

**PRELIMINARY DRAINAGE CALCULATIONS**

CHANGE IN RUNOFF COEFFICIENT, C = 0  
 SITE AREA = 0.67 ACRES  
 INCREASED RUNOFF = 0.00 AC-FT

**INCREASED IMPERVIOUS SURFACE**

PRE-DEVELOPED IMPERVIOUS SURFACE = 7,361 SF  
 POST-DEVELOPED IMPERVIOUS SURFACE = 7,361 SF  
 INCREASE IN IMPERVIOUS SURFACE = 0 SF

**PARKING SUMMARY**

<b>REQUIRED</b>	
OFFICE (FIRST FLOOR: 1,040 SF)	
MIN. (1 SPACE/400 SF)	3 SPACES
MAX. (1 SPACE/150 SF)	7 SPACES
<b>MULTI-FAMILY (SECOND FLOOR: 2 UNITS)</b>	
MIN. (1 SPACE/UNIT)	2 SPACES
MAX. (2 SPACES/UNIT)	4 SPACES
<b>TOTAL REQUIRED</b>	
MIN.	5 SPACES
MAX.	11 SPACES
<b>PARKING PROVIDED</b>	
STANDARD SPACES	8 SPACES
HANDICAP SPACES	1 SPACE
TOTAL PROVIDED	9 SPACES

**PROJECT SUMMARY**

EXISTING ZONING	R4
PROPOSED ZONING	OR
FORM DISTRICT	N
EXISTING USE	DAYCARE CENTER
PROPOSED USE	OFFICE AND MULTI-FAMILY RESIDENTIAL
SITE ACREAGE	0.67 AC. (29,185 SF)
EX. BUILDING SF	2,080 SF
NUMBER OF D.U.	2 UNITS
VUA	5,121 SF
ILA REQUIRED (0%)	0 SF
ILA PROVIDED	0 SF
F.A.R.	0.07
DENSITY	2.99 D.U./AC.

**GENERAL NOTES:**

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE CITY OF LOUISVILLE LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
- ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHoles, WEEDS, DIRT, TRASH AND OTHER DEBRIS.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY. TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES, SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY, OR STRUCTURE."
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BEFORE ANY PERMIT (INCLUDING BUT NOT LIMITED TO BUILDING, PARKING LOT, CHANGE OF USE OR ALTERATION PERMIT) IS REQUESTED:
  - THE DEVELOPMENT MUST RECEIVE FULL CONSTRUCTION APPROVAL FROM THE METROPOLITAN SEWER DISTRICT (700 WEST LIBERTY).
  - ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE KENTUCKY TRANSPORTATION CABINET OR ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE LOUISVILLE METRO PUBLIC WORKS DEPARTMENT.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCY.
- THIS PROJECT LIES WITHIN THE CITY LIMITS OF LOUISVILLE.
- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN, ALL APPLICABLE SECTIONS OF THE LAND DEVELOPMENT CODE (LDC) AND AGREED UPON BINDING ELEMENTS UNLESS AMENDED PURSUANT TO THE LAND DEVELOPMENT CODE. ANY CHANGES/ADDITIONS/ALTERATIONS OF THE PLAN SHALL BE SUBMITTED TO THE CITY OF LOUISVILLE METRO OFFICE OF PLANNING AND DESIGN SERVICES, FOR REVIEW AND APPROVAL; ANY CHANGES/ADDITIONS /ALTERATIONS NOT SO REFERRED SHALL NOT BE VALID.
- NO SIDEWALK TO BE PROVIDED ALONG THE THIRD STREET ROAD FRONTAGE. A FEE IN LIEU OF SIDEWALKS SHALL BE PAID TO LOUISVILLE METRO.

