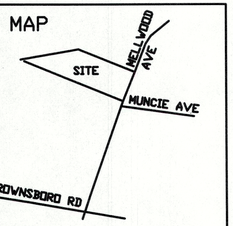
PARKING CALCULATIONS

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

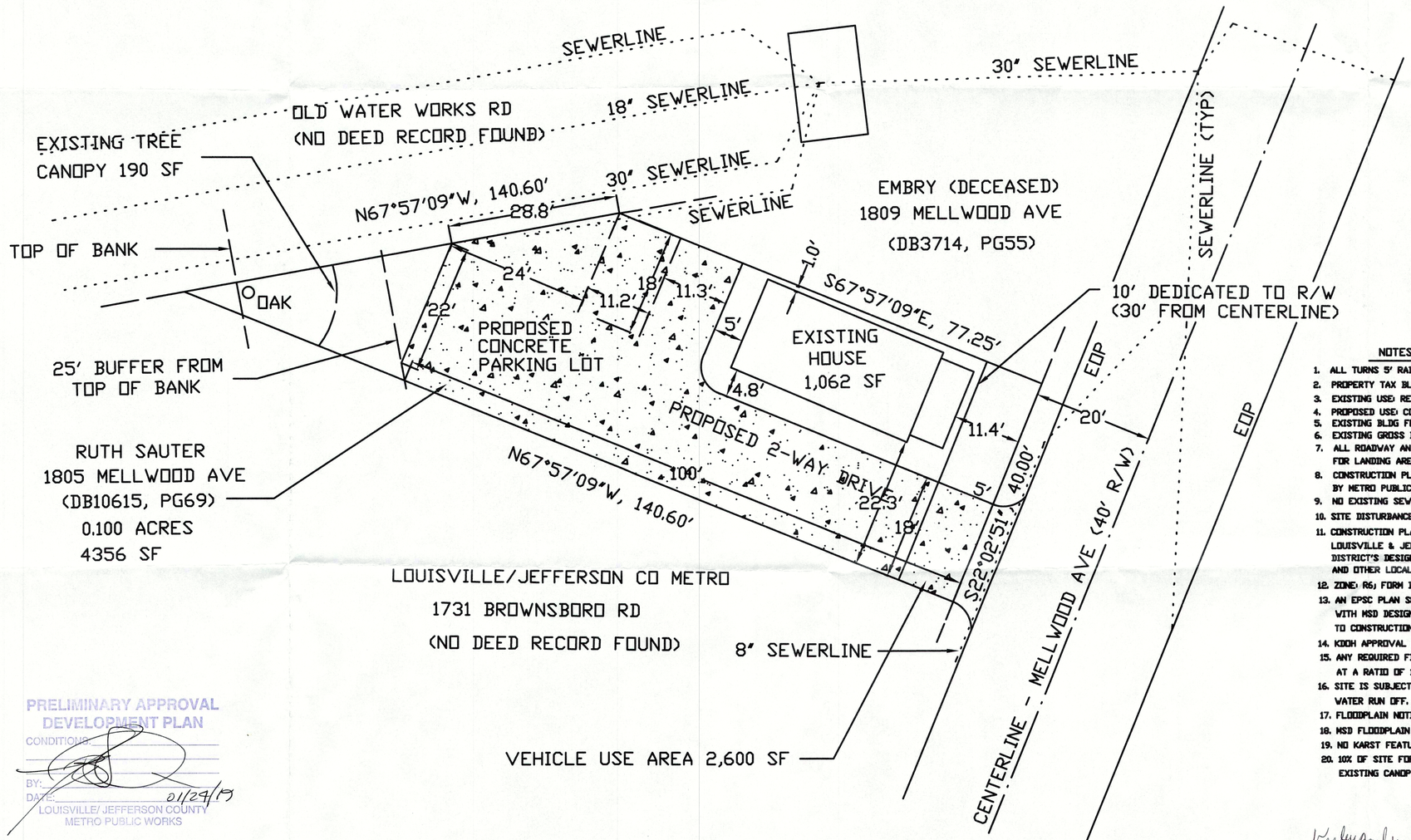
1. SIDE/REAR SETBACK VARIANCE
2. LBA WAIVER

LOCATION MAP



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

N



PRELIMINARY APPROVAL
Conditions of Approval:
Development Review
Date
LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

METRO LOUISVILLE
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO.
APPROVAL DATE
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY:
DATE: 01/29/19
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS

GRAPHIC SCALE
20 0 20

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 SEWERS 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. KDOH 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
STATE OF KENTUCKY
WESLEY T. BARBER
9208
LICENSED
LAND SURVEYOR
1/18/19

WATER MNGT #11825

SITE PLAN

RUTH SAUTER (OWNER)
1805 MELLWOOD AVE
LOUISVILLE, KY 40206

WESLEY BARBER ENGINEERING AND LAND SURVEYING
203 E. MILLWATER FALLS
SHEPHERDSVILLE, KY 40165
(502)744-5772

DR: WTB	SCALE: 1"= 10'	DATE: 12/21/18

RECEIVED
JAN 18 2019
PLANNING & DESIGN SERVICES

18 ZONE 1029