

TREE CANOPY CALCULATIONS
 SITE AREA: 0.31 AC 13,464 S.F. (CLASS B)
 EXISTING TREE CANOPY: 626 S.F. (4.6%)
 EXISTING TREES PRESERVED: 0 S.F. (0%)
 REQUIRED NEW TREE CANOPY: 2,020 S.F. (15%)
 NEW TREE CANOPY TO BE PROVIDED: 0 S.F. (0%)
 TOTAL TREE CANOPY: 0 S.F. (20%)
 (100% REDUCTION PER 10.1.4.B.2.b OF THE LDC)

WAIVERS REQUESTED

A WAIVER IS REQUESTED FROM TABLE 10.2.3 OF THE LDC TO REDUCE A PORTION OF THE REQUIRED 15' LBA TO A MINIMUM OF 5'.

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0025E

PROPOSED BUILDING S.F.

1ST FLOOR	7,413 S.F.
2ND FLOOR	7,686 S.F.
3RD FLOOR	7,686 S.F.
TOTAL	22,785 S.F.

PROJECT SUMMARY

EXISTING ZONING	UN
FORM DISTRICT	TN
PROPOSED ZONE	C2
EXISTING USE	VACANT
PROPOSED USE	MIXED USE*
SITE ACREAGE	0.31 AC. (13,464 S.F.)
PROPOSED BUILDING S.F.	22,785 S.F.
PROPOSED D.U. / ACRE	64.5
F.A.R.	1.69
VUA	3,435 S.F.
PROPOSED NO. OF D.U.	20

* 1ST FLOOR RETAIL
 2ND & 3RD FLOOR
 MULTI-FAMILY RESIDENTIAL

PARKING SUMMARY

PARKING REQUIRED (RETAIL 7,413 S.F.)	15 SPACES
MIN. (1 SPACE/500 S.F.)	37 SPACES
MAX. (1 SPACE/200 S.F.)	

PARKING REQUIRED (RESIDENTIAL 20 UNITS)	30 SPACES
MIN. (1.5 SPACE/UNIT)	60 SPACES
MAX. (3 SPACES/UNIT)	

MIN. REQUIRED BEFORE REDUCTIONS	45 SPACES
MAX ALLOWED BEFORE REDUCTIONS	97 SPACES

PARKING REDUCTIONS	
(1) TARC CREDIT	10%
(2) MIXED USE RESIDENTIAL	20%
3X BIKE PARKING & 50% COVERED PARKING	20%
TOTAL REDUCTIONS	50%
TOTAL PARKING REQUIRED AFTER REDUCTIONS	23

PARKING PROVIDED	
STANDARD	10
HANDICAPPED	1
TOTAL	11*

* PARKING WAIVER REQUESTED

BICYCLE PARKING

REQUIRED SPACES	
LONG TERM (2, OR 1 / 50,000 S.F.)	2 SPACES
SHORT TERM (2 OR 1 / 25,000 S.F.)	2 SPACES

PROVIDED SPACES	
LONG TERM (3X FOR BIKE CREDIT)	6 SPACES
SHORT TERM	6 SPACES
TOTAL	12 SPACES

LEGEND

- = EX. UTILITY POLE
- = EX. CONTOUR
- = EX. FIRE HYDRANT
- = EX. OVERHEAD ELECTRIC
- = EX. SANITARY SEWER
- = EX. CATCH BASIN
- = PARKING COUNT
- = DIRECTION OF STORM WATER FLOW
- = TO BE REMOVED
- = EXISTING COMBINED SEWER FLOODPRONE AREA
- = PROPOSED BICYCLE PARKING
- = PROPOSED WOODEN FENCE

TOTAL AREA OF DISTURBANCE

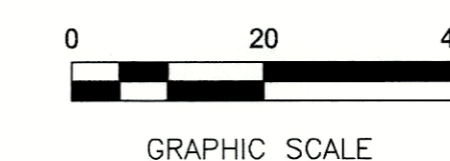
TOTAL AREA OF SITE DISTURBANCE	= 13,464 S.F.
TOTAL AREA OF ALLEY DISTURBANCE	= 1,873 S.F.
TOTAL AREA OF DISTURBANCE	= 15,337 S.F.

