

PRELIMINARY APPROVAL DEVELOPMENT PLAN

LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

SCOPE OF WORK

-CONSTRUCT NEW MIXED-USE COMMERCIAL & RESIDENTIAL DEVELOPMENT -CREATE NEW CURB-CUT FOR ENTRANCE TO NEW

STROLL DISTRICT LLC 2509 PORTLAND AVE. LOUISVILLE KY 40212

ARCHITECT

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GENERAL NOTES

MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION DOWNSPOUTS FROM NEW BUILDINGS TO OUTLET ON SURFACE. - ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL COMPLY WITH MSD'S WASTEWATER/STORMWATER DISCHARGE REGULATIONS (WDR) AND MSD'S FATS, OILS & GREASE (FOG) MANAGEMENT POLICY.

- ALL MULTI-UNIT RETAIL AND COMMERICAL DEVELOPMENT SHALL CONTACT MSD PRIOR TO CONDUCTING PRIVATE PLUMBING

- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE W/ CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND **NEIGHBORING PROPERTIES.**

 DOWNSTREAM CAPACITY FACILITY REQUEST HAS BEEN SUBMITTED, APPROVAL REQUIRED BEFORE CONSTRUCTION PERMIT APPROVAL

- SHEET FLOW CAPACITY OF THE EXISTING ALLEY TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL - SCREENING FOR LOADING AND REFUSE LOCATION TO BE

SCREENED PER LDC SECTION 5.5.1.A.4.a - SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS - ALL DRAINAGE STRUCTURES IN STATE R.O.W. TO BE OF STATE

- ALL SIDEWALKS MUST MEET ADA CURRENT STANDARDS - ANY LANDSCAPING IN R.O.W. WILL REQUIRE ENCROACHMENT

- KENTUCKY TRANSPORTATION CABINET REVIEW REQUIRED. ALL KTC COMMENTS MUST BE INCORPORATED INTO PLAN BEFORE

 CONSTRUCTION PLANS, BONDS, AND KYTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY MPW. - CROSS ACCESS AGREEMENT TO BE RECORDED OR LOT CONSOLIDATION REQUIRED PRIOR TO CONSTRUCTION

EPSC NOTES

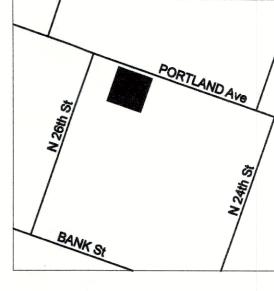
- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE... EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING AREAS ARE SEEDED AND STABILIZED.

- 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. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT

wm#11669



LOCATION MAP

NOT TO SCALE NORTH

RECEIVED OCT 3 0 2017 PLANNING &

DESIGN SERVICES

4,834 SQ FT

4,834 SQ FT

1701

PROPERTY INFO

ZONING

PROPOSED PARCEL ID 004C 0027 0000 EXISTING PARCEL ID'S 004C 0025 0000 004C 0083 0000 004C 0027 0000 ADDRESSES OF LOTS 2510-2516 PORTLAND AVENUE

PLAN CERTAIN FORM DISTRICT TRADITIONAL NEIGHBORHOOD HISTORIC SITE CONSTRUCTION TYPE NO EXISTING BUILDINGS **USE GROUP EXISTING USE** PROPOSED USE

MIXED-USE COMMERCIAL & RESIDENTIAL DEVELOPMENT

BUILDING SQUARE FOOTAGES

FIRST FLOOR COMMERCIAL (1: 729 SQ FT, 2: 1,513 SQ FT, & 3: 2,592 SQ FT)

SECOND FLOOR RESIDENTIAL

TOTAL PROPOSED BUILDING (GROSS) 9,668 SQ FT

SITE CALCULATIONS

GROSS SITE AREA 15,150 SQ FT ACRES .3478 ACRES **EXISTING GROSS BUILDING FOOTPRINT** 0 SQ FT PROPOSED NEW BUILDING FOOTPRINT 4,871 SQ FT PROPOSED TOTAL BUILDING FOOTPRIN 4,871 SQ FT (721 SQ FT, 1501 SQ FT, & 2649 SQ FT) 0.37 FAR PROPOSED FLOOR AREA RATIO PROPOSED 2ND FLOOR RESIDENTIAL GROSS AREA 4,871 SQ FT 6 DWELLINGS IN 0.3478 ACRES 17 DW'S / ACRE **EXISTING IMPERVIOUS AREA** PROPOSED ADDITIONAL IMPERVIOUS AREA 12,499 SQ FT TOTAL PROPOSED IMPERVIOUS AREA 12,499 SQ FT PROPOSED VEHICULAR USE AREA 5,321 SQ FT REQUIRED ILA (0% >6,000 SQ FT) 0 SQ FT TOTAL AREA OF SITE DISTURBANCE 12,499 SQ FT SITE LANDSCAPING 2,651 SQ FT

PARKING SUMMARY

RETAIL / COMMERCIAL (4,627 SQ FT)

PROPOSED MINIMUM **MAXIMUM** (6) RESIDENTIAL UNITS 9 SPACES 15 SPACES (@1.5 PER) (@2.5 PER) RETAIL / COMMERCIAL (4,834 SQ FT) 10 SPACES 31 SPACES & OUTDOOR SEATING (@1/500)(@1/150) 10% TARC REDUCTION 2 SPACES 10% RESIDENTIAL REDUCTION 2 SPACES TOTAL REQUIRED PARKING SPACES 15 SPACES **46 SPACES ON-SITE PARKING PROPOSED** 12 SPACES VAN HANDICAP SPACES (2) SPACES **ON-STREET PARKING** 3 SPACES **TOTAL PARKING PROVIDED** 15 SPACES **BICYCLE PARKING REQUIREMENTS**

TREE CANOPY CALCULATIONS

2 LONG TERM 4 SHORT TERM

NO EXISTING TREE CANOPY ON SITE 0 SQ FT TOTAL SITE AREA = 15,150 SQ FT MULTI-FAMILY= CLASS B TREE CANOPY CATEGORY

TOTAL TREE CANOPY COVERAGE AREA REQUIRED = 10%

COMMERCIAL= CLASS A TREE CANOPY CATEGORY TOTAL TREE CANOPY COVERAGE AREA REQUIRED = 15% 2,273 SQ FT

ADDING (3) TREES 'C' (1 - 1 3") @ 89 SQFT EA. 267 SQ FT ADDING (4) TREES 'C' AT STREET (1 - $1\frac{3}{4}$ ") @ 89 SQFT EA. + 25% BONUS 445 SQ FT ADDING (7) TREES 'A' (1 - 1 3/4") @ 600 SQFT EA. 4,200 SQ FT

TOTAL PROPOSED TREE CANOPY AREA 4,912 SQ FT (TOTAL TREE CANOPY COVERAGE AREA PROPOSED = 32%)



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17 DEVPLAN 1118

31 MAY 2017

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