ADJACENT PROPERTY INFO (1st Tier)

(1) PARCEL ADDRESS: 1417 Story Avenue
FORM/ZONING: TMC / C-1
OWNER INFO: Kathryn Reese & Kimberly Lesak, 932 Franklin Street, Louisville, KY 40206-1614
DB/PG: 10319 / 0116

(2) PARCEL ADDRESS: 1419 Story Avenue
FORM/ZONING: TMC / C-1
OWNER INFO: Jesse & Gena Daniels, 220 NW 4th Street, Unit 2, Evansville, IN 47708-1300
DB/PG: 10439 / 0900

(3) (4) PARCEL ADDRESS: 1425 Story Avenue
FORM/ZONING: TMC / C-1
OWNER INFO: Family Care Centers Inc., 1425 Story Avenue, Louisville, KY 40206-1735
DB/PG: 5932 / 0108

(5) PARCEL ADDRESS: 1427 Story Avenue
FORM/ZONING: TMC / C-1
OWNER INFO: Kathryn Reese, 932 Franklin Street, Louisville, KY 40206-1614
DB/PG: 9168 / 0702

(6) PARCEL ADDRESS: 1429 Story Avenue
FORM/ZONING: TMC / C-1
OWNER INFO: David & Paula Walz, 10410 Seatonville Road, Louisville, KY 40291-3550
DB/PG: 7131 / 0714

(7) PARCEL ADDRESS: 1431 Story Avenue
FORM/ZONING: TMC / C-1
OWNER INFO: David & Paula Walz, 10410 Seatonville Road, Louisville, KY 40291-3550
DB/PG: 7131 / 0714

(8) PARCEL ADDRESS: 1433 Story Avenue
FORM/ZONING: TMC / C-1
OWNER INFO: Edward & Sharon Stoll, 1433 Story Avenue, Louisville, KY 40206-1735
DB/PG: 7474 / 0622

(9) PARCEL ADDRESS: 1435 Story Avenue
FORM/ZONING: TMC / C-1
OWNER INFO: Christopher Poynter, 1416 Rufer Avenue, Louisville, KY 40204-1632
DB/PG: 10668 / 0148

(10) PARCEL ADDRESS: 1437 Story Avenue
FORM/ZONING: TMC / C-1
OWNER INFO: Butchertown Historic Properties III, PO Box 4820, Louisville, KY 40204-0820
DB/PG: 8878 / 0207

(11) PARCEL ADDRESS: 1501 Story Avenue
FORM/ZONING: TMC / C-1
OWNER INFO: Bradford T Newhall LLC, 462 S. 4th Avenue, Fl 22, Louisville, KY 40202-3459
DB/PG: 8710 / 0767

(12) PARCEL ADDRESS: 1500 Story Avenue
FORM/ZONING: TMC / EZ-1
OWNER INFO: Michael P. Sullivan, 1500 Story Avenue, Louisville, KY 40206-1738
DB/PG: 11046 / 798

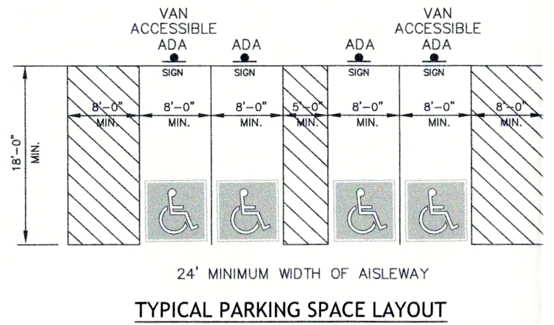
(13) PARCEL ADDRESS: 300 N. Spring Street
FORM/ZONING: TMC / EZ-1
OWNER INFO: Louisville / Jeff. Co. Metro Gov., 527 W. Jefferson Street, Louisville, KY 40202-2814
DB/PG: ????? / ????

(14) PARCEL ADDRESS: 1400 Story Avenue
FORM/ZONING: TMC / EZ-1
OWNER INFO: Louisville / Jeff. Co. Metro Gov., 527 W. Jefferson Street, Louisville, KY 40202-2814
DB/PG: ????? / ????

