

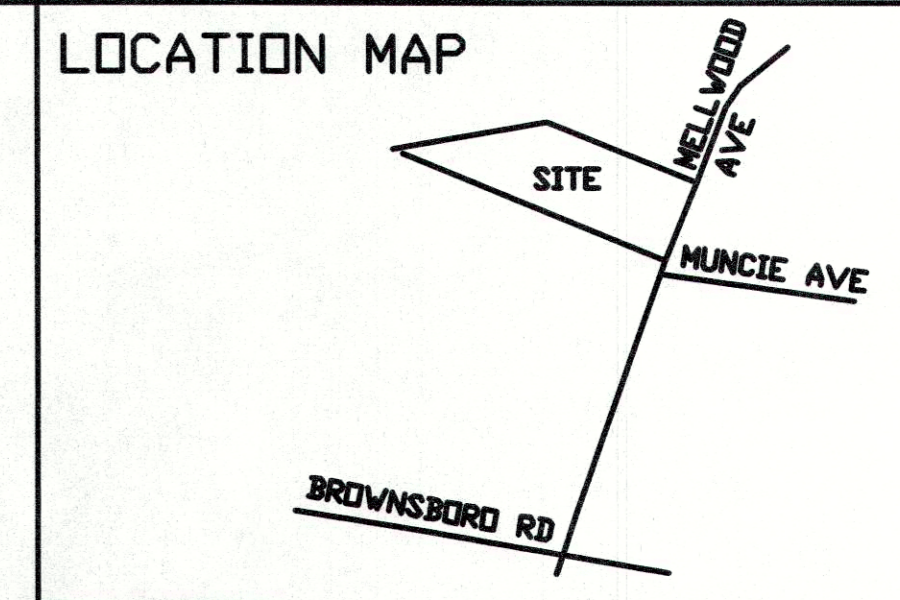
**PARKING CALCULATIONS**

MIN 1/400      1062/400 = 3 SPACES  
 MAX 1/200      1062/200 = 5 SPACES  
 9.1.1.F.8 NATIONAL REGISTER FOR HISTORIC SPACES  
 REDUCTION 20%      3(0,2) = .6  
 3 - 0.6 = 2.4  
 MIN 2 SPACES

