

LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

R-5/N  
Robert H Smock Jr  
107 Holley Rd  
Louisville, KY 40222  
D.B. 9982 PG. 0273

R-5/N  
J. N & G Campbell Enterprises  
2602 Fallen Leaf Ct  
Louisville, KY 40241  
D.B. 7751 PG. 0262

OR-1/N  
Carlton Enterprise LLC DBA CT  
5608 Wolf Pen Trace  
Prospect, KY 40359  
D.B. 7666 PG. 0675

OR-1/N  
Mulloy Properties Inc  
200 S 5th Street  
Louisville, KY 40202  
D.B. 9095 PG. 0391  
SITE ADDRESS:  
8303 SHELBYVILLE ROAD

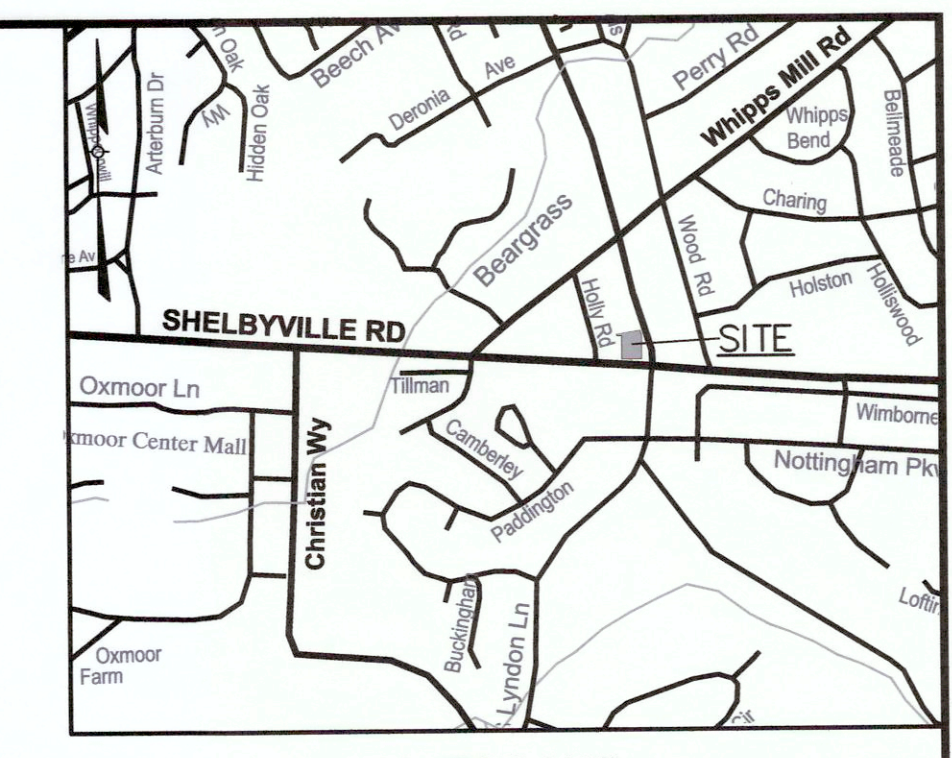
OR-1/N  
Richard Jack & Lisa Ann Kaiser  
8307 Shelbyville Road  
Louisville, KY 40222  
D.B. 7700 PG. 0578

OR-1/N  
Security Investments Group LLC  
8401 Shelbyville Road  
Louisville, KY 40222  
D.B. 8582 PG. 0348

OR-1/N  
City of Hurstbourne  
9117 Leesgate Rd Ste 104  
Louisville, KY 40222  
D.B. 5386 PG. 0523