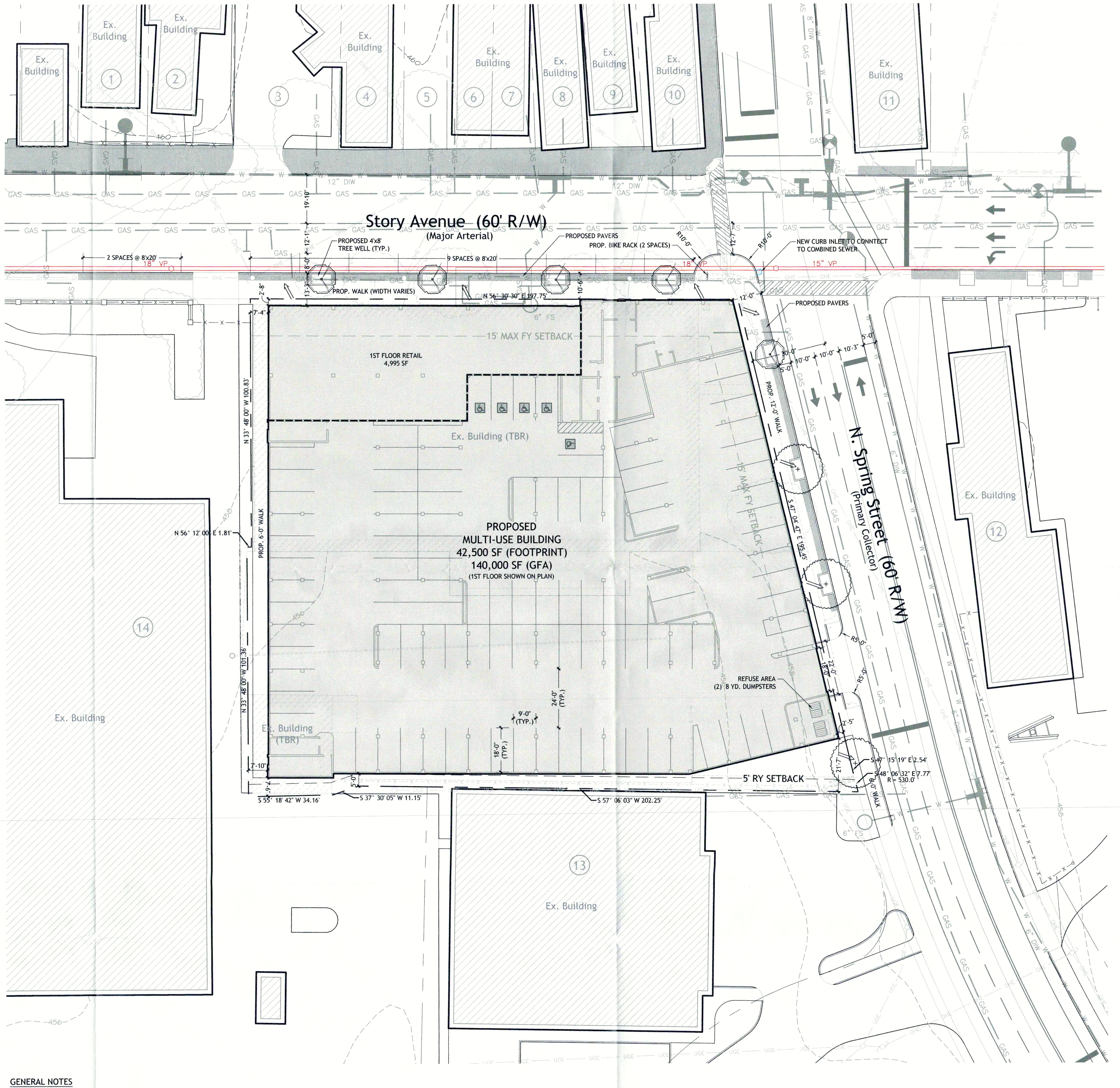
RUNOFF VOLUME CALCULATION

X = (ΔC)(R)(A) / 12
ΔC = 0.93 - 0.89 = 0.02
R = 2.9 INCHES
AREA = 1.02 AC

So, X = (0.02)(2.9 IN)(1.02 AC)/12
= 0.00493 AC-FT
= 214 CF



TYPICAL PARKING SPACE LAYOUT
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

SITE DATA

PROJECT DATA

SITE AREA	44,295 SF (± 1.02 AC.)
DISTURBED AREA	42,950 SF
EXISTING FORM DISTRICT	TRADITIONAL MARKETPLACE CORRIDOR (TO REMAIN)
EXISTING ZONING	EZ1 (TO REMAIN)
EXISTING USE	VACANT BUILDINGS & LOT (TO BE REMOVED)
PROPOSED USE	MIXED USE (MULTI-FAMILY RESIDENTIAL & NEIGHBORHOOD RETAIL)

