

Adjoining Properties

- 1 Not Used
- 2 MARY ALYSSA FELDKAMP
3009 MELBOURNE AVE
LOUISVILLE, KENTUCKY, 40220
D.B. 11608, PG. 645
Block 82K, Lot 20
R-5, N
- 3 VERANDA GARDENS LLC
3834 TAYLORSVILLE RD
LOUISVILLE, KENTUCKY, 40220
D.B. 8497, PG. 265
Block 82K, Lot 204, 205, 29
R-5, N
- 4 CITY OF LOUISVILLE WATER
3836 TAYLORSVILLE RD
LOUISVILLE, KENTUCKY, 40220
D.B. 136MT, PG. 312
Block 82K, Lot 22
R-5, R
- 5 3836 PROPERTIES LLC
3836 TAYLORSVILLE RD
LOUISVILLE, KENTUCKY, 40220
D.B. 11901, PG. 330
Block 82K, Lot 23
C-1, R
- 6 W M 3902 TAYLORSVILLE RD LLC
3902 TAYLORSVILLE RD
LOUISVILLE, KENTUCKY, 40220
D.B. 10099, PG. 16
Block 82K, Lot 24
C-2, R
- 7 ARBY'S PROPERTIES LLC
2956 BRECKENRIDGE LN
LOUISVILLE, KENTUCKY, 40220
D.B. 10533, PG. 936
Block 82K, Lot 33
C-1, R
- 8 V&P INVESTMENTS LLC
2960 BRECKENRIDGE LN
LOUISVILLE, KENTUCKY, 40220
D.B. 11848, PG. 965
Block 82K, Lot 61
C-1, R
- 9 RAY SR & RAY JR MYERS
4030 MIDLAND AVE
LOUISVILLE, KENTUCKY, 40220
D.B. 7246, PG. 322
Block 82K, Lot 73
R-5, N
- 10 KEVIN & ALEXANDRA BRUENDERMAN
4028 MIDLAND AVE
LOUISVILLE, KENTUCKY, 40220
D.B. 10900, PG. 344
Block 82K, Lot 60
R-5, N
- 11 THOMAS & PAULA BURCH
4028 MIDLAND AVE
LOUISVILLE, KENTUCKY, 40220
D.B. 8427, PG. 940
Block 82K, Lot 59
R-5, N
- 12 ANDREW AND KIRBY ERIN
4024 MIDLAND AVE
LOUISVILLE, KENTUCKY, 40220
D.B. 11816, PG. 593
Block 82K, Lot 58
R-5, N
- 13 CHRISTINA G FORD
4022 MIDLAND AVE
LOUISVILLE, KENTUCKY, 40220
D.B. 12603, PG. 581
Block 82K, Lot 57
R-5, N
- 14 DAVID S & NAFIYA U ASLANOV
4020 MIDLAND AVE
LOUISVILLE, KENTUCKY, 40220
D.B. 11263, PG. 326
Block 82K, Lot 56
R-5, N
- 15 BLAKE & ISABELLA EMMONS
4016 MIDLAND AVE
LOUISVILLE, KENTUCKY, 40220
D.B. 12197, PG. 983
Block 82K, Lot 55
R-5, N
- 16 PATRICIA M & SAMUEL C HAWKINS
3031 MELBOURNE AVE
LOUISVILLE, KENTUCKY, 40220
D.B. 10882, PG. 323
Block 82K, Lot 157
R-5, N
- 17 THEO CILE KAREM
3032 MELBOURNE AVE
LOUISVILLE, KENTUCKY, 40220
D.B. 8071, PG. 359
Block 82K, Lot 48
R-5, N
- 18 CHARLES D WALTERS
3030 MELBOURNE AVE
LOUISVILLE, KENTUCKY, 40220
D.B. 6502, PG. 242
Block 82K, Lot 195
R-5, N
- 19 RICHARD RYAN M & CANTIN M BAYLOCK
3028 MELBOURNE AVE
LOUISVILLE, KENTUCKY, 40220
D.B. 10265, PG. 285
Block 82K, Lot 40
R-5, N
- 20 PACIFIC COAST PROPERTIES LLC
3028 MELBOURNE AVE
LOUISVILLE, KENTUCKY, 40220
D.B. 10330, PG. 848
Block 82K, Lot 39
R-5, N
- 21 LEROY E GARDNER
MELBOURNE AVE
LOUISVILLE, KENTUCKY, 40220
D.B. W00823, PG. 928
Block 82K, Lot 213
R-5, N
- 22 MICHAEL L & MICHELE L METCALF
3022 MELBOURNE AVE
LOUISVILLE, KENTUCKY, 40220
D.B. 7080, PG. 270
Block 82K, Lot 38
R-5, N
- 23 CAROLINE DENNE & LUCAS WAYNE ELLIOTT
3020 MELBOURNE AVE
LOUISVILLE, KENTUCKY, 40220
D.B. 12524, PG. 312
Block 82K, Lot 37
R-5, N
- 24 JOHNNY S & PORFIRIA DOWNS
3018 MELBOURNE AVE
LOUISVILLE, KENTUCKY, 40220
D.B. 7374, PG. 15
Block 82K, Lot 36
R-5, N
- 25 DEANNA REDMON
3016 MELBOURNE AVE
LOUISVILLE, KENTUCKY, 40220
D.B. 10496, PG. 190
Block 82K, Lot 35
R-5, N
- 26 MARY E REDMON & DEANNA RADCLIFF
3014 MELBOURNE AVE
LOUISVILLE, KENTUCKY, 40220
D.B. 11205, PG. 498
Block 82K, Lot 197
R-5, N
- 27 ROBERTHA & COORY PARICEIA
4022 ROSEMONT AVE
LOUISVILLE, KENTUCKY, 40220
D.B. 10515, PG. 836
Block 82K, Lot 150
R-5, N
- 28 JESSICA MARR
3008 MELBOURNE AVE
LOUISVILLE, KENTUCKY, 40220
D.B. 10515, PG. 864
Block 82K, Lot 16
R-5, N

