

PROJECT DATA

TOTAL SITE AREA	= 11.7± Ac. (510,094 SF)
RIGHT OF WAY DEDICATION	= 20,217 SF
NET SITE AREA	= 489,877 SF
EXISTING ZONING	= M-2
EXISTING FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= VACANT/COMMERCIAL
PROPOSED USE	= CONTRACTOR'S SHOP (TRUCK HAULING OPERATIONS)
	= 1 STORY (50' MAX. ALLOWED)
BUILDING HEIGHT	
PROPOSED BUILDING AREAS	
OFFICE	= 1,465 S.F.
MAINTENANCE SHOP	= 3,375 S.F.
STORAGE (MISC)	= 1,950 S.F.
TOTAL BUILDING AREA	= 6,790 S.F.
F.A.R.	= 0.013 (3.0 MAXIMUM ALLOWED)
PARKING INDUSTRIAL	
1 SPACE PER 1.5 EMPLOYEES (12)	= 8 SPACES
1 SPACE PER 1 EMPLOYEES (12)	= 12 SPACES
OFFICE	
1 SPACE PER 350 S.F.	= 5 SPACES
1 SPACE PER 200 S.F.	= 8 SPACES
TOTAL PARKING REQUIRED	= 13 SPACES 20 SPACES
TOTAL PARKING PROVIDED	= 14 SPACES (1 ACCESSIBLE SPACE INCLUDED)
TOTAL VEHICULAR USE AREA	= 8,397 S.F. (PUBLIC PARKING AREA ONLY)
INTERIOR LANDSCAPE AREA REQUIRED	= 420 S.F.
INTERIOR LANDSCAPE AREA PROVIDED	= 575 S.F.

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C0033 F dated February 26, 2021.
- Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- Site will be subject to MSD Regional Facilities Fee.
- Any required fill in the floodplain shall be compensated on site at a ratio of 1:5.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 510,094 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 15% (76,514 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 15% (76,514 S.F.)

SUBJECT SITE IS LOCATED IN THE CITY OF MIDDLETOWN.

OWNER:
L WATSON TRUCKING LLC
211 N BECKLEY STATION ROAD
LOUISVILLE, KY 40245
SITE ADDRESS:
12900 AVOCA ROAD
LOUISVILLE, KY 40223
PARCEL NO. 002300750000
D.B. 12726, PG. 339

RECEIVED
DEC 04 2023
OFFICE OF PLANNING

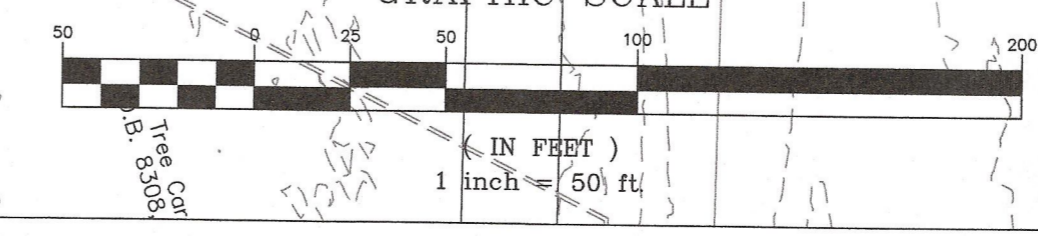
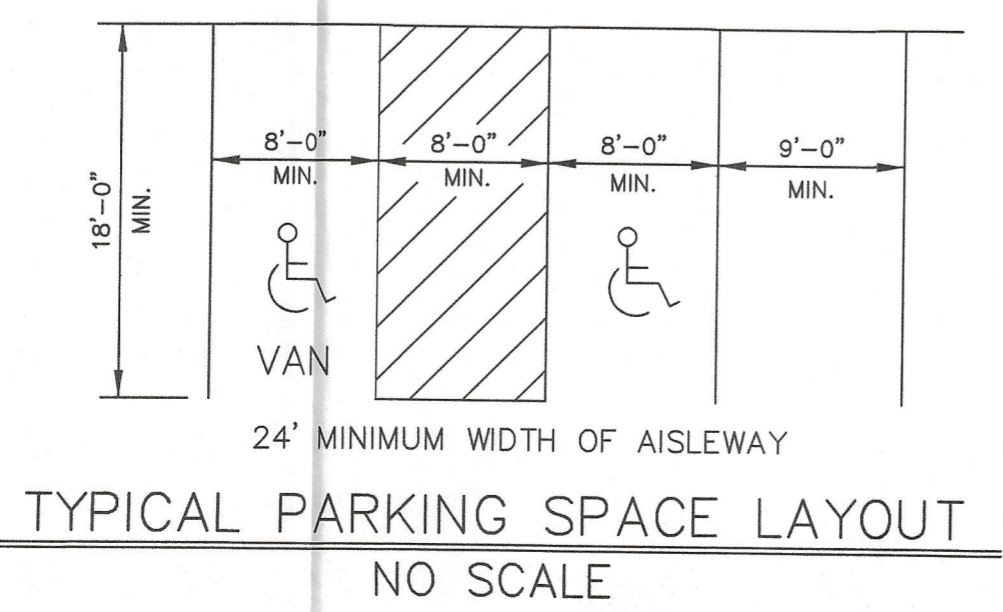
RELATED CASES:
09-005-90, B-225-99
B-234-99

COUNCIL DISTRICT - 17
FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN
MUNICIPALITY - MIDDLETOWN

WATER/SUB#

LEGEND

⊕	SIGN
⊖	UTILITY POLE
⊠	CATCH BASIN
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	SANITARY SEWER MANHOLE
⊕	TELECOMM. PEDESTAL
—8"W	UNDERGROUND WATER LINE
—8"C	UNDERGROUND GAS LINE
—ETC	OVERHEAD ELECTRIC, TELEPHONE & CABLE LINES



REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA	ENGINEER'S SEAL
FILE NAME: 23035 RDP	DATE: 12-4-2023
SCALE: AS SHOWN	DRAWN BY: TB
CHECKED BY: TB	

PROJECT DATA

FILE NAME: 23035 RDP

DATE: 12-4-2023

SCALE: AS SHOWN

DRAWN BY: TB

CHECKED BY: TB

LD&D
LAND DESIGN & DEVELOPMENT, INC.
BUSINESS: 1000 W. MARKET ST., SUITE 100
607 WASHINGTON AVENUE, SUITE 100
LOUISVILLE, KY 40202
PHONE: 502.446.5714
FAX: 502.446.5714
WEB SITE: WWW.LD&D-INC.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

LARRY WATSON TRUCKING

OWNER/DEVELOPER:
L WATSON TRUCKING LLC
211 N BECKLEY STATION ROAD
LOUISVILLE, KY 40245
SITE ADDRESS: 12900 AVOCA ROAD

JOB NO. 23035

SHEET 1 OF 1

23-DDP-0115