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D.B. 5386 PG. 0523



THE SITE IS LOCATED IN THE CITY OF LYNDON AND SUBJECT TO THE MARCH 2006 LAND DEVELOPMENT CODE

PROJECT DATA

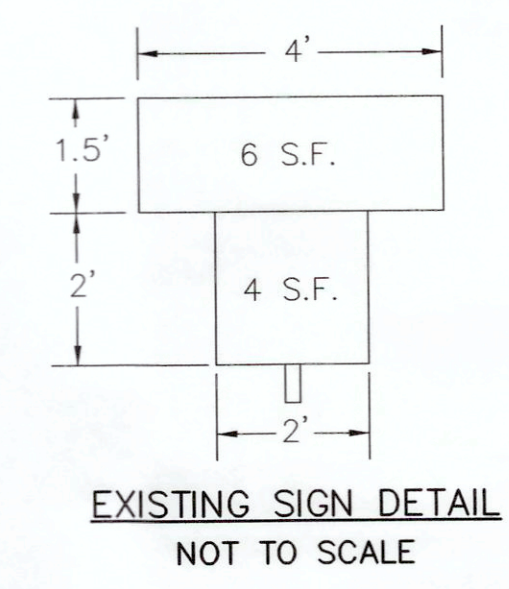
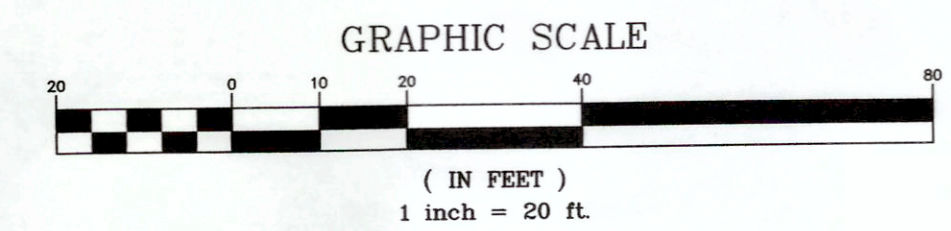
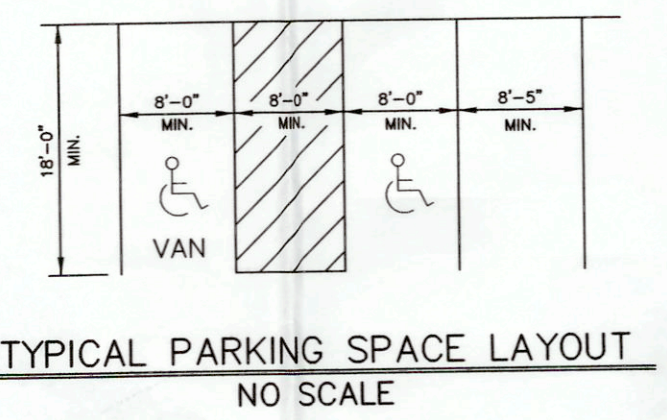
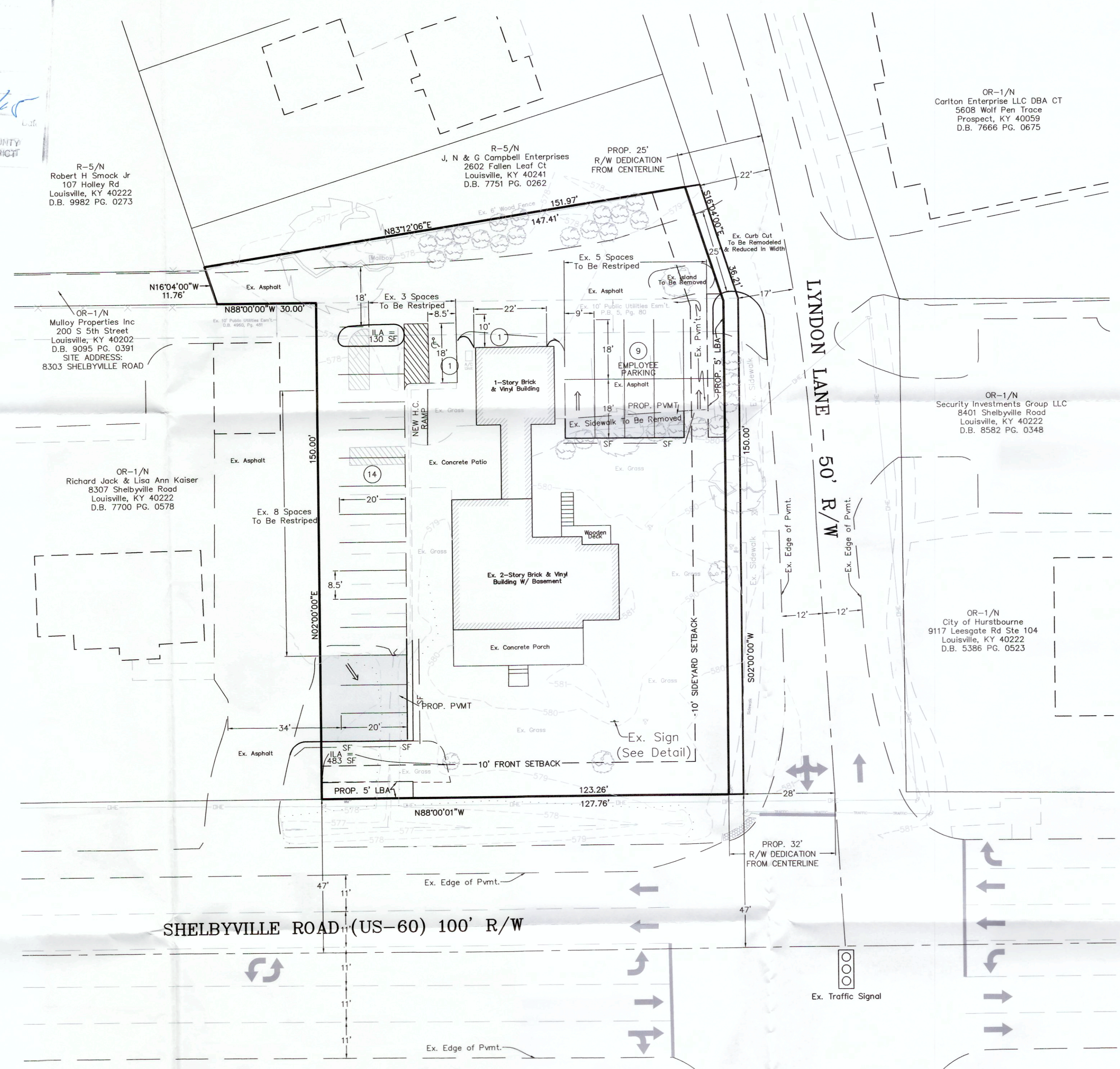
TOTAL SITE AREA	= 0.52± Ac.
PROPOSED R/W DEDICATION AREA	= 0.02± Ac.
NET AREA	= 0.50± Ac.
EXISTING ZONING	= OR-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= VACANT/OFFICE
PROPOSED USE	= ALL PERMITTED USES IN OR-1 ZONING DISTRICT
EXISTING BUILDING AREA	= 3,926 SF
EXISTING BUILDING HEIGHT	= 2 STORY (35' MAX. ALLOWED)
F.A.R.	= 0.18 (1.0 MAX. ALLOWED)
PARKING REQUIRED (BARBER & BEAUTY SHOP)	MIN. MAX.
1/250 S.F. MIN.	= 16 SP
1/100 S.F. MAX.	= 40 SP
TOTAL PARKING REQUIRED	= 16 SP 40 SP
TOTAL PARKING PROVIDED	= 25 SPACES (1 HC SP INCLUDED)
EXISTING VEHICULAR USE AREA	= 7,207 SF
TOTAL PROPOSED VEHICULAR USE AREA	= 8,009 SF (10% INCREASE)
INTERIOR LANDSCAPE AREA REQUIRED	= 600 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 613 SF