MSD Notes

1. WM#11003
2. 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.
3. AN ESPC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
4. THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREAS OF DISTURBANCE SUMS EQUALS TO GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 14907 S.F. AND THE ACCUMULATIVE SUM IS 14907 S.F.
5. SANITARY SEWER TO CONNECT TO EXISTING PROPERTY SERVICE CONNECTION WITHIN MIDLAND AVENUE. PSC TO BE VERIFIED.
6. SITE IS SUBJECT TO REGIONAL FACILITY FEE.S. ALL ROOF DRAINAGE SHALL TIE INTO THE EXISTING DOWNSPOUT DRAINAGE SYSTEM FOR THE EXISTING MULTI-USE SPACE BUILDING ALONG MIDLAND AVE.

Site Notes

1. EXISTING SITE AND BOUNDARY INFORMATION SHOWN HEREIN, TAKEN FROM RECORD DRAWING INFORMATION AND SURVEY PRAPRED BY DUNNWAY ENGINRRING, INC. 3/10/2008
2. ELECTRIC SERVICE TO BE PROVIDED BY LOUISVILLE GAS AND ELECTRIC CO.
3. WATER SERVICE TO BE PROVIDED BY LOUISVILLE WATER CO.
4. EXISTING GAS SERVICE TO BE PROVIDED BY LOUISVILLE GAS AND ELECTRIC CO.
5. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED FOR WORK IN THE RIGHT-OF-WAY PRIOR TO CONSTRUCTION APPROVAL.
6. SUBJECT PROPERTY IS IN DISTRICT #4. FIRE DISTRICT APPROVAL REQUIRED PRIOR TO METRO PUBLIC WORKS CONSTRUCTION APPROVAL.
7. ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
8. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
9. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS GENERATOR PADS TO BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
10. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTIBLE WARNINGS FOR RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
11. ALL SIDEWALKS, PEDESTRIAN RAMPS, LANDINGS, AND CROSSWALKS, ALONG THE ACCESSIBLE ROUTE SHALL CONFORM TO THE AMERICAN DISABILITIES ACT (A.D.A.).
12. A LANDSCAPE PLAN SHALL BE PROVIDED AS REQUIRED, PRIOR TO ISSUANCE OF BUILDING PERMIT.
13. A SITE VISIT WAS CONDUCTED ON SEP. 5, 2023 BY ALEX ROSENBERG, P.E. AND THERE WAS NO EVIDENCE OF KARST TOPOGRAPHY WITHIN THE EXISTING DEVELOPMENT.
14. ACCESSORY STRUCTURES MUST BE SCREENED IN ACCORDANCE WITH LDC 10.2.6 & 4.4.9
15. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