BUILDING INFORMATION

1ST/GROUND FLOOR (RETAIL, RESIDENTIAL SUPPORT, PARKING)	42,500 SF
2ND - 4TH FLOORS (RESIDENTIAL)	97,500 SF
TOTAL BUILDING AREA	140,000 SF
MAXIMUM FLOOR AREA RATIO (F.A.R.) ALLOWED	5.0
PROPOSED F.A.R.	2.92
MAXIMUM BUILDING HEIGHT ALLOWED	50'-0" OR 4 STORIES (EXCLUDING ROOF EQUIPMENT)
PROPOSED BUILDING HEIGHT	42'-11"
PROPOSED DWELLING UNITS	104
PROPOSED DENSITY	102 UNITS PER ACRE

SITE DIMENSIONAL REQUIREMENTS (EZ1 / MIXED-USE DEVELOPMENT)

MINIMUM FRONT YARD / STREET SIDE YARD SETBACK	0 FT
MAXIMUM FRONT YARD / STREET SIDE YARD SETBACK	15 FT
SIDE YARD SETBACK	0 FT
REAR YARD SETBACK	5 FT

PARKING REQUIREMENTS

PROPOSED USE	NEIGHBORHOOD RETAIL
UNIT OF CALCULATION	GROSS FLOOR AREA
RETAIL SQUARE FOOTAGE	4,995 SF
MIN. REQ. PARKING (1/500 SF)	10 SPACES
MAX. REQ. PARKING (1/150 SF)	34 SPACES
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
UNIT OF CALCULATION	DWELLING UNITS
# OF DWELLING UNITS	104 UNITS
MIN. REQ. PARKING (1.5 PER UNIT)	156 SPACES
MAX. REQ. PARKING (2.5 PER UNIT)	260 SPACES
MIN. REQ PARKING SUBTOTAL	166 SPACES
LESS 40% REDUCTION[1]	66 SPACES
TOTAL REQUIRED	100 SPACES
ON-STREET PARKING PROVIDED	11 SPACES
OFF-STREET PARKING PROVIDED	103 SPACES (INCLUDES 5 HANDICAP SPACES)
TOTAL PARKING PROVIDED	114 SPACES

1. PER LDC 9.1.3.F.1, A 10% REDUCTION IS ALLOWED WHEN THE DEVELOPMENT IS WITHIN 200 FEET OF A DESIGNATED TRANSIT STOP. PER LDC 9.1.3.F.2, A 10% REDUCTION IS ALLOWED SINCE THE DEVELOPMENT INCORPORATES 25% OF THE GROSS FLOOR AREA AS RESIDENTIAL USE. PER LDC 9.1.3.F.9, A 20% REDUCTION IS ALLOWED SINCE THE DEVELOPMENT MEETS TWO OF THE DESIGN CRITERIA IN APPENDIX 5A OF THE LDC.

BICYCLE PARKING REQUIREMENTS

PROPOSED USE	NEIGHBORHOOD RETAIL
UNIT OF CALCULATION	GROSS FLOOR AREA
RETAIL SQUARE FOOTAGE	4,995 SF
LONG-TERM PARKING CALCULATION	2 SPACES, OR 1 PER 50,000 SF GFA
LONG-TERM PARKING REQUIRED	2 SPACES
SHORT-TERM PARKING CALCULATION	2 SPACES, OR 1 PER 25,000 SF GFA
SHORT-TERM PARKING REQUIRED	2 SPACES
LONG-TERM PARKING PROVIDED	2 SPACES[2]
SHORT-TERM PARKING PROVIDED	2 SPACES

2. LONG-TERM PARKING WILL BE PROVIDED INSIDE THE PROPOSED BUILDING, AND ARE NOT SHOWN ON THE DEVELOPMENT PLAN.

LANDSCAPE REQUIREMENTS

EXISTING VUA	N/A (EXISTING PARKING BEING REMOVED FROM SITE)
NEW VUA PROVIDED	0 SF (ALL VEHICLE MANEUVERING INSIDE BUILDING)
NEW ILA REQUIRED	N/A
NEW ILA PROVIDED	0 SF

TREE CANOPY REQUIREMENTS (CLASS A)

TOTAL SITE AREA	44,295 SF
TREE CANOPY TO BE PRESERVED	0%
NEW TREE CANOPY REQUIRED	10%, OR 4,430 SF
LESS REDUCTION FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT	66%, OR 2,924 SF
TOTAL TREE CANOPY REQUIRED	1,506 SF
(3) TYPE "A" STREET TREES @ 900 SF	2,700 SF
(5) TYPE "C" STREET TREES @ 133 SF	665 SF
TOTAL TREE CANOPY PROVIDED	3,365 SF, OR 7.6%

IMPERVIOUS SURFACE INFO

EXISTING IMPERVIOUS SURFACE	40,370 SF
PROPOSED IMPERVIOUS SURFACE	42,011 SF
IMPERVIOUS SURFACE INCREASE	1,641 SF

EROSION PREVENTION & SEDIMENT CONTROL NOTES

CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.

