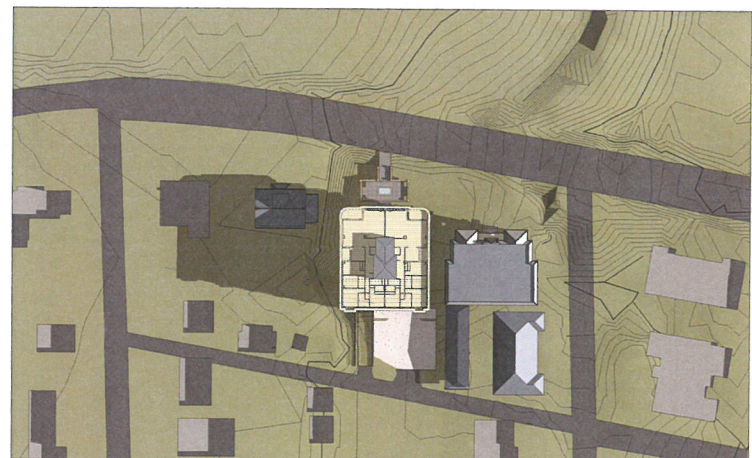
1 Shadow Study - January 10am
AX1



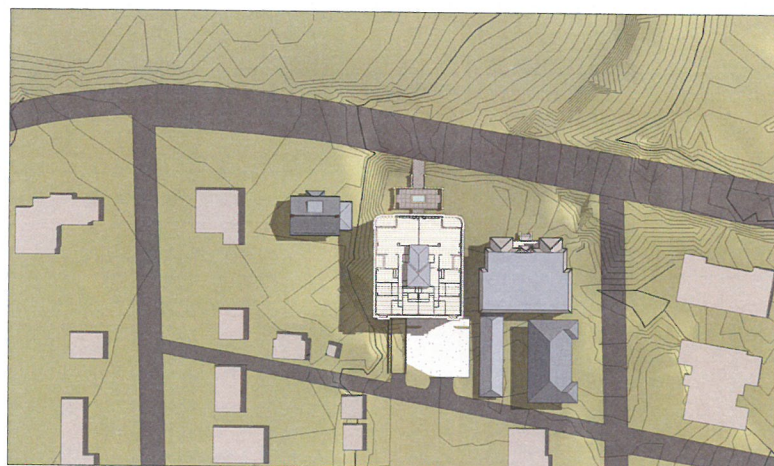
4 Shadow Study - June 10am
AX1



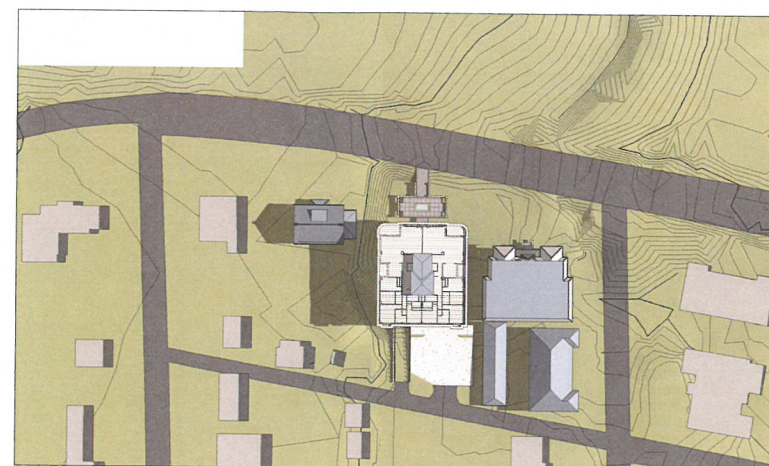
7 Shadow Study - March/Sept 10am
AX1



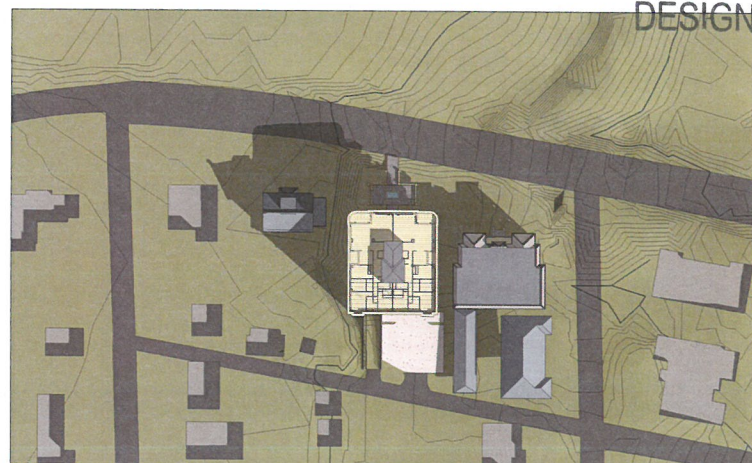
2 Shadow Study - January Noon
AX1



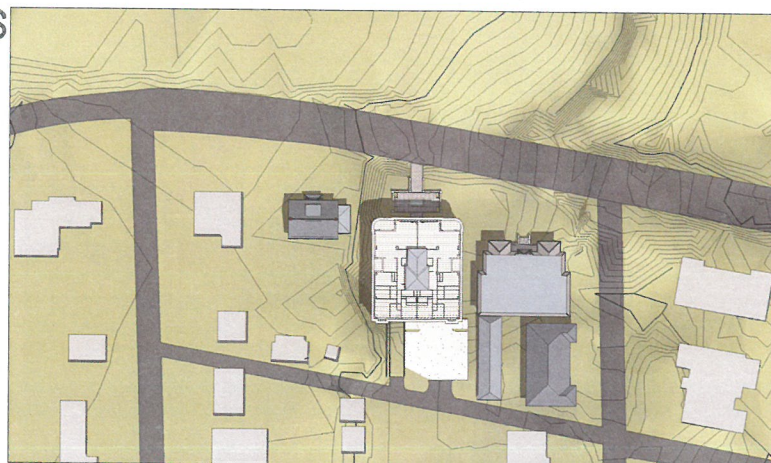
5 Shadow Study - June Noon
AX1



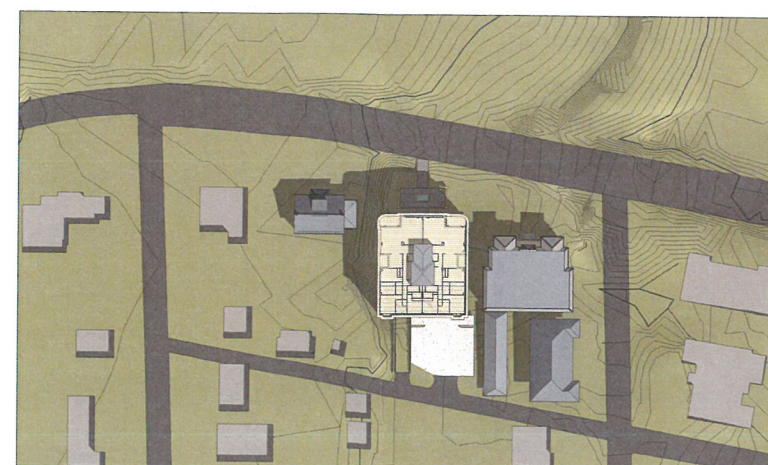
8 Shadow Study - March/Sept Noon
AX1



3 Shadow Study - January 2pm
AX1



6 Shadow Study - June 2pm
AX1



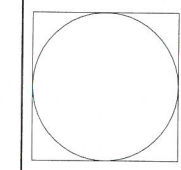
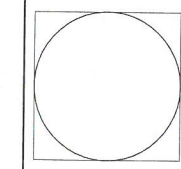
9 Shadow Study - March/Sept 2pm
AX1

RECEIVED
MAY 22 2018
PLANNING &
DESIGN SERVICES



REVISIONS				

COMM	DATE	BY	DESCRIPTION
A7215	3/22/18	HSE	Designer



A7215 - CHEROKEE
SPRINGS

SHADOW STUDY
(Revised)

ARCHITECTURAL

JOSEPH & JOSEPH ARCHITECTS
ARCHITECTS SINCE 1918
550 S. 4TH STREET
LOUISVILLE, KY 40202
V. 502.583.8888
F. 502.583.8414
www.josephandjoseph.net
© 2009 PLLC, Merrill Moore III
Architect

SHEET
AX1

SET

3/22/2018 3:49:28 PM

17 ZONE 1031