Site Development Data

Owner: Meredith Dunn School Inc.
3023 Melbourne Avenue
Louisville, KY 40220-2099

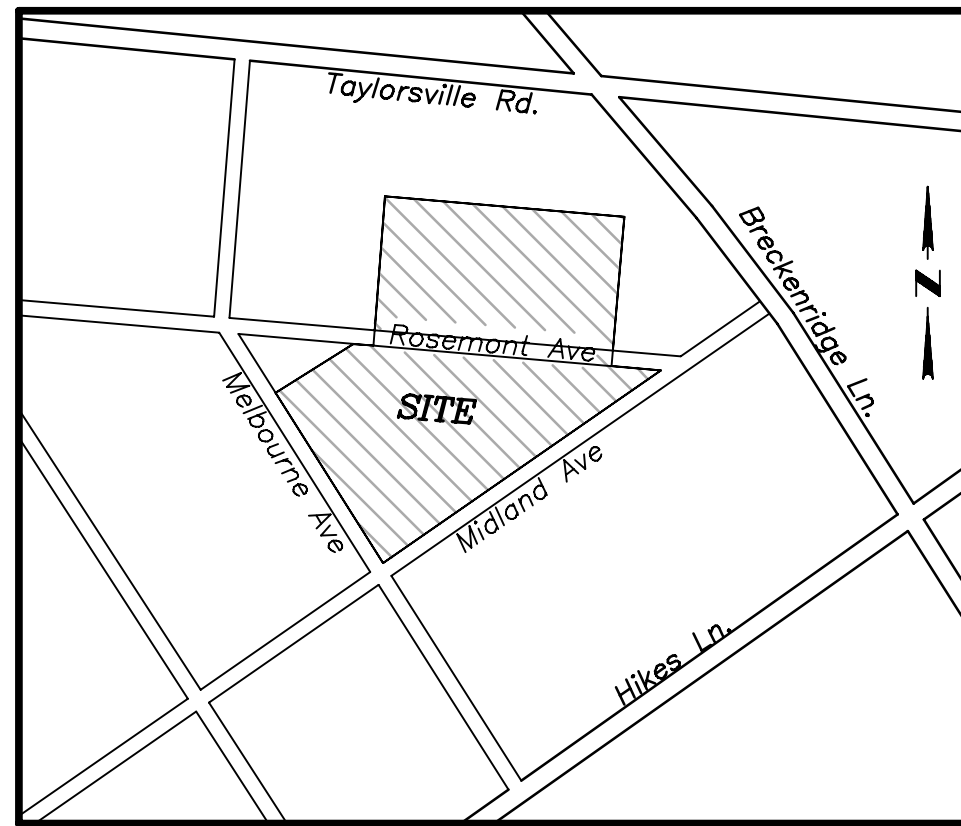
Location: 3017 & 3023 Melbourne Avenue
Inst. No. D.B. 11122 PG 334
D.B. 11016 PG 632
Tax Block, Lot, Sublot: 082K Lot 45 & Lot 19
Area: 4.37 Acres
Zoning: R-5
Form District: Neighborhood
Form District Transit Zone: N
Enterprise Zone: N
Existing Use: Education
Proposed Use: Education

Building Summary

Building	Stories	Footprint Area	Floor Area
3023	2	29,577 S.F.	67,274 S.F.
3823	1.5	1,274 S.F.	1,274 S.F.
3825	1.5	1,145 S.F.	1,145 S.F.
3827	1.5	1,140 S.F.	1,140 S.F.
		33,136	70,833
BUILDING ADDITION		11,644 S.F.	10,120 S.F.
TOTALS		44,780 S.F.	80,953 S.F.
% Increase		35.1%	14.3%

Density and Floor Area Ratio

Building Footprint Total	44,780 S.F.
Gross Floor Area Total:	80,953 S.F.
F.A.R.	0.43
Max Allowed F.A.R.	0.5



VICINITY MAP

Parking Summary

MOTOR VEHICLE PARKING REQUIREMENTS (LDC Ch. 9.1)			
	Classrooms	Min. spaces	Max. spaces
Existing	32	2 per classroom	64
Proposed	5		10
			15
			74
			111
Spaces Provided		79 spaces	
		4 ADA spaces	
		83 Total	

I L A Requirements

Section 10.2.2.B - Expansion by greater than 20% and less than 50% - only the area of new improvements shall be subject to the requirements of this part.

Vehicle Use Area:	9781 S.F.
ILA Required: (7.5%)	734 S.F.
ILA Provided: (8.0%)	783 S.F.
ILA Trees Required: (1/4000 S.F.)	2 trees
ILA Trees Provided:	6 trees

Impervious Areas

Total Site Area	190,330 S.F.
Existing Conditions	
Pervious	102,153 S.F.
Impervious	88,177 S.F.
Proposed Conditions	
Pervious	78,041 S.F.
Impervious	112,289 S.F.

