

LOCATION MAP
NOT TO SCALE

WAIVER REQUESTED:

A WAIVER IS REQUESTED FROM SECTION 10.2 OF THE LOUISVILLE LAND DEVELOPMENT CODE TO ALLOW AN EXISTING GARAGE TO ENCR OACH INTO THE REAR 15' LANDSCAPE BUFFER AREA.

PROJECT DATA

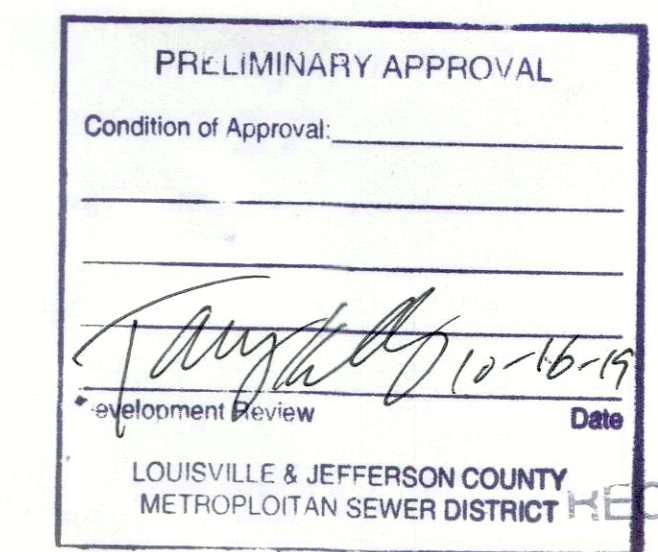
TOTAL SITE AREA	= 0.24± Ac. (10,307 SF)
EXISTING ZONING	= R-5
PROPOSED ZONING	= OR-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= DENTAL OFFICE
PROPOSED USE	= OFFICE (PROFESSIONAL OR MEDICAL/DENTAL)
BUILDING HEIGHT	= 2 STORIES (45' MAX. ALLOWED)
TOTAL BUILDING AREA	= 4,000 SF
F.A.R.	= 0.388
TOTAL PARKING PROVIDED	= 8 SP
NO ADDITIONAL PARKING IS REQUIRED PER LAND DEVELOPMENT CODE 9.1.3.B. - NONCONFORMING PARKING.	
EXISTING IMPERVIOUS	= 5,018 SF
PROPOSED IMPERVIOUS	= 5,018 SF (0% INCREASE/DECREASE)

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.
- No increase in drainage run off to state roadways.
- There 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.
- Upon development or redevelopment of the adjacent properties subject to the requirements of Ch. 5 of the Land Development Code, a unified access and circulation system shall be developed to eliminate pre-existing curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement to run with the land and in a form acceptable to Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.

MSD NOTES:

- Sanitary sewer service is existing.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0028 E dated December 5, 2006.
- No site construction proposed with this zoning application.



SEP 20 2019
PLANNING & DESIGN SERVICES

SITE ADDRESS:
3700 BROWNSBORO ROAD
TAX BLOCK 0323, LOT 0637
D.B. 6897, PG. 0637
COUNCIL DISTRICT - 9
FIRE PROTECTION DISTRICT - ST. MATTHEWS
MUNICIPALITY - BROWNSBORO VILLAGE