PRELIMINARY DRAINAGE CALCULATIONS

CHANGE IN RUNOFF COEFFICIENT, C=(0.81-0.31)=0.5
 SITE AREA = 0.31 ACRES
 INCREASED RUNOFF = [(0.5x2.8/12)x0.31] = 0.036 AC-FT

INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 1,552 S.F.
 POST-DEVELOPED IMPERVIOUS SURFACE = 10,966 S.F.
 NET INCREASE IN IMPERVIOUS SURFACE = 9,414 S.F.



WM# 11459

GENERAL NOTES:

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- 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.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (I.E. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- 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.
- MITIGATION MEASURES SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- A PORTION OF THIS SITE IS LOCATED WITHIN THE COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISHED FLOOR OR MACHINERY SHALL BE LOCATED AT OR ABOVE 454.85.
- THE SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM. IF OVER 1 ACRE OF DISTURBANCE OR INSTALLATION OF A PIPED STORM SYSTEM IS REQUIRED, THE SITE SHALL LIMIT THE 100-YEAR POST-DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED AT A RATIO OF 1.5 TO 1, AND PAID AS FEE IN LIEU.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- LOT CONSOLIDATION TO BE EXECUTED PRIOR TO CONSTRUCTION PLAN APPROVAL BY METRO PUBLIC WORKS.
- BRICKS/COBBLIES IN EXISTING 10' UNIMPROVED ALLEY TO BE REMOVED AND PALETTIZED AND DELIVERED TO A DESIGNATED METRO PUBLIC WORKS SITE FOR REUSE, BY OTHERS.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- THE APPLICANT UNDERSTANDS THAT MSD HAS CONTRACTED WITH A SUB-CONSULTANT TO CONDUCT A REVIEW OF THE COMBINED SEWER FLOODPLAIN IN THE AREA AFFECTING THE SUBJECT PROPERTY. THE APPLICANT ACKNOWLEDGES THAT THIS REVIEW MAY IMPACT THE CURRENT DESIGN; AND THE PLANNING APPLICATION AND PLAN MAY NEED TO BE AMENDED OR REVISED TO ADDRESS THESE RESULTS. MSD TO WORK WITH DEVELOPER ON TIMING OF THE REVIEW, TO PRECLUDE DELAYING FORMAL CONSTRUCTION PLAN APPROVAL.

23. ALL ON-SITE PARKING SPACES WILL BE COVERED (CARPORT), BUT NOT ENCLOSED.

PRELIMINARY APPROVAL

Condition of Approval:

[Signature] 9-4-19

Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

EROSION PREVENTION AND SEDIMENT 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 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 SEEDDED 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 SEEDDED, 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 PRACTICAL, 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.

Milestone design group

108 Daventry Lane, Suite 300 Louisville, KY 40223
 502.327.7073 www.milestonedesign.org

17TH & BANK STREET

DATE: 4/22/19
 DRAWN BY: G.C.Z.
 CHECKED BY: J.M.M.
 SCALE: 1"=20' (HORZ)
 SCALE: N/A (VERT)

REVISIONS

5/10/19	AGENCY CMNTS
6/14/19	AGENCY CMNTS
7/1/19	AGENCY CMNTS
7/10/19	NOTES ADDED
8/16/19	PARKING UPDATE
8/29/19	PARKING UPDATE

RECEIVED
 AUG 20 2019
 PLANNING & DESIGN SERVICES

CASE# 16ZONE1047
 RELATED CASE(S):
DETAILED DISTRICT DEVELOPMENT PLAN
 17TH & BANK STREET
 500, 502, 506 & 508 N 17TH STREET
 LOUISVILLE, KY 40203
 TAX BLOCK: 015G LOTS: 0154, 0155, 0156 & 0157

DEVELOPER/
 OWNER:
 ARTIST ROW PORTLAND, LLC
 333 E MAIN ST STE 401,
 LOUISVILLE, KY 40202
 D.B. 10342 Pg. 505
 D.B. 11366 Pg. 265

SITE PLAN

JOB NUMBER
 19045

16ZONE1047