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 EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. 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 DRAINAGE 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 FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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 GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL CEASE, 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.

UTILITIES NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION SO EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATERLINES). WHEN CONTRACTING THE "KENTUCKY 811" CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

WM# *****

NOTE: THIS DRAWING IS INTENDED TO BE PLOTTED IN COLOR. IF THIS SHEET APPEARS IN BLACK AND WHITE, IT IS PLOTTED INCORRECTLY. DISCARD AND OBTAIN AN ACCURATE DRAWING.

GENERAL NOTES

1. PARKING AREAS AND DRIVE LANES TO BE A HARD AND DURABLE SURFACE.
2. NO PORTION OF THE SITE IS WITHIN THE 100-YEAR FLOODPLAIN PER FIRM MAP No. 21111C0026E, DATED DECEMBER 5TH, 2006.
3. BEARINGS AND DISTANCES SHOWN ON THIS PLAN DO NOT CONSTITUTE A BOUNDARY SURVEY.
4. DRAINAGE PATTERN DEPICTED BY ARROW ( ) IS FOR CONEPTUAL PURPOSES. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
5. ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
6. ANY PROPOSED LIGHTING TO NOT SURPASS 0.5 FOOT CANDLES PAST THE PROPERTY LINE, PER CODE.
7. ALL LIGHTING ON THE SITE SHALL BE DIRECTED DOWN AND AWAY FROM ADJACENT RESIDENTIAL USES. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS.
8. THERE ARE NO WETLANDS OR FLOODPLAIN RECORDED ON THIS PROPERTY.
9. PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD FOR APPROVAL.
10. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION COMPLETED ON THIS PROPERTY.
11. THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER SERVICE TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
12. SITE WILL BE SUBJECT TO MSD REGIONAL FACILITIES FEE.
13. SANITARY SEWER SERVICE WILL BE PROVIDED BY PROPERTY SERVICE CONNECTION. WASTE WATER TREATMENT PROVIDED BY MORRIS FORMAN TREATMENT PLANT.
14. STORM SEWER DESIGN, AS SHOWN ON THESE PLANS, IS A COMBINATION OF EXISTING AND CONCEPTUAL LAYOUTS.
15. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE. ALL DISTURBED AREAS TO BE SEEDED.
16. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
17. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
18. COMPATIBLE UTILITIES, IF NEEDED, SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
19. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
20. A GREEN ROOF WILL BE PROVIDED ON FLOOR LEVEL 2 AND INCLUDE A TRAY SYSTEM WITH ADAPTIVE PLANT MATERIAL.
21. ROOF STORM WATER WILL BE DRAINED INTERNALLY AND PIPED UNDERGROUND TO AN EXISTING CATCH BASIN ON SPRING STREET. ALL STORM WATER WILL DRAIN TO BEARGRASS CREEK.
22. SIGNAGE TO COMPLY WITH LOCAL ZONING REQUIREMENTS
23. ALL PARKING SPACES TO BE 9' x 18' TYPICAL, EXCEPT AS OTHERWISE NOTED.

LEGEND

PROP. TYPE "A" TREE		PROP. TYPE "C" TREE	
SIDEWALK PAVERS		EXISTING TREE CANOPY	
EX. UTILITY: GAS	GAS	PROPERTY LINE	
EX. UTILITY: OVERHEAD ELECTRIC	OHE	ROAD CENTERLINE	
EX. UTILITY: UNDERGROUND ELECTRIC	UGE	EX. UTILITY: WATER	W
EX. COMBINED SEWER			

North

Development Plan

full size plot scale: 1"=20'-0"
0 10'-0" 20'-0"

RECEIVED
MAR 22 2019
PLANNING & DESIGN SERVICES

OWNER
Advanced Material Handling Co.
330 N. Spring Street
Louisville, KY 40206-1982

OWNER SOURCE OF TITLE
DB 9092 / PG 689

SITE ADDRESS
Parcel # 020J00250000
330 N. Spring Street
Louisville, KY 40206-1982

DEVELOPER
Deylan Realty, Inc.
1043 Virginia Avenue, Suite 211
Indianapolis, IN 46203

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Drawn MG
Checked By CP
Project No. 1906.01
Date 03/18/2019

Revisions 1 2 3 4 5

Review Print
Not for Construction

Certified By

Deylan Realty, Inc.
Stout Apartments
330 N. Spring Street Louisville, KY

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