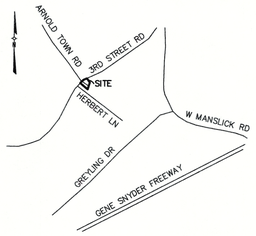


LOCATION MAP
NO SCALE

## PRELIMINARY DRAINAGE CALCULATIONS

CHANGE IN RUNOFF COEFFICIENT, C = 0
SITE AREA = 0.67 ACRES
INCREASED RUNOFF = 0.00 AC-FT

## INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 7,361 SF
POST-DEVELOPED IMPERVIOUS SURFACE = 7,361 SF
INCREASE IN IMPERVIOUS SURFACE = 0 SF

## PARKING SUMMARY

REQUIRED

| | |
|---|---|
| OFFICE (FIRST FLOOR: 1,040 SF) | |
| MIN. (1 SPACE/400 SF) | 3 SPACES |
| MAX. (1 SPACE/150 SF) | 7 SPACES |
| MULTI-FAMILY (SECOND FLOOR: 2 UNITS) | |
| MIN. (1 SPACE/UNIT) | 2 SPACES |
| MAX. (2 SPACES/UNIT) | 4 SPACES |
| TOTAL REQUIRED | |
| MIN. | 5 SPACES |
| MAX. | 11 SPACES |
| PARKING PROVIDED | |
| STANDARD SPACES | 8 SPACES |
| HANDICAP SPACES | 1 SPACE |
| TOTAL PROVIDED | 9 SPACES |

## PROJECT SUMMARY

| | |
|---|---|
| EXISTING ZONING | R4 |
| PROPOSED ZONING | OR |
| FORM DISTRICT | N |
| EXISTING USE | DAYCARE CENTER |
| PROPOSED USE | OFFICE AND MULTI-FAMILY RESIDENTIAL |
| SITE ACREAGE | 0.67 AC. (29,185 SF) |
| EX. BUILDING SF | 2,080 SF |
| NUMBER OF D.U. | 2 UNITS |
| VUA | 5,121 SF |
| ILA REQUIRED (0%) | 0 SF |
| ILA PROVIDED | 0 SF |
| F.A.R. | 0.07 |
| DENSITY | 2.99 D.U./AC. |


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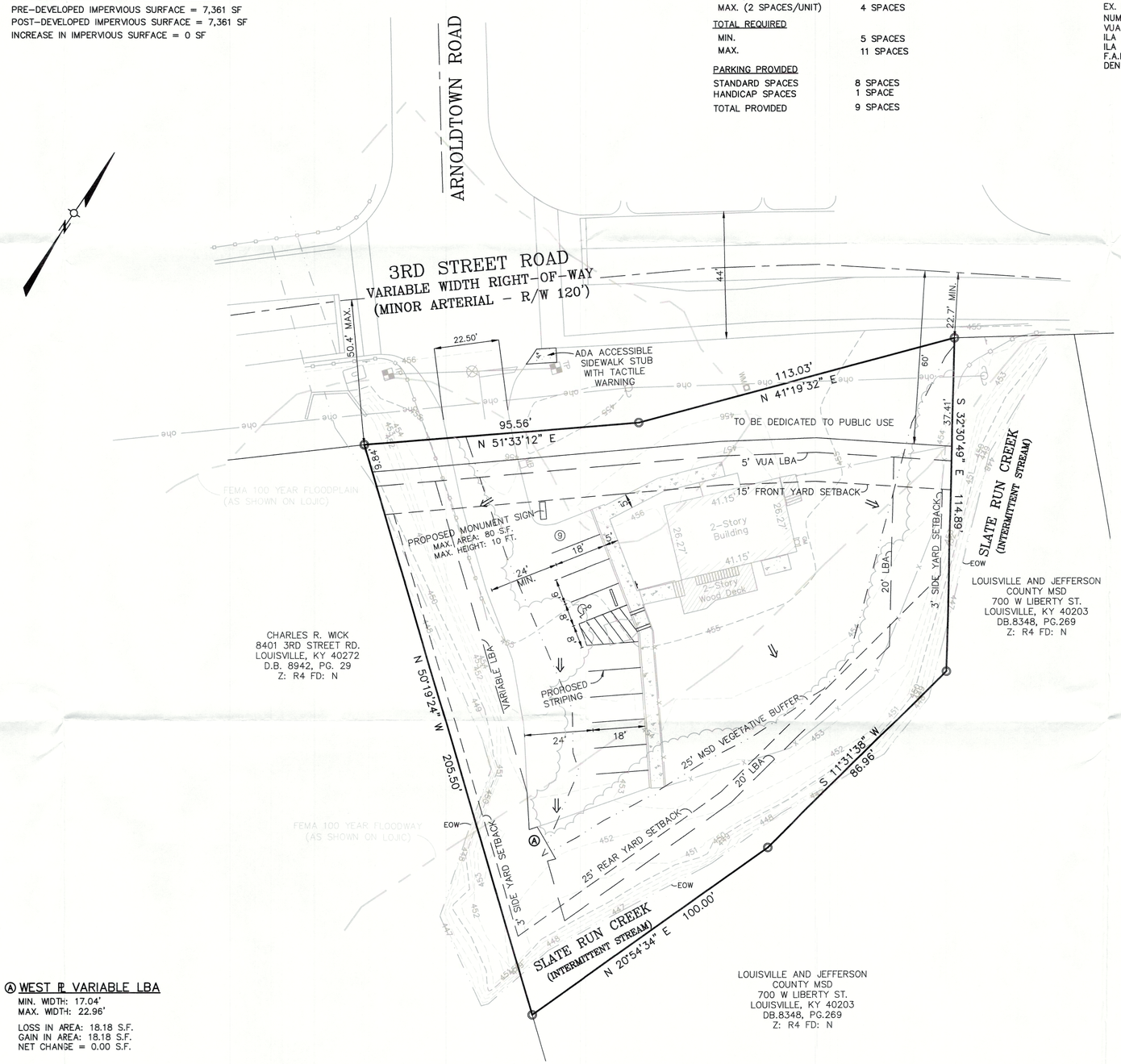
502.327.7073 www.milestonedesign.org


