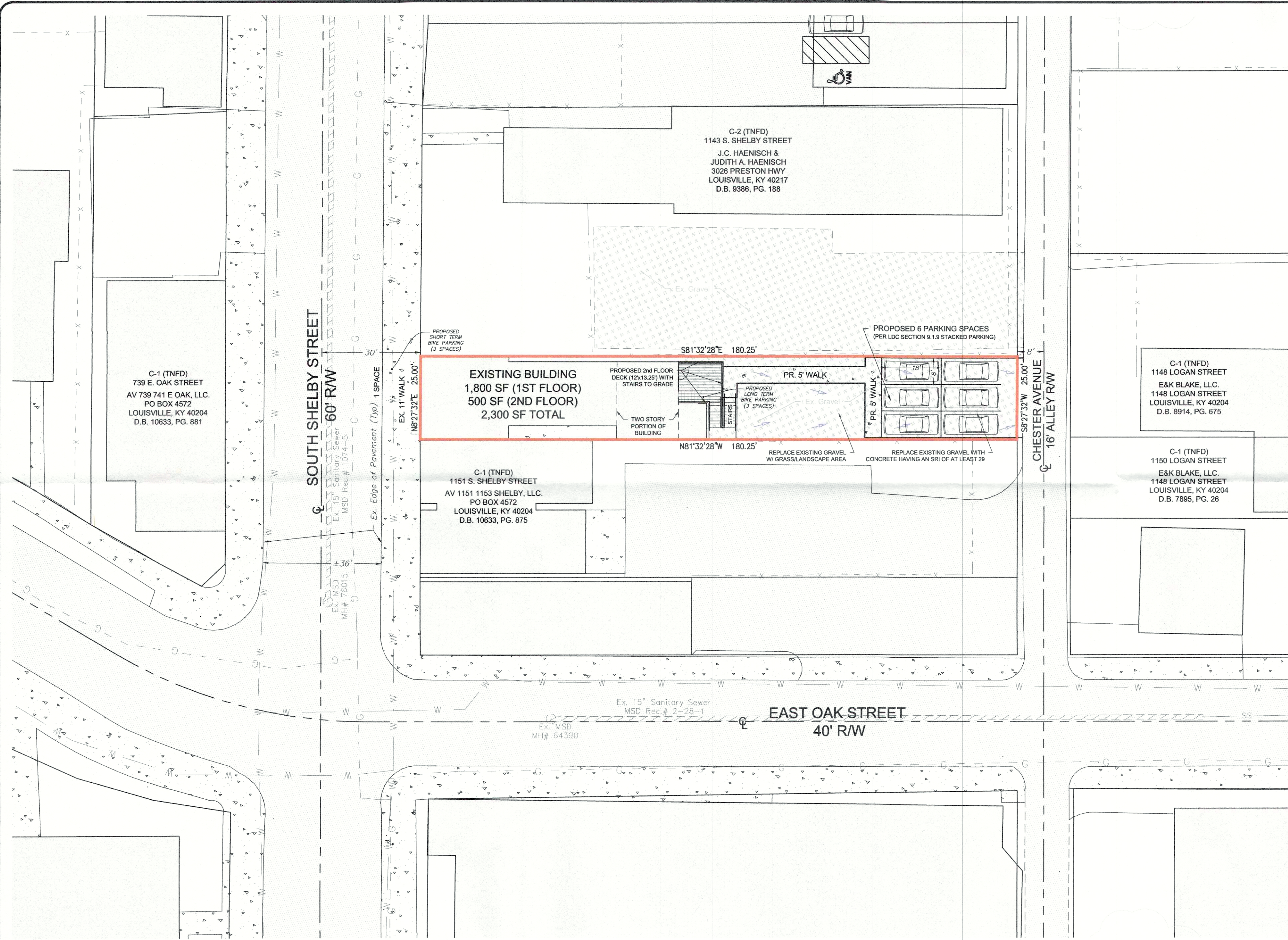


X:\AA-Projects\2018\18078 - Flynn - Shelby Street, Reasoning\Preliminary\18078 - C04 - Flynn - Shelby Street, Reasoning - Development Plan.dwg PLOT DATE: March 11, 2019 - 11:46am



**OWNER**  
BREITENSTEIN PROPERTIES, LLC.  
1020 LOGAN STREET  
LOUISVILLE, KY 40204

**SITE DATA**  
1149 SOUTH SHELBY STREET  
LOUISVILLE, KY 40204  
D.B. 11252, PG. 240  
TAX BLOCK 25A, LOT 4

TOTAL SITE AREA ±0.1 ACRES (4,506.25 SF)  
FORM DISTRICT TRADITIONAL NEIGHBORHOOD  
EX. ZONING C-1  
EX. LAND USE COMMERCIAL (RETAIL - VACANT)  
PR. ZONING C-2  
PR. LAND USE COMMERCIAL (EVENT SPACE/TAVERN)  
F.A.R. 0.51  
EX. BUILDING 2,300 SF  
1ST FLOOR = 1,800 SF  
2ND FLOOR = 500 SF

