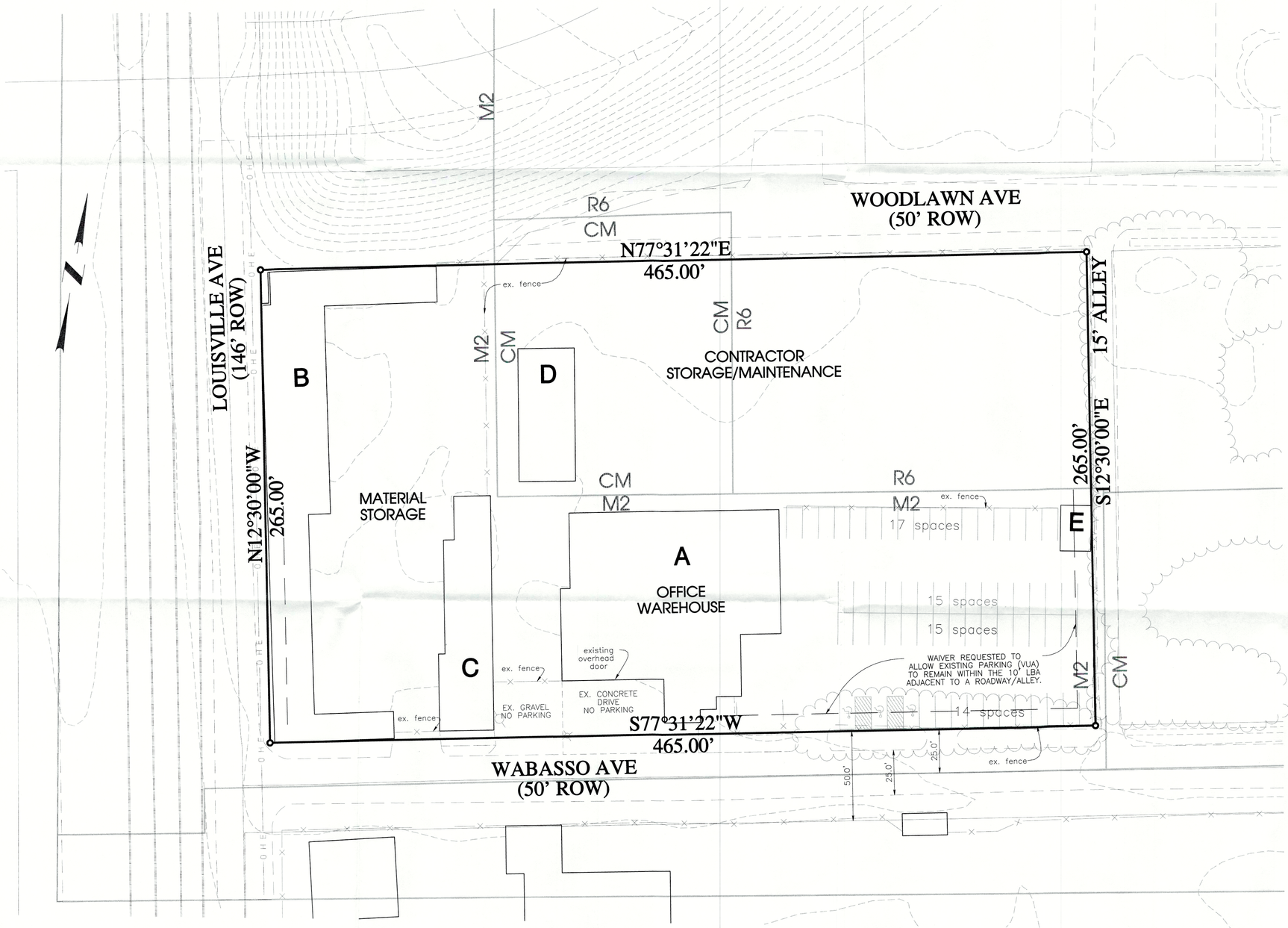

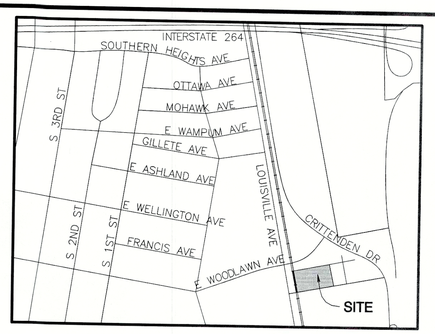

VICINITY MAP

NO SCALE

Site Development Data

Location:	317 Wabasso Ave 4719 Louisville Ave 310 E Woodlawn Ave
Inst. No.	D.B. 10793 P.G. 423
Tax Block, Lot, Sublot:	058K 0001 0002
Area:	2.83 123,224.99
Existing Zoning:	M2, CM, R6
Proposed Zoning:	EZ1
Form District:	SUBURBAN WORKPLACE
Enterprise Zone:	OFFICE WAREHOUSE, CONTRACTOR STORAGE
Proposed Use:	OFFICE WAREHOUSE, CONTRACTOR STORAGE

Building Summary

Building Area:	
A	15000 S.F.
Office	12000
Warehouse	3000
B	10000 S.F.
C	2400 S.F.
D	3600 S.F.
E	500 S.F.
TOTAL	31500 S.F.

Dimensional Standards

Building Setbacks	Min
Front:	25'
Side:	None
Street Side:	25'
Rear:	None

Parking Summary

	Min	Max
Office	1SP/400 12,000 30	1SP/200 S.F. 60
Warehouse	1SP/2000SF 19500 10	1SP/500SF S.F. 39
Total Spaces Required	50	99
Spaces Provided	58 3 61	spaces Carpool spaces ADA spaces Total

RECEIVED
JUN 14 2021
PLANNING & DESIGN SERVICES

GRAPHIC SCALE 1"=30'
0 30 60 90

21-ZONE-0051

REVISION | DATE

AL ENGINEERING INC.
Civil Engineering & Land Development Services
13000 Middletown Industrial Blvd. Ste A (502) 254-2245 Off.
Louisville, Ky. 40223 (502) 817-4444 Cell

ACCOUNT: 2021-574
DATE: 05-26-21
DESIGNED BY: AMR
DRAWN BY: AMR
CHECKED BY: AMR
APPROVED BY: AMR

Linley Properties I LLC
317 Wabasso Ave
Louisville, KY 40209

Arrow Electric Co. Inc.
317 Wabasso Ave
Louisville, Kentucky 40209

REZONING PLAN

DRAWING 1
SHEET OF 1

21-ZONE-0051