

Site Data

TOTAL SITE AREA 0.39 acre / 16871.10 sf
 EXISTING USE - UNDEVELOPED
 PROPOSED USE - CONTRACTORS SHOP
 ZONING/FORM DISTRICT M1 - Neighborhood
 PROPOSED BUILDING AREA / FAR 3,360SF / 0.20
 PROPOSED PARKING 2 Spaces
 REQUIRED PARKING - Industrial (3120)
 Minimum 1 Space per 2,000sf or 2 parking spaces
 Maximum 1 space per 500sf or 6 parking spaces

VUA/ILA CALCULATIONS PROPOSED VUA : 5,996 SF
 REQUIRED ILA 0%

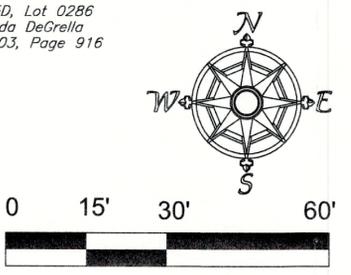
TREE CANOPY CALCULATIONS
 TOTAL SITE AREA 16,871 SF INDUSTRIAL
 EXISTING TREE CANOPY TO REMAIN 0%
 REQUIRED NEW TREE CANOPY 30% or 5,061 SF
 PROPOSED TREE CANOPY - 6,000 SF (5 TYPE A TREES @ 1200 SF)

VARIANCE REQUEST
 A Variance is requested from Section 5.3.C.2 to allow the building to be located beyond the 80' maximum building limit - up to 94' from the Kenton Avenue right of way line.

WAIVER REQUEST
 A Waiver is requested to allow the fee in lieu of sidewalk and the omission of pedestrian access from the building to the adjacent right of way as required in Section 5.9.2.A.1.b.

- APCD NOTES:**
- Mitigation measures for dust control shall be in place during construction to prevent fugitive emissions from reaching existing roads and neighboring properties.
- HEALTH DEPARTMENT NOTES**
- Building must connect to sanitary sewer with its' own, minimum 6" PSC; Owner to provide documentation thereof. Sanitary sewer service to be provided by MSD.
 - 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.
 - Mosquito control in accordance with Chapter 96 of Louisville Jefferson County Metro Ordinances.
- MSD NOTES:**
- Construction plans and documents shall comply with Louisville And Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications and other local, state and federal ordinances.
 - Sanitary sewer service to be provided by PSC, subject to MSD fees and applicable charges.
 - MSD site disturbance permit required prior to any site disturbance activities.
 - No portion of the site is within the 100 Year Floodplain per FEMA Panel 21111C0041E, dated Dec. 5, 2005.
- DRAINAGE DATA**
- | | | |
|---------------------------|--|-------------------------------|
| DISTURBED AREA - 9,700 SF | PREVIOUSLY EXISTING IMPERVIOUS- 9,816 SF | PROPOSED IMPERVIOUS- 9,280 SF |
|---------------------------|--|-------------------------------|

- PLANNING NOTES:**
- Street trees will be provided per the Land Development Code Section 10.2.8. Final location and type will be shown on the approved development plan.
 - Wheelstops or protective curbing at least 6" high and 6" wide shall be provided to prevent vehicles from overhanging sidewalks, properties or public right-of-ways to protect landscape areas and adjacent properties. Such wheelstops or curbing shall be at least 3' from any adjacent property line, woody vegetation or structure.
- TRANSPORTATION NOTES**
- Construction plans, bond and permit are required by Metro Public Works prior to construction approval.



Category 2B Development Plan

OWNER Keeling Investment LLC
 OWNER'S ADDRESS 2905 Delor Avenue
 Louisville, KY 40217-1724
 PROPERTY ADDRESS 1427 Reservoir Avenue
 Louisville, KY 40213
 DEED BOOK 11503 PAGE 916
 TAX BLOCK 085D TAX LOT 0212
 DATE 05/13/20 SCALE 1" = 30' NO. _____

MILLER WIHRY MWGLLC
 Engineers, Surveyors & Planners
 1387 S. 4th St., Louisville, KY 40208
 WM#12214

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 PLANNING & DESIGN SERVICES

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