% Increase in Impervious Area 27%

Dimensional Standards

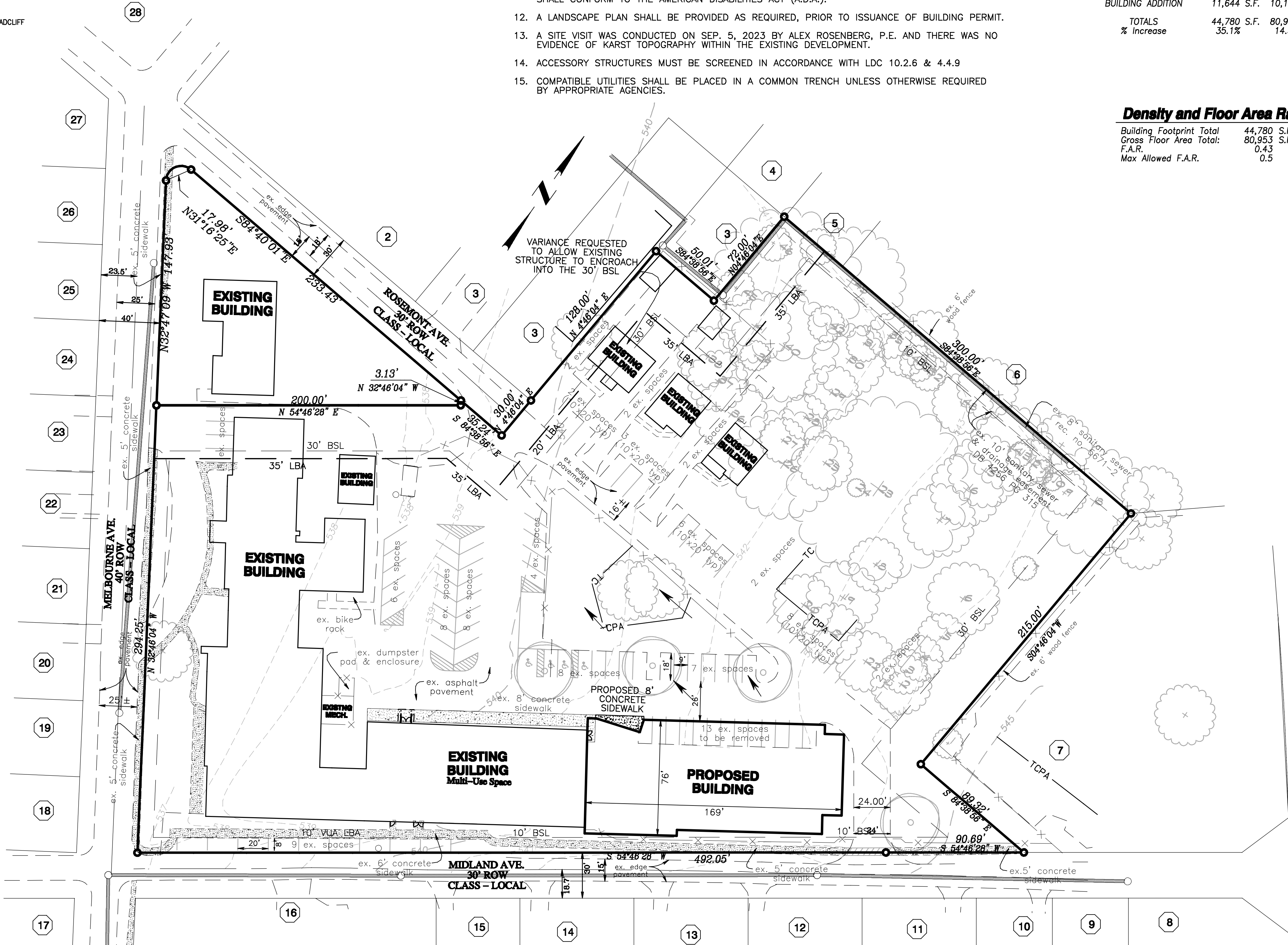
Building Setbacks	Min	Perimeter Buffering
Front:	10'	15' LBA when parking adjacent to ROW
Side:	30'	
Street Side:	10'	

Max. Height of Building: 30'

Tree Canopy

Gross Site Area	190,330 S.F.
Existing Tree Canopy	69,900 S.F.
Ex. Tree Canopy %	36.7 %
Preserved Tree Canopy Coverage Area	34,950 S.F.
Preserved Tree Canopy Coverage %	18.4 %
Tree Canopy Required %	17.5 %**
Tree Canopy Area Required	33,308 S.F.
Tree Canopy Preserved	34,950 S.F.
New Tree Canopy Provided	0 S.F.
Tree Canopy Provided	34,950 S.F.
% Tree Canopy Provided	18.4 %

**Any development site on which there is an increase in building area or impervious surface area by more than twenty (20) percent and less than fifty (50) percent shall provide one-half (1/2) the tree canopy required by this Part.



GRAPHIC SCALE

1"=40'



MSD WM# 11003