**SETBACK DATA**

MIN. FRONT YARD 15'  
MAX. FRONT YARD 25'  
STREET SIDE YARD N/A  
SIDE YARD NONE  
REAR YARD 5'  
MAX. BUILDING HEIGHT 45'

**IMPERVIOUS AREA**

PRE 4,506 SF  
POST 4,226 SF  
PERCENTAGE OF CHANGE 0.6%

**DISTURBANCE AREA**

TOTAL DISTURBANCE 1,750 SF

**PARKING SUMMARY**

EXISTING	PROPOSED
RETAIL USE 2,300 SF	RETAIL USE 1,800 SF
MINIMUM PARKING REQUIRED (1 SPACE/500 S.F.) 5 SPACES	MINIMUM PARKING REQUIRED (1 SPACE/100 S.F.) 18 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/200 S.F.) 12 SPACES	MAXIMUM PARKING PERMITTED (1 SPACE/50 S.F.) 36 SPACES
TAVERN AREA (1ST FLOOR) 1,800 SF	OFFICE AREA W/ DECK (2ND FLOOR) 450 SF
MINIMUM PARKING REQUIRED (1 SPACE/100 S.F.) 18 SPACES	MINIMUM PARKING REQUIRED (1 SPACE/500 S.F.) 1 SPACE
MAXIMUM PARKING PERMITTED (1 SPACE/50 S.F.) 36 SPACES	MAXIMUM PARKING PERMITTED (1 SPACE/200 S.F.) 3 SPACES

PER LDC SECTION 9.1.3.B.c - PARKING REQUIRED IS CALCULATED BASED ON THE DIFFERENCE OF THE EXISTING USE TO THE PROPOSED USE.

MINIMUM PARKING REQUIRED (BASED ON USE DIFFERENCE)	19 SPACES
PARKING REDUCTION (JOB TARC REDUCTION)	-1 SPACES
PARKING REDUCTION (JOB HISTORIC STABILITY REDUCTION)	-3 SPACES
PARKING REDUCTION* (JOB SITE DESIGN CRITERIA REDUCTION)	-3 SPACES
TOTAL MINIMUM PARKING REQUIRED	7 SPACES
TOTAL MAXIMUM PARKING PERMITTED	39 SPACES

PARKING PROVIDED (ON-STREET) 1 SPACE  
PARKING PROVIDED (EMPLOYEE / CUSTOMER) 6 SPACES  
TOTAL PARKING PROVIDED 7 SPACES

\*NOTE: SITE DESIGN CRITERIA REDUCTION BASED ON COMPLIANCE WITH NUMBERS 3 & 5 PER CHAPTER 5, APPENDIX 5A.

**BICYCLE SUMMARY**

SHORT TERM	REQUIRED	PROVIDED
LONG TERM	NONE	3 SPACES
	NONE	3 SPACES

NOTE: LONG TERM BIKE PARKING WILL BE PROVIDED UNDER THE PROPOSED DECK.

**TREE CANOPY CALCULATIONS**

GROSS SITE AREA	4,506.25 SF
CANOPY COVERAGE CLASS	CLASS A
TREE CANOPY REQUIRED	450 SF (10%)
TREE CANOPY PRESERVED	0 SF (0%)
TREE CANOPY TO BE PLANTED	450 SF (10%)
TOTAL TREE CANOPY PROVIDED	450 SF (10%)

**LANDSCAPE DATA**

PROPOSED V.I.A.	1,429 SF
L.I.A. REQUIRED	NONE
L.I.A. PROVIDED	NONE

**GENERAL NOTES**

- DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- THE DEVELOPMENT LIES IN THE LOUISVILLE #4 FIRE DISTRICT.
- ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJACENT RESIDENTIAL AREAS.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.

