

# ILA & PARKING CALCULATION

**ILA Calculation:**

Passenger VJA On Site	58,513 Sq Ft
Required ILA (7.5%)	4,411 Sq Ft
Proposed ILA	4,807 Sq Ft

Passenger VJA Across Street: 205,835 Sq Ft  
 Required ILA (7.5%): 15,438 Sq Ft  
 Proposed ILA: 15,438 Sq Ft

**MINIMUM PARKING REQUIREMENTS**

ASSEMBLY	1 SPACE PER 100 S.F. OF GROSS AREA
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ACCESSIBLE SPACES REQUIRED:  
 501-1000 PARKING SPACES = 2% OF TOTAL SPACES  
 700 Spaces = 02 = 14.0 (10 Spaces Required)

**Parking Calculation:**

(Note: this is only the required parking for the 680' lot addition)

Min Parking Required	(1sq100sf = 69 spaces)
Max Parking	(1sq100sf = 137 spaces)
Spaces on site	144 Parking Spaces
Spaces Provided	39 Are New Spaces
(Accessible)	649 Spaces Across Street
(Standards)	11 On site 5 Across Street
(Standards)	132 On Site 644 Across Street

**BIKE:**  
 Proposed bike rack to be located on plan, rack to service 6 bikes min. at a time

# PLANNING & ZONING

**ZONING:**

FORM DISTRICT	Traditional Neighborhood
AREA	3.7 ACRES
NEIGHBORHOOD	CLIFTON HEIGHTS
OVERLAY DISTRICT	NO
HISTORIC DISTRICT	NO

**Flood Plain Area**

FEMA Floodplain Review Zone	YES
FEMA Floodplain Review Zone	NO
Local Regulatory Floodplain Zone	YES
Local Regulatory Floodplain Zone	NO
FEMA FIRM Panel	2111C0027E
Protected Waterways	NO
Potential Wetland (Hydroic Soil)	NO
Streams (Approximate)	NO
Surface Water (Approximate)	NO
Slopes & Soils	Potential Steep Slope: NO
Unstable Soil	NO
Geology	Karst Terrain

**NOTE:**  
 MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES  
 CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBIC WORKS PRIOR TO CONSTRUCTION APPROVAL  
 VEHICULAR CONNECTION WILL BE MADE TO THE PROPERTY TO THE WEST IF IT IS EVER DEVELOPED.

**MSD NOTE:**  
 CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS

**NOTE:** THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SURMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN THE AREA OF DISTURBANCE IS AT 12,791 S.F.

## Erosion Prevention and Sediment Control

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 areas are seeded and stabilized.