**NOTE**

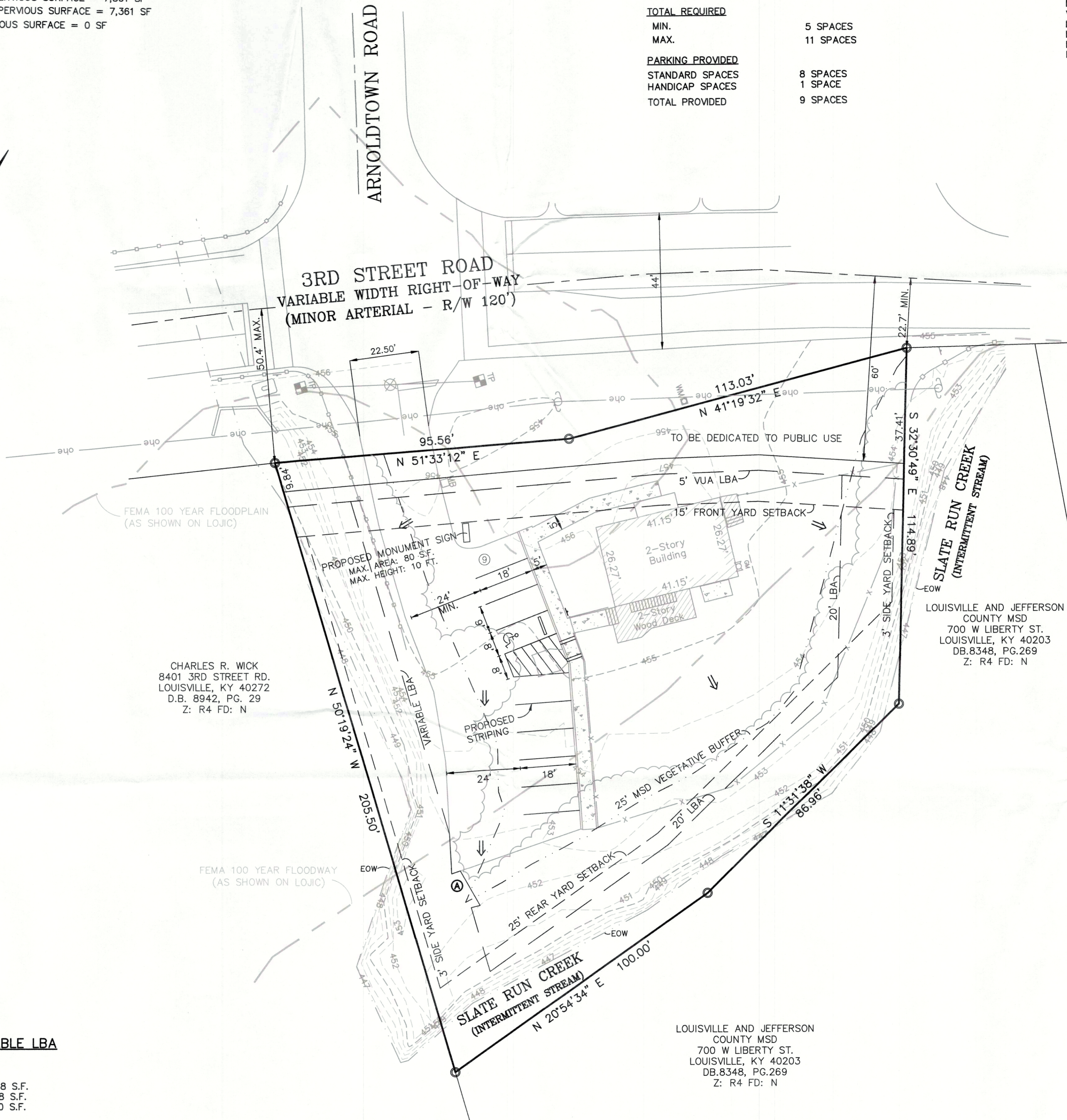
- NO NEW CONSTRUCTION PROPOSED.
- NO ALTERATIONS TO EXISTING DRAINAGE PATTERNS.
- MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- KDOW APPROVAL REQUIRED PRIOR TO MSD APPROVAL.

**Ⓐ WEST R VARIABLE LBA**

MIN. WIDTH: 17.04'  
 MAX. WIDTH: 22.96'  
 LOSS IN AREA: 18.18 S.F.  
 GAIN IN AREA: 18.18 S.F.  
 NET CHANGE = 0.00 S.F.

**FLOOD NOTE**

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS PARTIALLY IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0107F.



**LEGEND**

- = EX. UTILITY POLE
- = EX. CONTOUR
- = EX. FIRE HYDRANT
- = EX. OVERHEAD ELECTRIC
- = EX. SIGN
- = EXISTING CONCRETE
- = EXISTING LIGHT
- = TO BE REMOVED
- = PARKING COUNT
- = PROPOSED DUMPSTER
- = EXISTING SANITARY SEWER
- = EXISTING GUARD RAIL
- = EXISTING MAILBOX
- = EXISTING 4.5' CHAIN LINK FENCE
- = EX. TREE CANOPY
- = EDGE OF WATER

DATE: 1/5/2023  
 DRAWN BY: S.R.M.  
 CHECKED BY: J.M.M.  
 SCALE: 1"=20' (HORZ)  
 SCALE: N/A (VERT)

**REVISIONS**

△	AGENCY CMNTS. 2/23/23
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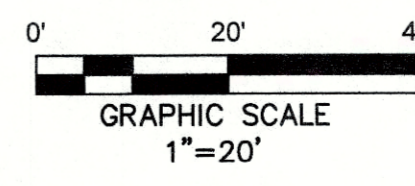
**RECEIVED**  
 MAR 23 2023  
 PLANNING &  
 DESIGN SERVICES

CASE#23-ZONE-0001  
 RELATED CASE# 22-ZONEPA-0159,  
 B-14084-10

**DETAILED DISTRICT DEVELOPMENT PLAN (FOR REZONING)**

8319 THIRD STREET ROAD

8319 3RD STREET ROAD  
 LOUISVILLE, KY 40214  
 OWNER/DEVELOPER:  
 TAMMI M. HALL  
 129 SPRING LAKE CT  
 LOUISVILLE, KY 40229  
 DB 9288 PG 368  
 TAX BLOCK:1049 LOT:819



**Milestone design group**  
 108 Davenport Lane, Suite 300 Louisville, KY 40223  
 502.327.7073 www.milestonedesign.org

8319 THIRD STREET ROAD

**REVISIONS**

△	AGENCY CMNTS. 2/23/23
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**DDDP**

JOB NUMBER  
**22042**

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