**MSD NOTES**

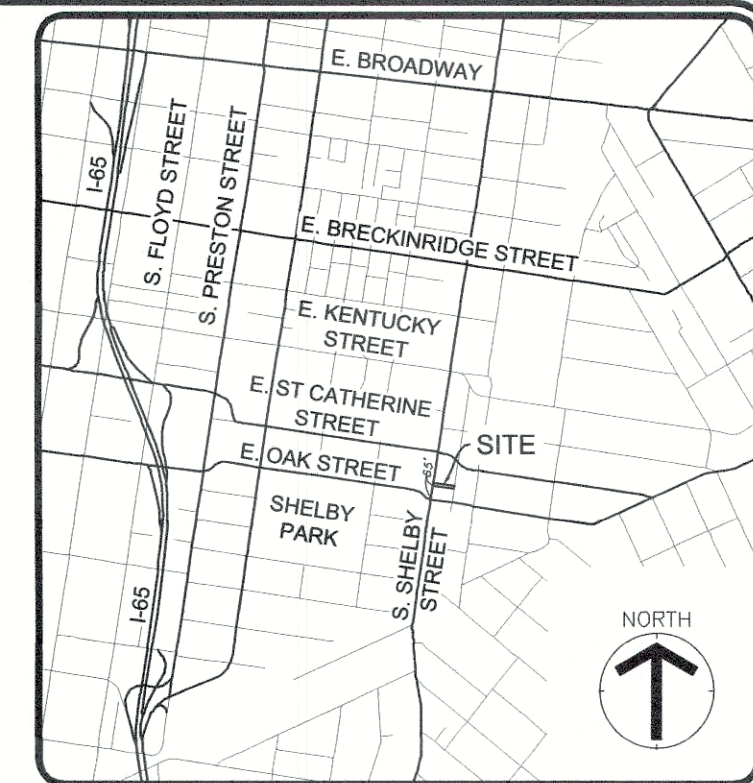
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY EXISTING PSC CONNECTION. SANITARY SEWER FLOW WILL BE TREATED AT THE MORRIS FORMAN WATER QUALITY TREATMENT CENTER.
- DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0042E REV. DECEMBER 5, 2006).
- AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- MSD SINGLE LOT RESIDENTIAL CONSTRUCTION PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.

**TRANSPORTATION NOTES**

- ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW PUBLIC WORKS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
- ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- IF THE LIMESTONE CURBS IN THE ALLEY ARE DISTURBED THEY WILL BE REMOVED, PALETTIZED, AND DELIVERED TO PUBLIC WORKS FOR REUSE.

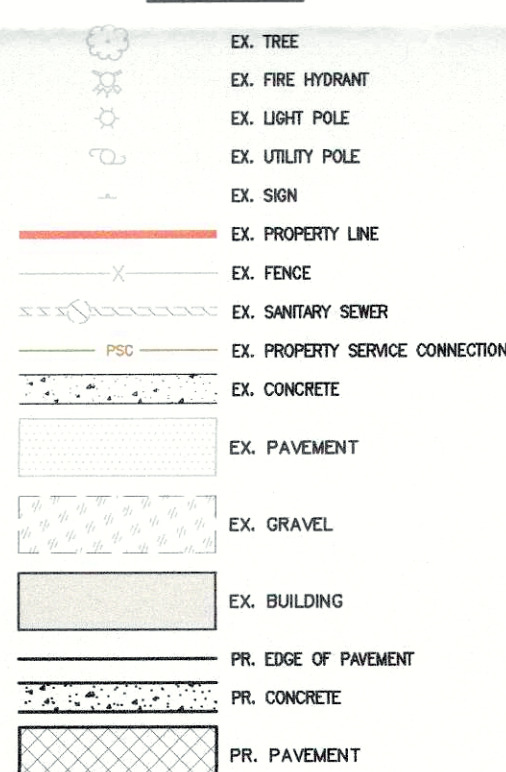
**EROSION CONTROL NOTES**

- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.



LOCATION MAP  
NOT TO SCALE

**LEGEND**



**UTILITY NOTE:**

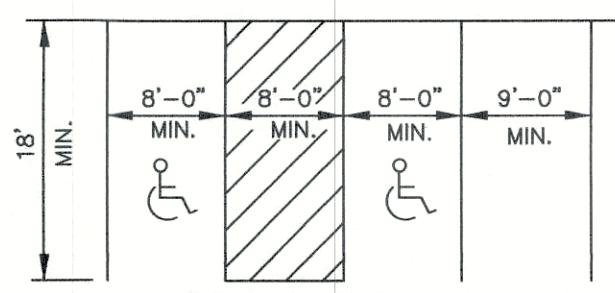
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detail by
1	3/11/19	AGENCY COMMENTS (1ST REVIEW)	JDC



**BENCHMARK**

TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM GIS DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SURVEY WILL BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.



NOTE: ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.

TYPICAL PARKING SPACE LAYOUT  
NOT TO SCALE



CASE# 19ZONE1000 WM# 11935

**HERITAGE ENGINEERING, LLC**

FLYNN  
CONSTRUCTION SERVICES  
10801 ELECTRON DRIVE, SUITE 102  
LOUISVILLE, KY 40299  
PHONE: (502) 459-9975

REZONING PLAN  
GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN  
FOR  
SHELBY STREET EVENT SPACE/LOUNGE  
1149 SOUTH SHELBY STREET  
LOUISVILLE, KY 40203

JOB NO: 18078  
HORIZ. SCALE: 1"=20'  
VERT. SCALE: N/A  
DESIGNED BY: JDC  
DETAILED BY: JDC  
CHECKED BY: SWH  
DATE: JANUARY 11, 2019

DESIGN SERVICES

SHEET

**C04**

19ZONE1000