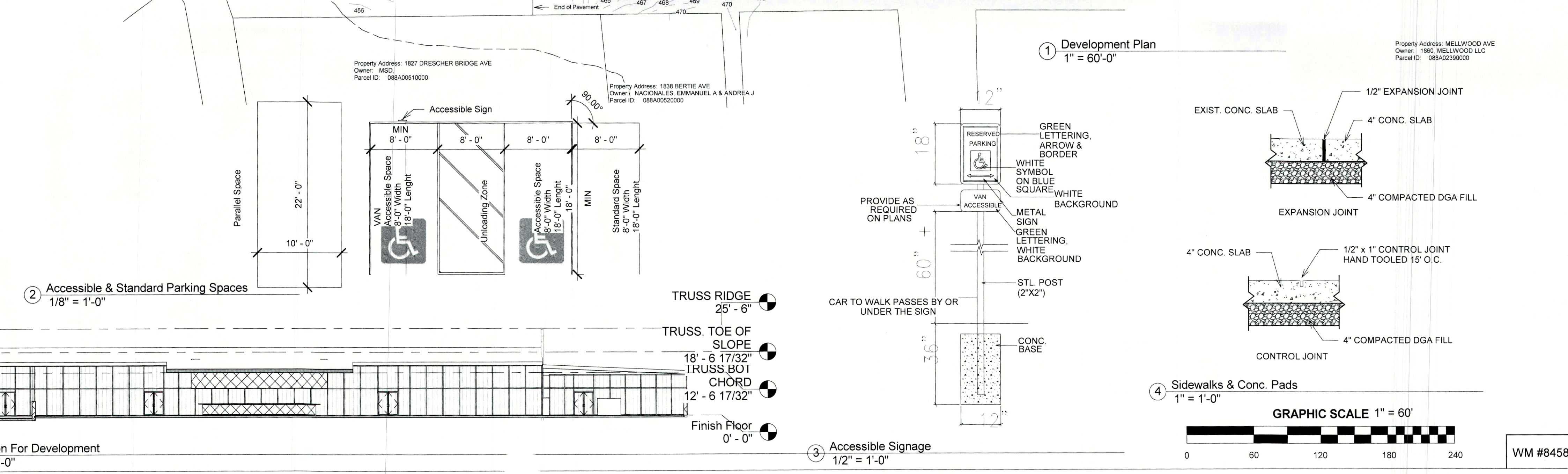
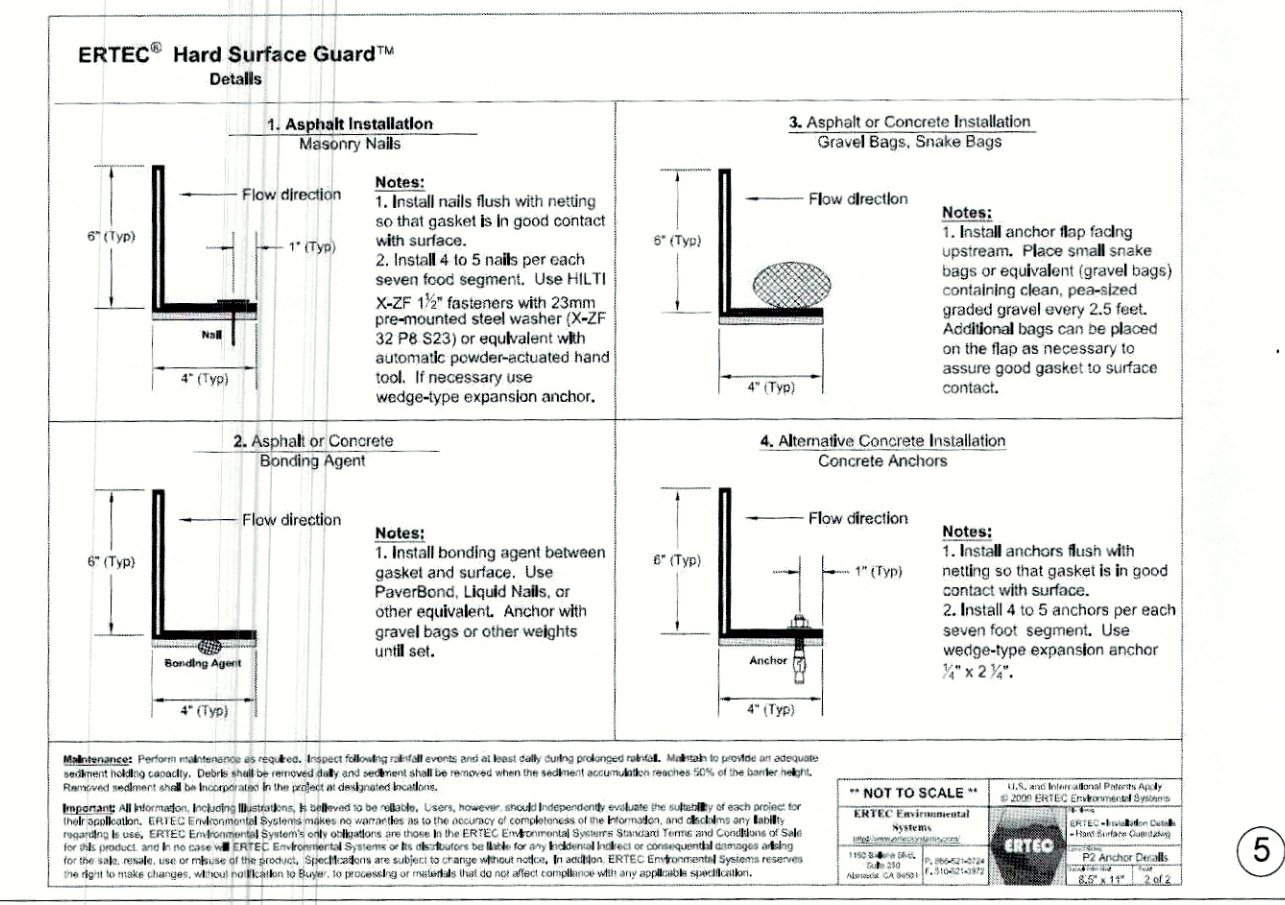
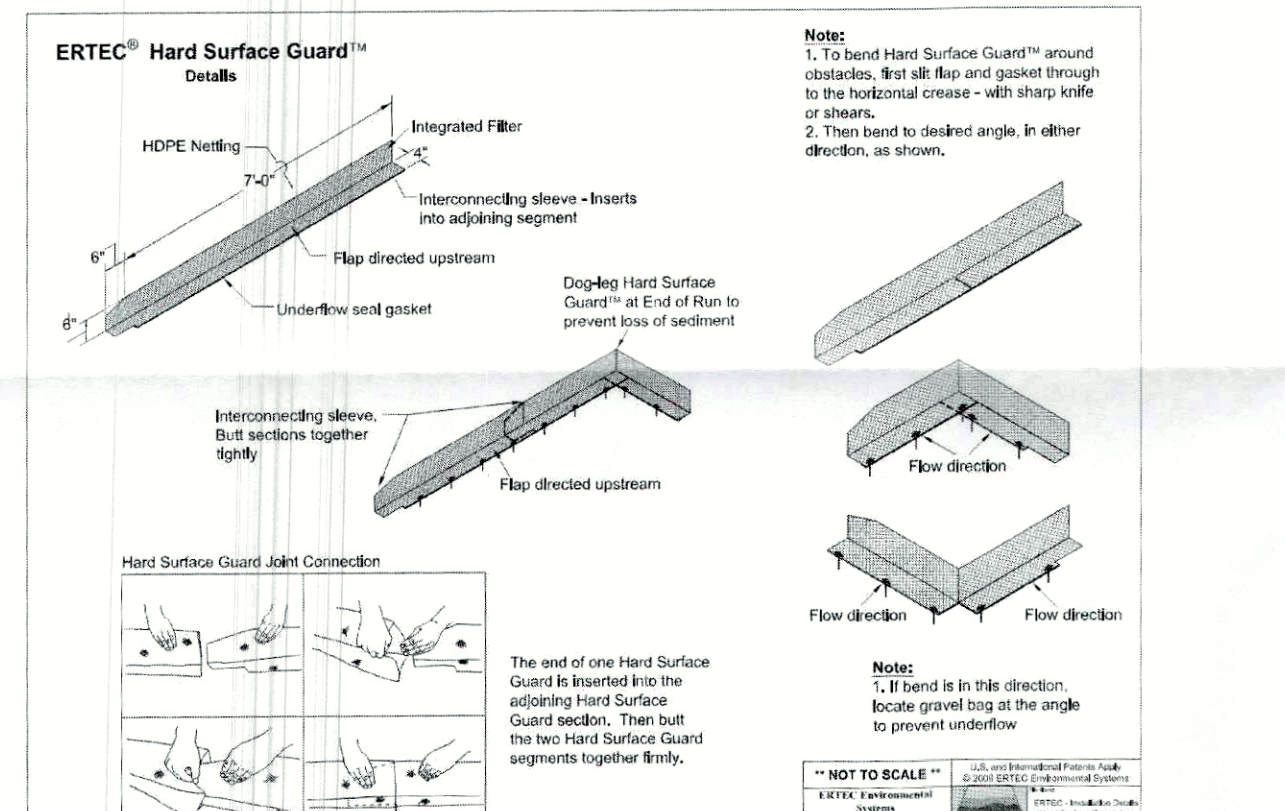
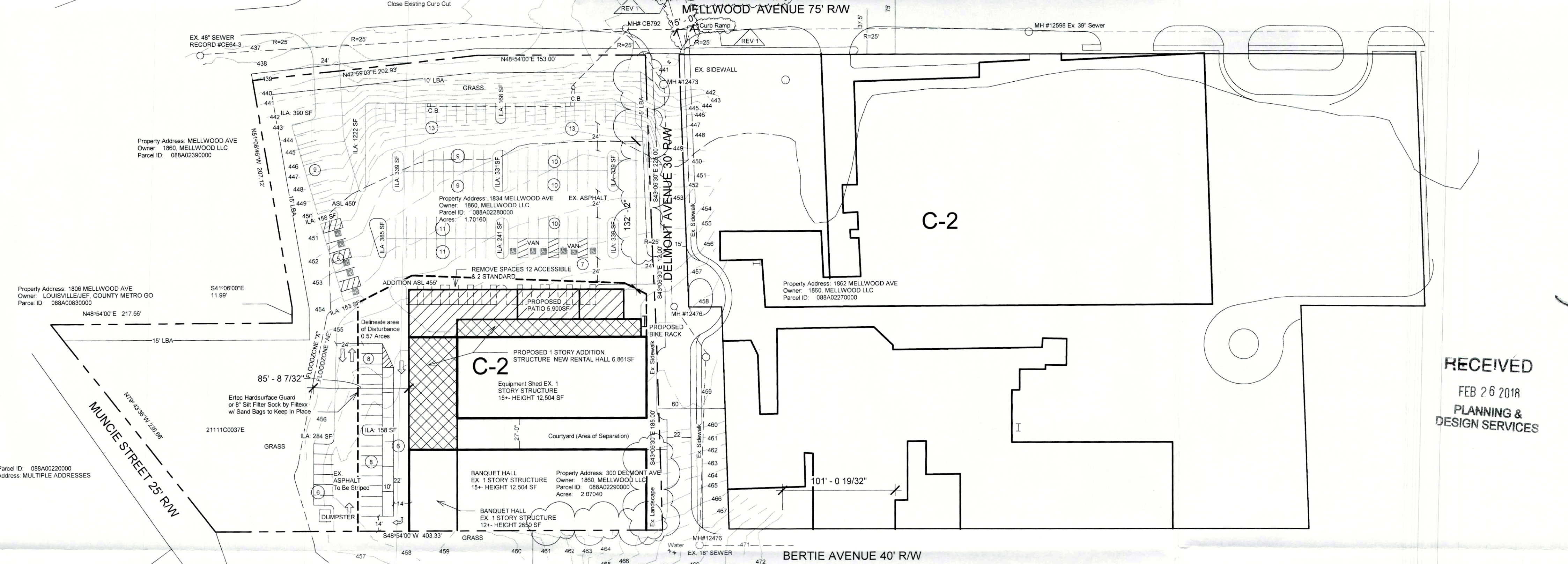