## GENERAL NOTES:

1. (⇐) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
2. ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
3. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
4. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
5. ANY SITE LIGHTING SHALL COMPLY WITH THE CITY OF LOUISVILLE LDC.
6. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
7. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
8. MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
9. ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH AND OTHER DEBRIS.
10. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SOX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY, OR STRUCTURE."
11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
12. BEFORE ANY PERMIT (INCLUDING BUT NOT LIMITED TO BUILDING, PARKING LOT, CHANGE OF USE OR ALTERATION PERMIT) IS REQUESTED:
    a. THE DEVELOPMENT MUST RECEIVE FULL CONSTRUCTION APPROVAL FROM THE METROPOLITAN SEWER DISTRICT (700 WEST LIBERTY).
    b. ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE KENTUCKY TRANSPORTATION CABINET OR ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE LOUISVILLE METRO PUBLIC WORKS DEPARTMENT.
11. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCY.
12. THIS PROJECT LIES WITHIN THE CITY LIMITS OF LOUISVILLE.
13. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN, ALL APPLICABLE SECTIONS OF THE LAND DEVELOPMENT CODE (LDC) AND AGREED UPON BINDING ELEMENTS UNLESS AMENDED PURSUANT TO THE LAND DEVELOPMENT CODE. ANY CHANGES/ADDITIONS/ALTERATIONS OF THE PLAN SHALL BE SUBMITTED TO THE CITY OF LOUISVILLE METRO OFFICE OF PLANNING AND DESIGN SERVICES, FOR REVIEW AND APPROVAL; ANY CHANGES/ADDITIONS /ALTERATIONS NOT SO REFERRED SHALL NOT BE VALID.
14. NO SIDEWALK TO BE PROVIDED ALONG THE THIRD STREET ROAD FRONTAGE. A FEE IN LIEU OF SIDEWALKS SHALL BE PAID TO LOUISVILLE METRO.

## NOTE

1. NO NEW CONSTRUCTION PROPOSED.
2. NO ALTERATIONS TO EXISTING DRAINAGE PATTERNS.
3. MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
4. KDOW APPROVAL REQUIRED PRIOR TO MSD APPROVAL.




## Ⓐ WEST ℞ VARIABLE LBA

MIN. WIDTH: 17.04'
MAX. WIDTH: 22.96'

LOSS IN AREA: 18.18 S.F.
GAIN IN AREA: 18.18 S.F.
NET CHANGE = 0.00 S.F.

## FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS PARTIALLY IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0107F.

PRELIMINARY APPROVAL
Condition of Approval:
TK. 5-10-23
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPLOITAN SEWER DISTRICT

## LEGEND

- = EX. UTILITY POLE
- = EX. CONTOUR
- = EX. FIRE HYDRANT
- = EX. OVERHEAD ELECTRIC
- = EX. SIGN
- = EXISTING CONCRETE
- = EXISTING LIGHT
- TBR = TO BE REMOVED
- (#) = PARKING COUNT
- D = PROPOSED DUMPSTER
- = EXISTING SANITARY SEWER
- = EXISTING GUARD RAIL
- MB = EXISTING MAILBOX
- = EXISTING 4.5' CHAIN LINK FENCE
- = EX. TREE CANOPY
- EOW = EDGE OF WATER

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: Sam Snyder
DATE: 5/16/23
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

RECEIVED
MAY 08 2023
PLANNING & DESIGN SERVICES

CASE#23-ZONE-0001
RELATED CASE# 22-ZONEPA-0159, B-14084-10

# DETAILED DISTRICT DEVELOPMENT PLAN (FOR REZONING)

8319 THIRD STREET ROAD

8319 3RD STREET ROAD
LOUISVILLE, KY 40214
OWNER/DEVELOPER:
TAMMI M. HALL
129 SPRING LAKE CT
LOUISVILLE, KY 40229
DB 9268 PG 368
TAX BLOCK:1049 LOT:819

0' 20' 40'
GRAPHIC SCALE
1"=20'

WM #

8319 THIRD STREET ROAD

DATE: 1/5/2023
DRAWN BY: S.R.M.
CHECKED BY: J.M.M.
SCALE: 1"=20' (HORZ)
SCALE: N/A (VERT)

| REVISIONS | |
|---|---|
| 1 | AGENCY CMNTS. 2/23/23 |
| 2 | LD&T CMNTS. 5/3/23 |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |

DDDP

JOB NUMBER 22042

1 OF 1

23-ZONE-0001