REVISIONS	
NO.	DATE
1	8-30-29
2	9-17-19
BY	DESCRIPTION
ARR	AGENCY COMMENTS
MH	AGENCY COMMENTS

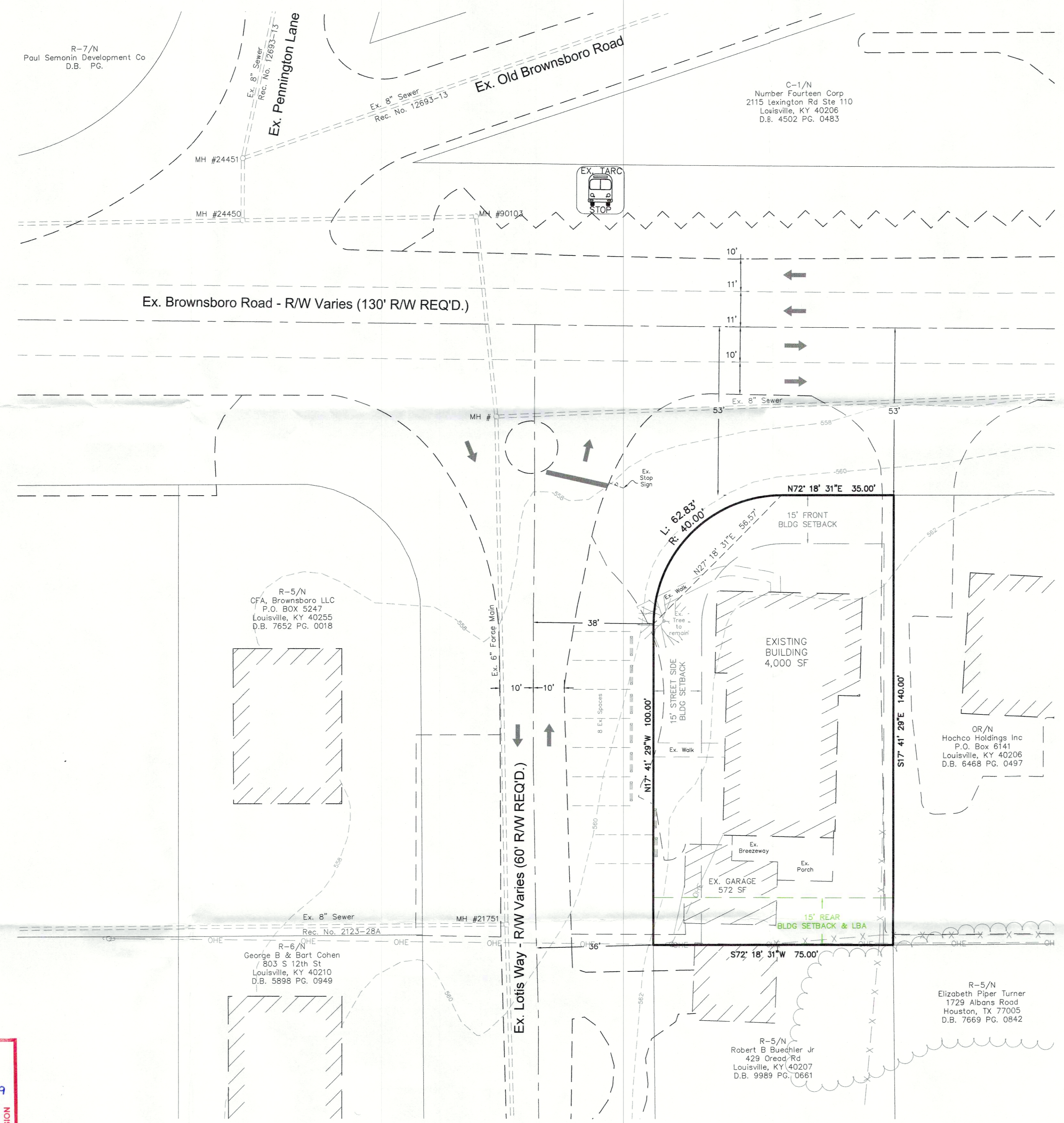
PROJECT DATA
FILE NAME: 19124-DDDP
DATE: 9/5/19
CHECKED BY: MH
SCALE: AS SHOWN
DRAWN BY: JH/ARR

ENGINEER'S SEAL
SURVEYOR'S SEAL

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SCAPING • LANDSCAPE ARCHITECTURE
505 WESTBERRY ROAD SUITE 100 PHOENIX, AZ 85040
TEL: 602.442.8888 FAX: 602.442.8889 WWW.LD-D.COM

DETAILED DISTRICT DEVELOPMENT PLAN
BURTON OFFICE
BROWNSBORO ROAD
OWNER/DEVELOPER
STEVEN AND BETTY BURTON
3700 BROWNSBORO ROAD
LOUISVILLE, KENTUCKY 40207

JOB NO. 19124
SHEET 1 OF 1



PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITION: _____
BY: _____
DATE: 10/16/19
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

LOUISVILLE METRO APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 19-ZONE-0049
APPROVAL DATE: _____
EXPIRATION DATE: _____
SIGNATURE OF PLANNING COMMISSION: _____
COMMISSION PLANNING

LEGEND

•	EX. BOLLARD
○	EX. UTILITY POLE
---	EX. OVERHEAD ELECTRIC LINES
-X-X-	EX. FENCE
---	EXISTING SEWER AND MANHOLE
→	DRAINAGE FLOW DIRECTION
- - - -	EX. CONTOUR