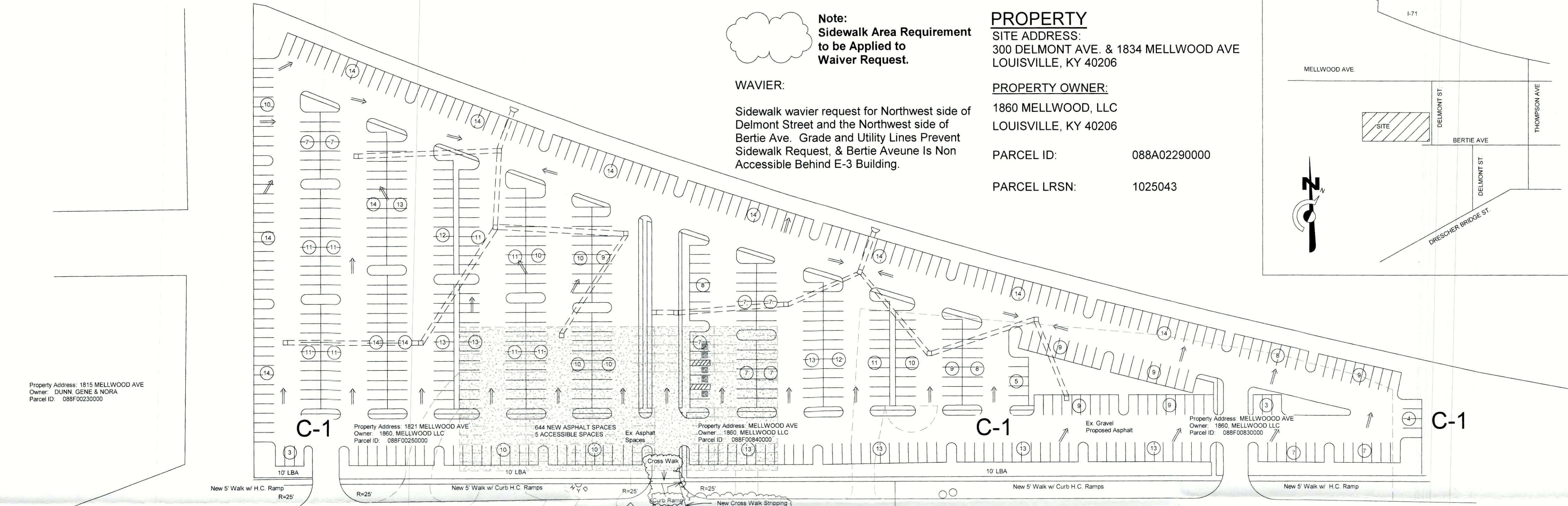
Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracked onto the roadway shall be removed daily. Soil stockpiles shall be located away from streams, ponds, swales, and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.

