

LOCATION MAP
NOT TO SCALE

VARIANCES REQUESTED:

A Variance is requested from Table 5.3.2 of The Louisville Metro Land Development Code to vary the 10' Street Side Yard Setback to a minimum of 5 ft.

WAIVER REQUESTED:

A Waiver is requested from Section 10.2.4 of The Louisville Metro Land Development Code to allow existing buildings to encroach into the 15' property perimeter Landscape Buffer Area and to waive the screening requirements between the existing buildings and the adjacent properties.

PROJECT DATA

TOTAL SITE AREA	=	0.2± Ac. (8,912 SF)
EXISTING ZONING	=	R-5
PROPOSED ZONING	=	OR
FORM DISTRICT	=	NEIGHBORHOOD
EXISTING USE	=	SINGLE FAMILY RESIDENTIAL
PROPOSED USE	=	OFFICE
BUILDING HEIGHT	=	1 STORY (25' MAX. ALLOWED)
BUILDING AREA	=	806 SF
F.A.R.	=	0.09 (0.35 MAX. ALLOWED)

PARKING REQUIRED		MIN.	MAX.
1 SP/400 S.F. MIN.	=	2 SP	
1 SP/200 S.F. MAX.	=		4 SP

TOTAL PARKING PROVIDED = 4 SP
(2 HC SP INCLUDED)

TOTAL VEHICULAR USE AREA = 1,837 SF
INTERIOR LANDSCAPE AREA REQUIRED = 0 SF (PER 10.2.12)
INTERIOR LANDSCAPE AREA PROVIDED = 0 SF (PER 10.2.12)

EXISTING IMPERVIOUS = 2,559 SF
PROPOSED IMPERVIOUS = 4,267 SF (67% INCREASE)

GENERAL NOTES:

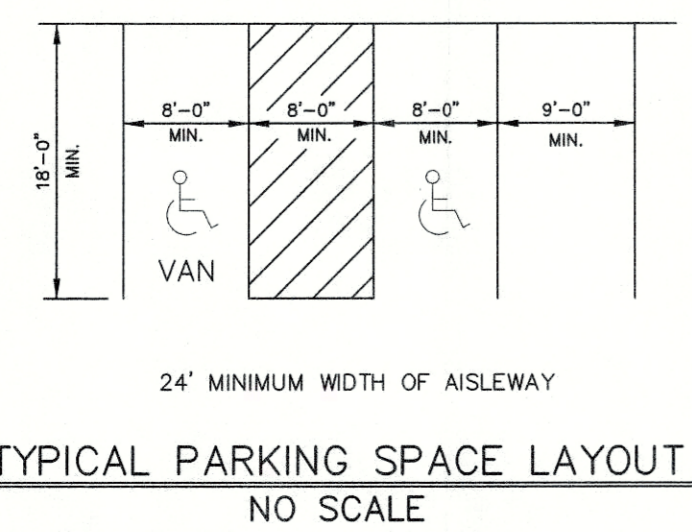
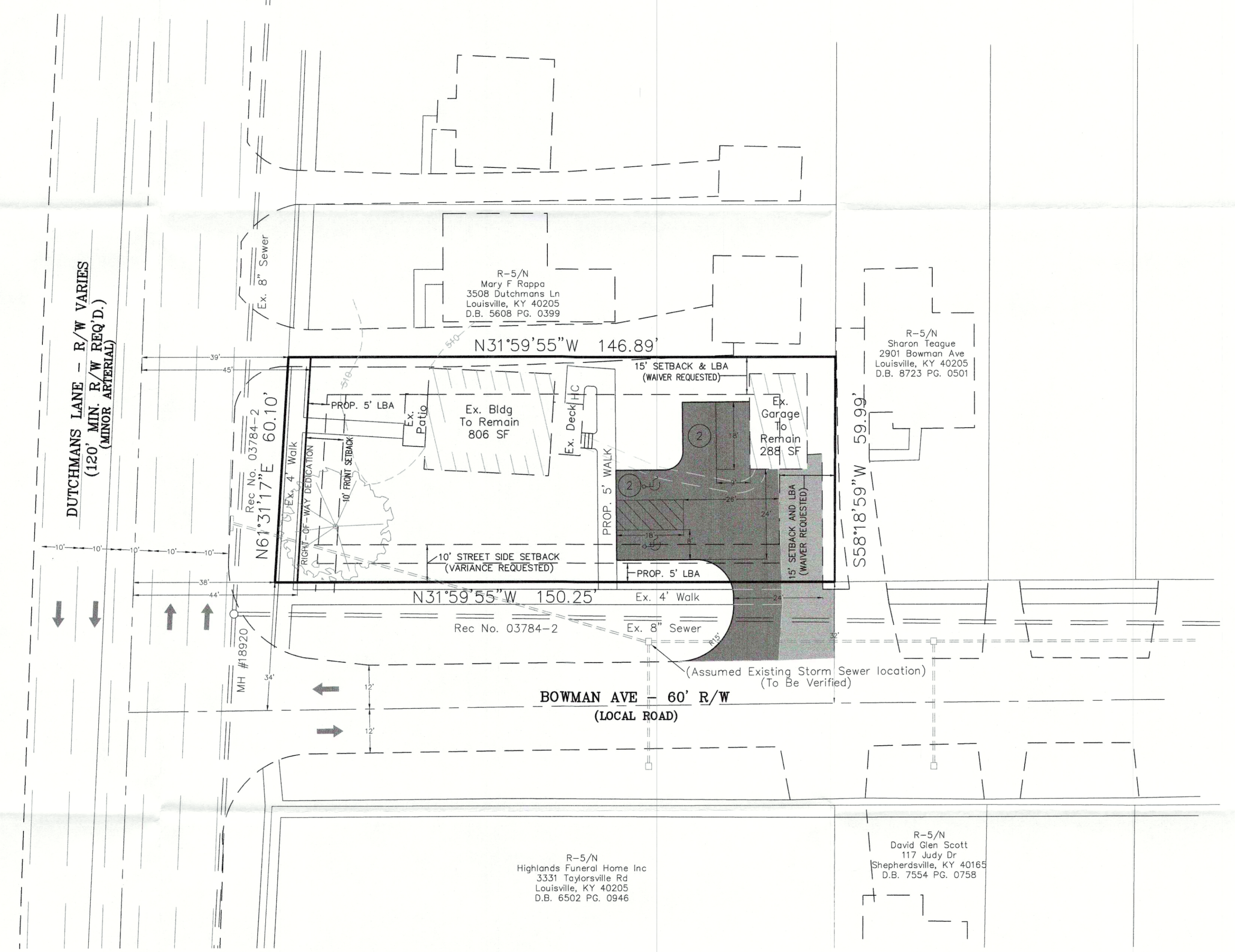
1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the right-of-way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. 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.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
9. 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.
10. Existing sidewalk reconstruction & repairs shall be required as necessary to meet current Metro Public Works standards & shall be inspected prior to final bond release.
11. Right-of-way dedication distance is approximate based on the utilization of Lojic data. Final location of proposed right-of-way dedication to be 1 ft behind the existing sidewalk.

