

**PRELIMINARY APPROVAL  
DEVELOPMENT PLAN**

CONDITIONS:

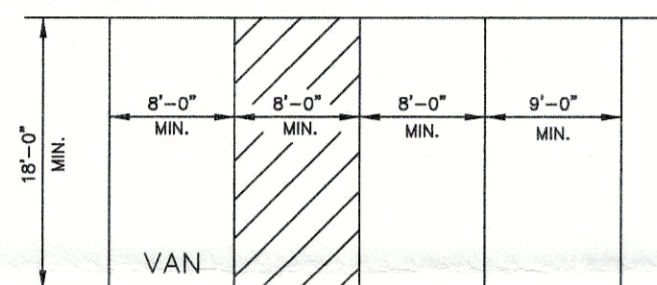
BY: *E. Smith, W. et al*  
DATE: *8/28/19*  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS

**PRELIMINARY APPROVAL**

Condition of Approval:

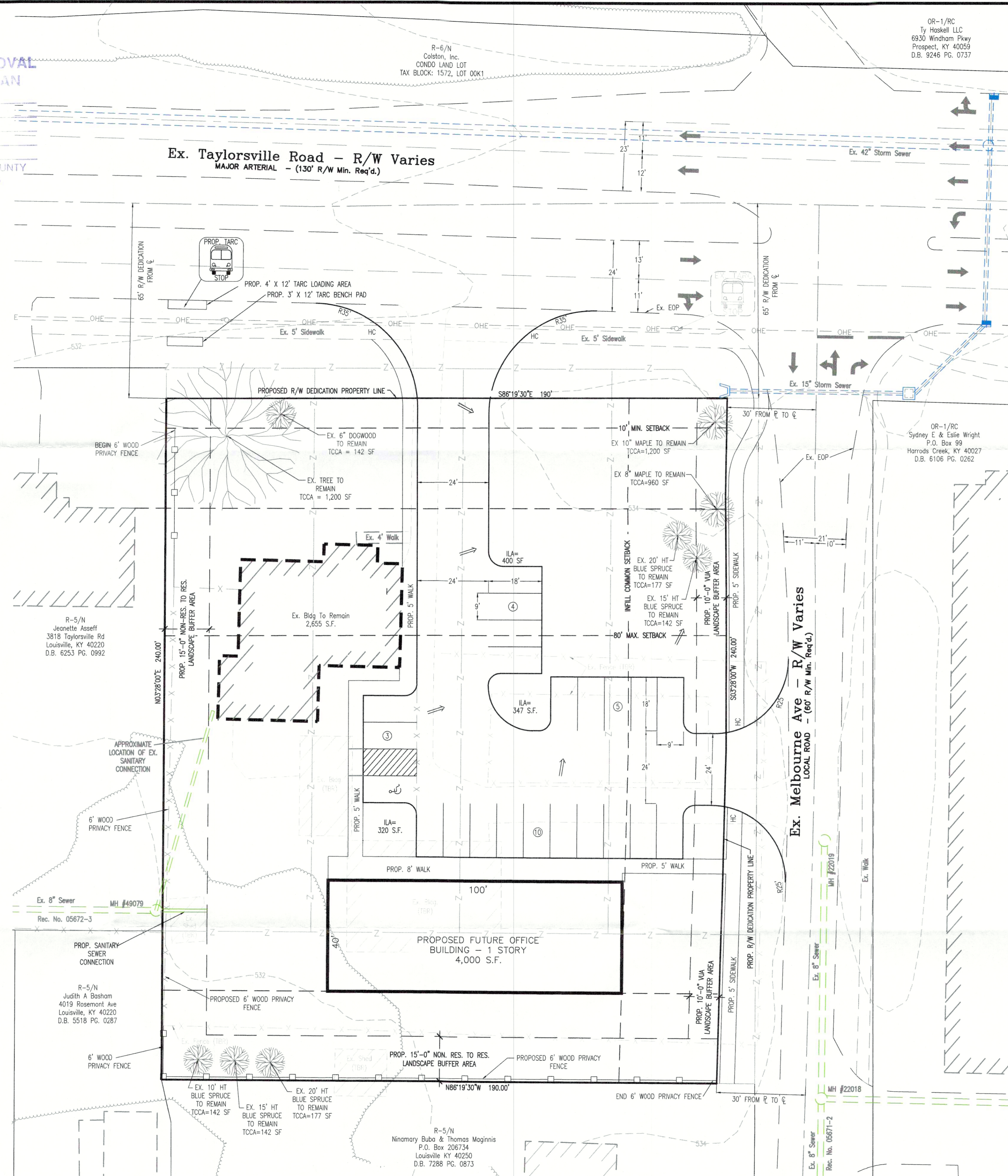
*T. Williams* 8/28/19 Date

LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT



24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT  
NO SCALE



**PROJECT DATA**

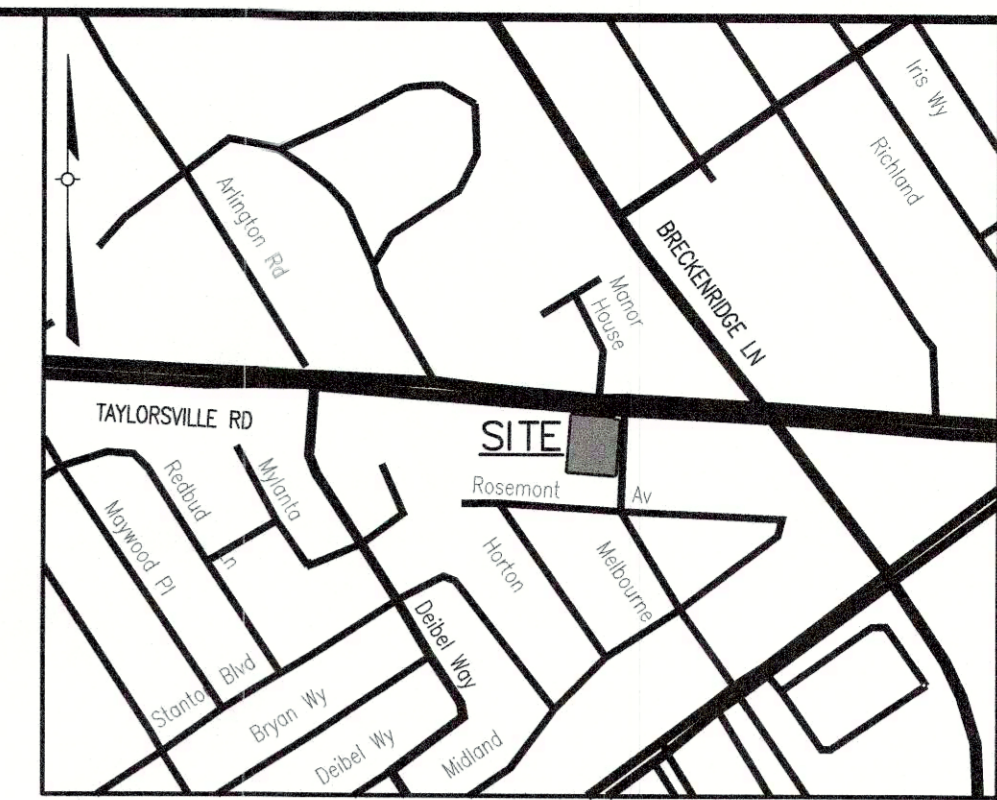
TOTAL SITE AREA	= 1.10± Ac. (47,737 S.F.)
R/W DEDICATION AREA	= 0.10± Ac. (4,328 S.F.)
NET SITE AREA	= 1.0± Ac. (43,409 S.F.)
EXISTING ZONING	= R-5
PROPOSED ZONING	= OR
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= OFFICE
BUILDING HEIGHT	= 2-STORY EXISTING/1-STORY PROPOSED (25' MAX. ALLOWED)
BUILDING FOOTPRINT AREA	= 6,655 S.F.
BUILDING AREA	= 2,655 S.F.
EXISTING BUILDING/PROPOSED OFFICE	= 120 S.F.
EXISTING BUILDING STORAGE	= 4,000 S.F.
PROPOSED OFFICE ADDITION	= 6,775 S.F.
TOTAL BUILDING AREA	= 6,775 S.F.
F.A.R.	= 0.16 (1.0 MAX. ALLOWED)
<b>PARKING REQUIRED</b>	<b>MIN. MAX.</b>
6,655/350 S.F. MIN.	= 19 SPACES
6,655/200 S.F. MAX.	= 33 SPACES
-10% TARC CREDIT	= -2 SPACES
TOTAL PARKING REQUIRED	= 17 SPACES
TOTAL PARKING PROVIDED	= 22 SPACES
	(1 ACCESSIBLE SPACE INCLUDED)
TOTAL VEHICULAR USE AREA	= 9,043 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 5% (452 S.F.)
INTERIOR LANDSCAPE AREA PROVIDED	= 1,067 S.F.
EXISTING IMPERVIOUS	= 10,411 S.F.
PROPOSED IMPERVIOUS	= 17,692 S.F. (+7,281 S.F./70% 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.
- State Highway encroachment permit will be required for any work in the state right-of-way.
- No increase in drainage run off to state roadways.
- Site lighting shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- 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.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- The site is located within an area of Karst terrain. Any subsequent development on site is subject to the requirements of Chapter 4, Section 4 of the Louisville Metro Land Development Code.
- No dumpsters proposed, trash service shall utilize receptacles.
- The property owner shall maintain the TARC Stop on an as-needed basis.
- The consolidation of parcels by deed shall be recorded prior to construction plan approval.
- All new and existing sidewalks shall be either brought up to or built to current ADA standards.
- There should be no landscaping in the right-of-way without an encroachment permit.
- Kevin Young, RLA conducted a site visit on July 17 2019 observing no Karst activity on the subject site.