All stream crossings must utilize low-water crossing structures per MSD Standard Drawing ER-02.

Sediment - before groundwater encountered during trenching, boring, or other excavation activities shall be pumped to a sediment trapping device to be located and discharged into a stream, pond, swale, or catch basin. Where construction or land disturbing 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.

## CONSOLIDATION DESCRIPTION FOR 1834 MELLWOOD AVENUE & 300 DELMONT AVENUE LOUISVILLE, KENTUCKY

**BEGINNING** at an existing 5/8" rebar with cap stamped "ISGRIGG 2431" along the southeasterly right-of-way line of Mellwood Avenue at its intersection with the southwesterly right-of-way line of Delmont Avenue; thence leaving said southeasterly right-of-way line with said southwesterly right-of-way line **S43°06'30"E**, passing two existing mag nails at 225.00' and 237.00' for a total of **422.00'** to an existing 1-1/2" pipe along the northwesterly right-of-way line of Bertie Avenue; thence leaving said southwesterly right-of-way line with said northwesterly right-of-way line **S48°54'00"W, 403.33'** to an existing 5/8" rebar with cap stamped "ISGRIGG 2431" along the north right-of-way line of Muncie Avenue; thence leaving said northwesterly right-of-way line with said north right-of-way line **N79°43'36"W**, passing an existing 5/8" rebar with cap stamped "ISGRIGG 2431" at 236.66' for a total of **244.34'** to a point; thence leaving said north right-of-way line **N48°54'00"E, 223.41'** to a point; thence **N51°08'46"W**, passing an existing 5/8" rebar with cap stamped "ISGRIGG 2431" at 6' 10" for a total of **213.22'** to an existing 5/8" rebar with cap stamped "ISGRIGG 2431" along the aforementioned southeasterly right-of-way line of Mellwood Avenue; thence with said southeasterly right-of-way line **N42°59'03"E, 202.93'** to an existing 5/8" rebar with cap stamped "ISGRIGG 2431"; thence **N48°54'00"E, 153.00'** to the point of **BEGINNING**, containing 3.85 acres.