MSD NOTES:

1. 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.
2. Sanitary sewer service will be provided by existing connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0045 E dated December 5, 2006.
4. Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. Site will be subject to MSD Regional Facilities Fee.
7. 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.
8. This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 2442 S.F.
9. Verification of grate inlet & down stream capacity may be required prior to MSD construction plan approval.

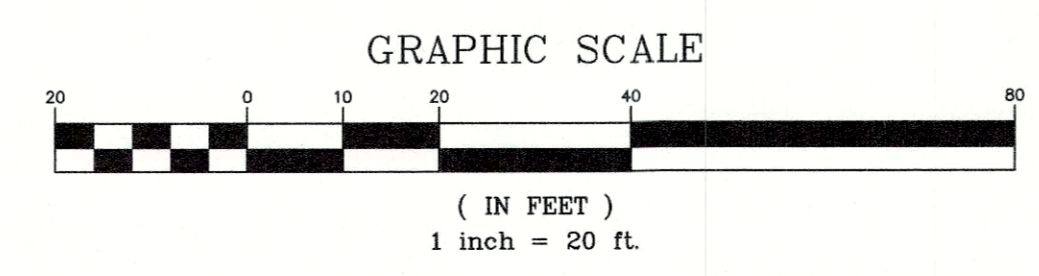
BENCHMARK AND TOPOGRAPHICAL INFORMATION SHOWN HEREON WERE DERIVED FROM LOJIC DATA. BOUNDARY INFORMATION WAS TAKEN FROM DEEDS.

R-1/SW
Bowman Field
D.B. PG.



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	=	8,912 S.F.
TOTAL TREE CANOPY AREA REQUIRED	=	35% (3,119 S.F.)
EXISTING TREE CANOPY COVERAGE	=	0.05% (460 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	35% (3,119 S.F.)



LEGEND

	= PROPOSED STORM SEWER, CATCH BASIN
	= PROPOSED SEWER AND MANHOLE
	= PROPOSED DRAINAGE SWALE
	= EXISTING PAVEMENT TO REMAIN
	= PROPOSED AREA OF NEW PAVEMENT

REVISIONS

NO.	DESCRIPTION	BY	DT
1	REVISED PER AGENCY COMMENTS		

PROJECT DATA
FILE NAME: 20145-DDDP
DATE: 9-4-20
SCALE: AS SHOWN
DRAWN BY: JH
CHECKED BY: DT

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DATE: 9-4-20
SCALE: AS SHOWN
DRAWN BY: JH
CHECKED BY: DT

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
505 WINDYBROOK BLVD. SUITE 200
LOUISVILLE, KY 40204
TEL: 502.454.9499 FAX: 502.454.9498
WEB SITE: WWW.LD-D.COM

DETAILED DISTRICT DEVELOPMENT PLAN
SOUTHALL
PROFESSIONAL OFFICE
OWNER/DEVELOPER
MAPP MANAGEMENT LLC
710 BARRET AVE STE 201
LOUISVILLE, KY 40204

JOB NO. 20145
SHEET 1 OF 1

RECEIVED
MAR 01 2021
PLANNING & DESIGN SERVICES
CASE# 20-ZONE-0110
WM #12200

SITE ADDRESS:
3506 DUTCHMANS LANE
TAX BLOCK 082A, LOT 0008
D.B. 8932, PG. 0542

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

20-ZONE-0110