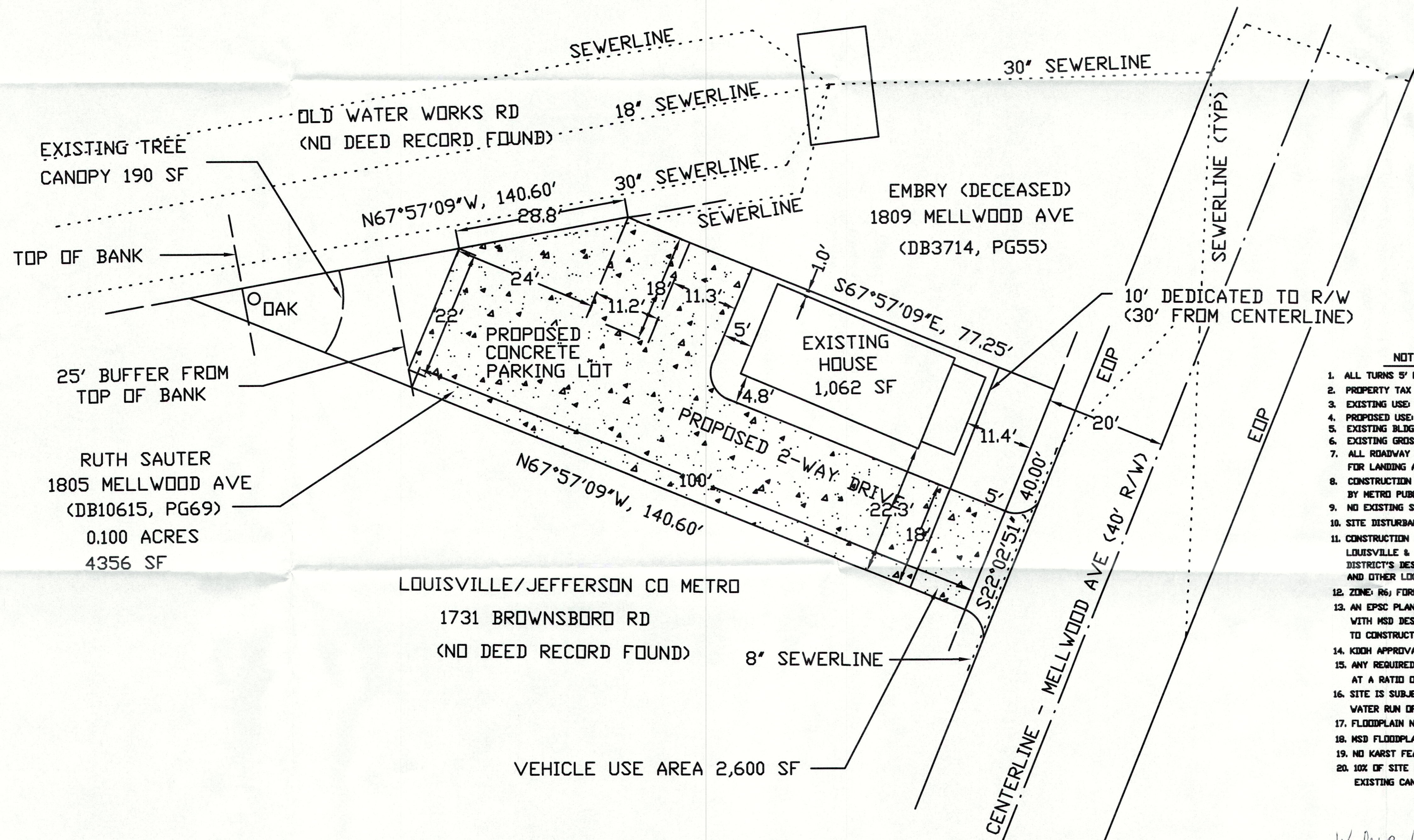
**LIST OF WAIVERS/VARIANCES**

1. SIDE/REAR SETBACK VARIANCE
2. LBA WAIVER

**LOCATION MAP**



PROPERTY IS LOCATED ALONG THE WEST SIDE OF MELLWOOD AVE ABOUT 600 FT NORTH OF INTERSECTION WITH BROWNSBORD RD IN LOUISVILLE, JEFFERSON COUNTY, KY.



EXISTING TREE CANOPY 190 SF

TOP OF BANK

25' BUFFER FROM TOP OF BANK

RUTH SAUTER  
 1805 MELLWOOD AVE  
 (DB10615, PG69)  
 0.100 ACRES  
 4356 SF

LOUISVILLE/JEFFERSON CO METRO  
 1731 BROWNSBORD RD  
 (NO DEED RECORD FOUND)

VEHICLE USE AREA 2,600 SF

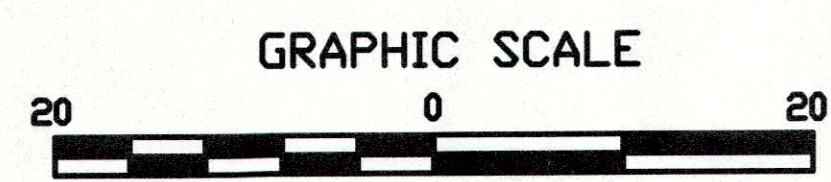
EMBRY (DECEASED)  
 1809 MELLWOOD AVE  
 (DB3714, PG55)

EXISTING HOUSE  
 1,062 SF

PROPOSED CONCRETE PARKING LOT

PROPOSED 2-WAY DRIVE

- NOTES**
1. ALL TURNS 5' RADIUS.
  2. PROPERTY TAX BLOCK 088F-0017-0000.
  3. EXISTING USE: RESIDENTIAL.
  4. PROPOSED USE: COMMERCIAL/ANTIQUE SHOP.
  5. EXISTING BLDG FOOTPRINT 531 SF.
  6. EXISTING GROSS BLDG AREA 1,062 SF (2 STORIES).
  7. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
  8. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
  9. NO EXISTING SEVERS OR EASEMENTS OF RECORD FOUND.
  10. SITE DISTURBANCE ESTIMATED 3,000 SF.
  11. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
  12. ZONE: R6; FORM DISTRICT: TRADITIONAL NEIGHBORHOOD.
  13. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
  14. KOCH APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
  15. ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5 TO 1.
  16. SITE IS SUBJECT TO REGIONAL FACILITY FEES FOR INCREASED STORM WATER RUN OFF.
  17. FLOODPLAIN NOTICE SIGNS SHALL BE PLACED IN THE PARKING LOT AREA.
  18. MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
  19. NO KARST FEATURES ON SITE.
  20. 10% OF SITE FOR TREE CANOPY = 436 SF. EXISTING CANOPY IS 190 SF.



Wesley Barber  
  
 1/18/19  
 WATER MNGT #11825

<b>SITE PLAN</b>			
RUTH SAUTER OWNER 1805 MELLWOOD AVE LOUISVILLE, KY 40206			
WESLEY BARBER ENGINEERING AND LAND SURVEYING 803 E. HILLWATER FALLS SHEPHERDSVILLE, KY 40165 CS02744-5772			
DR:	VTB	SCALE: 1"= 10'	DATE: 12/21/18

RECEIVED  
 JAN 18 2019  
 PLANNING &  
 DESIGN SERVICES