**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 existing PSC in conjunction with a new PSC, subject to fees and any applicable charges. A Downstream Facilities Capacity request was submitted to MSD on 6-17-19.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0045 E dated December 5, 2006.
- Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting 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.
- Site will be subject to MSD Regional Facilities Fee.
- KYTC approval required for the increase of drainage to the right of way prior to MSD construction plan approval.
- No increase of storm water run off permitted onto 3006 Melbourne Avenue as a result of this project.
- All drainage structures within the state right-of-way shall be state design.



LOCATION MAP  
NOT TO SCALE

REVISIONS

NO.	DATE	DESCRIPTION
1	8-19-19	AGENCY COMMENTS
2	8-20-19	REVISIONS PER POS COMMENTS

PROJECT DATA

FILE NAME: 19125-DDDP  
DATE: 7-24-19  
SCALE: AS SHOWN  
DRAWN BY: JH/ARH  
CHECKED BY: SBS

ENGINEER'S SEAL

SURVEYOR'S SEAL

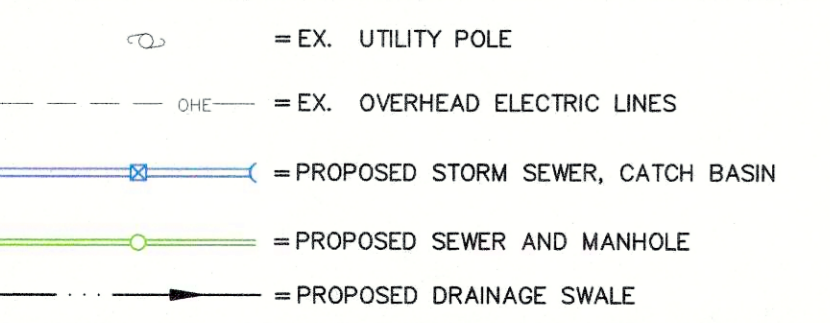
**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
509 WESTBURN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40222  
TEL: 502.261.4244 FAX: 502.261.4244 WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN & ZONE CHANGE

**KENNEY OFFICE BLDG.**  
TAYLORSVILLE ROAD  
DEVELOPER  
MIKE KENNEY  
2950 BRECKENRIDGE LANE STE. 4  
LOUISVILLE, KY 40220

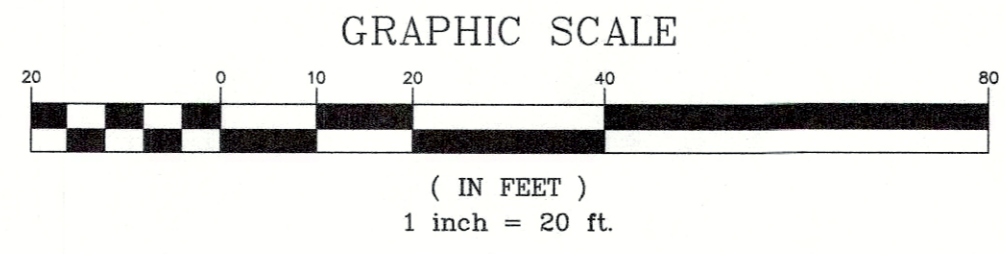
JOB NO. 19125  
SHEET 1 OF 1

**LEGEND**



**TREE CANOPY CALCULATIONS**

	CLASS C
TOTAL SITE AREA	= 43,409 S.F.
EXISTING TREE CANOPY COVERAGE	= 12% (5,355 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 4,282 S.F. (10% OF SITE)
TOTAL TREE CANOPY AREA REQUIRED	= 16% (6,945 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 6% (2,605 S.F.)



**OWNER:** LONNIE WILLIAMS COWLES  
3822 TAYLORSVILLE RD &  
10903 BLACKSMITH RD  
LOUISVILLE, KY 40291

**SITE ADDRESS:** 3822 TAYLORSVILLE RD &  
3004 MELBOURNE AVE  
LOUISVILLE, KY 40220  
TAX BLOCK 082K, LOT 0011 & 0017  
D.B. 1137, PG. 384

**COUNCIL DISTRICT - 26**  
**FIRE PROTECTION DISTRICT - LOUISVILLE #4**  
**MUNICIPALITY - LOUISVILLE**

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LOUISVILLE, KY 40220  
TAX BLOCK 082K, LOT 0011 & 0017  
D.B. 1137, PG. 384

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FIRE PROTECTION DISTRICT - LOUISVILLE #4  
MUNICIPALITY - LOUISVILLE

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