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.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- 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 dripline 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.
- No KARST features were evident on a site visit on January 23, 2015 by Ann Richard RLA
- 8303, 8307, and 8311 Shelbyville Road have an Ingress and Egress Easement and Shared Parking Agreement by D.B. 8430, Page 532.
- The Land Development Code Chapter 10 Tree Canopy Regulations are not applicable per Section 10.1.2.B.3.
- City of Lyndon approval required.
- A minor plat to dedicate the Lyndon Lane right-of-way will be required.

MSD NOTES:

- Sanitary sewer service is existing. No new service is necessary.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0046 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.
- Site will be subject to MSD Regional Facilities Fee.
- 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.



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:  
BY: *Emily Hales*  
DATE: 12-18-15  
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

LEGEND

—	EXISTING OVERHEAD ELECTRIC LINE
—	EXISTING OVERHEAD ELECTRIC LINE
—	EXISTING GAS VALVE
—	EXISTING IRRIGATION CONTROL VALVE
—	EXISTING WATER METER
—	EXISTING UTILITY POLE
—	EXISTING FENCE
—	PROPOSED SILT FENCE
—	PROPOSED PAVEMENT

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA  
FILE NAME: 15003-000P  
DATE: 2/16/15  
SCALE: AS SHOWN  
DRAWN BY: JH  
CHECKED BY: KMY

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**L&D**  
LAND DESIGN & DEVELOPMENT, INC.  
LAND DESIGN - LAND SURVEYING - LANDSCAPE ARCHITECTURE  
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE  
905 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202  
PHONE: 502-261-1111 FAX: 502-261-1111  
WWW.LD&D-KY.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
**8311 SHELBYVILLE ROAD**  
OWNER/DEVELOPER  
LYNHURSH REAL ESTATE INVESTMENT INC.  
8311 SHELBYVILLE ROAD  
LOUISVILLE, KY 40222

RECEIVED  
FEB 16 2015  
PLANNING & DESIGN SERVICES

SITE ADDRESS:  
8311 SHELBYVILLE ROAD  
TAX BLOCK 0259, LOT 0084 SUBLOT 0030  
D.B. 6863, PG. 0152  
COUNCIL DISTRICT - 18  
FIRE PROTECTION DISTRICT - LYNDON

CASE: 15DEVPLAN1012  
RELATED CASE: 9-2-92  
MSD WM #2754

JOB NO. 15003  
SHEET 1 OF 1