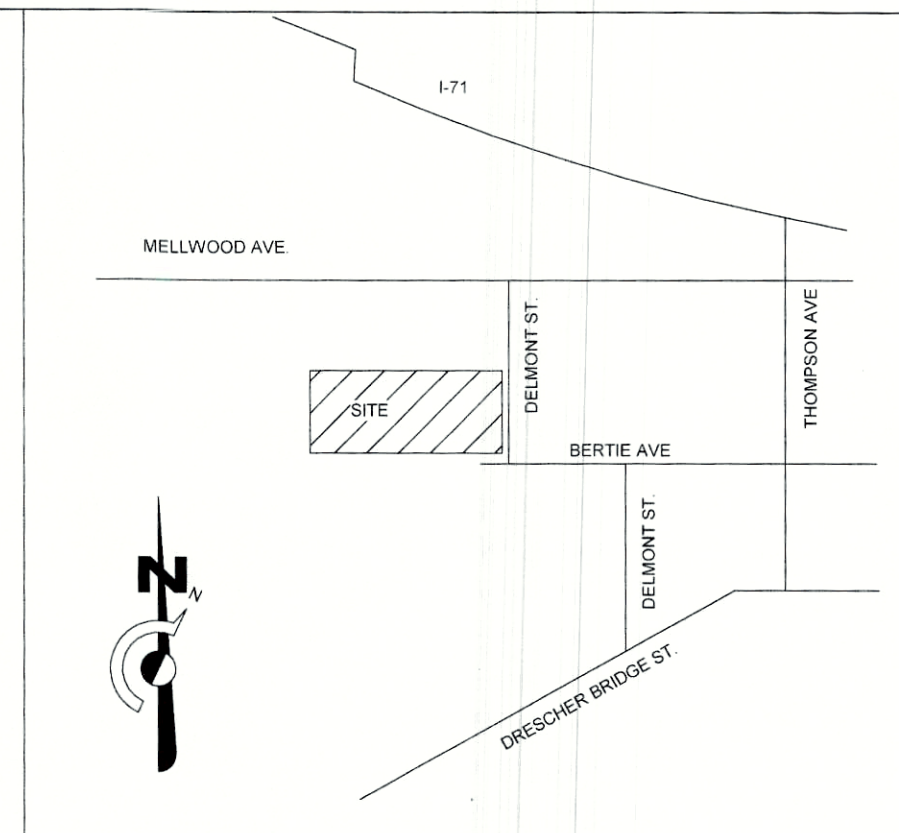
**Note:**  
 Sidewalk Area Requirement to be Applied to Waiver Request.

**WAVIER:**  
 Sidewalk waiver request for Northwest side of Delmont Street and the Northwest side of Bertie Ave. Grade and Utility Lines Prevent Sidewalk Request, & Bertie Avenue Is Non Accessible Behind E-3 Building.

**PROPERTY**  
 SITE ADDRESS:  
 300 DELMONT AVE. & 1834 MELLWOOD AVE  
 LOUISVILLE, KY 40206

**PROPERTY OWNER:**  
 1860 MELLWOOD, LLC  
 LOUISVILLE, KY 40206

PARCEL ID: 088A02290000  
 PARCEL LRSN: 1025043



**PUTNEY ARCHITECTURE**

www.putneyarchitecture.com  
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Moseley L. Putney  
 State of Kentucky RA #3626  
 01/17/2016

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**RECEIVED**  
 FEB 26 2018  
 PLANNING & DESIGN SERVICES

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MELLWOOD ARTS CENTER  
**E-4**  
 1860 Mellwood Ave, Louisville, KY 40206

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Development Plan  
 Project number: WM #8458  
 Project Number: C1  
 Current Date: 2/13/2018 9:41:55 PM  
 Drawn by: Chris Haynes  
 Ckd by: Mose Putney  
 Scale: As Indicated  
 Original Date: 2-11-17

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