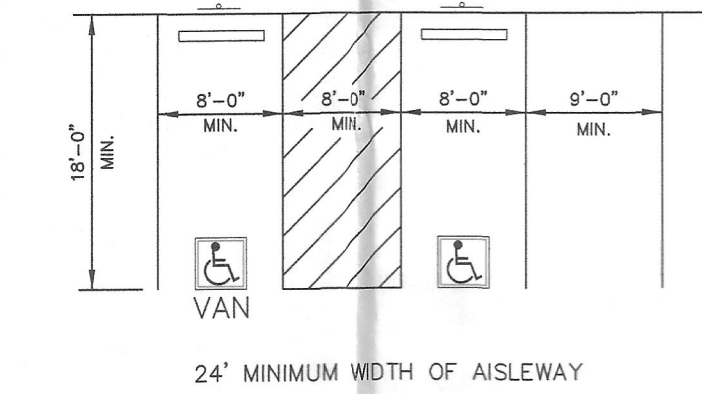
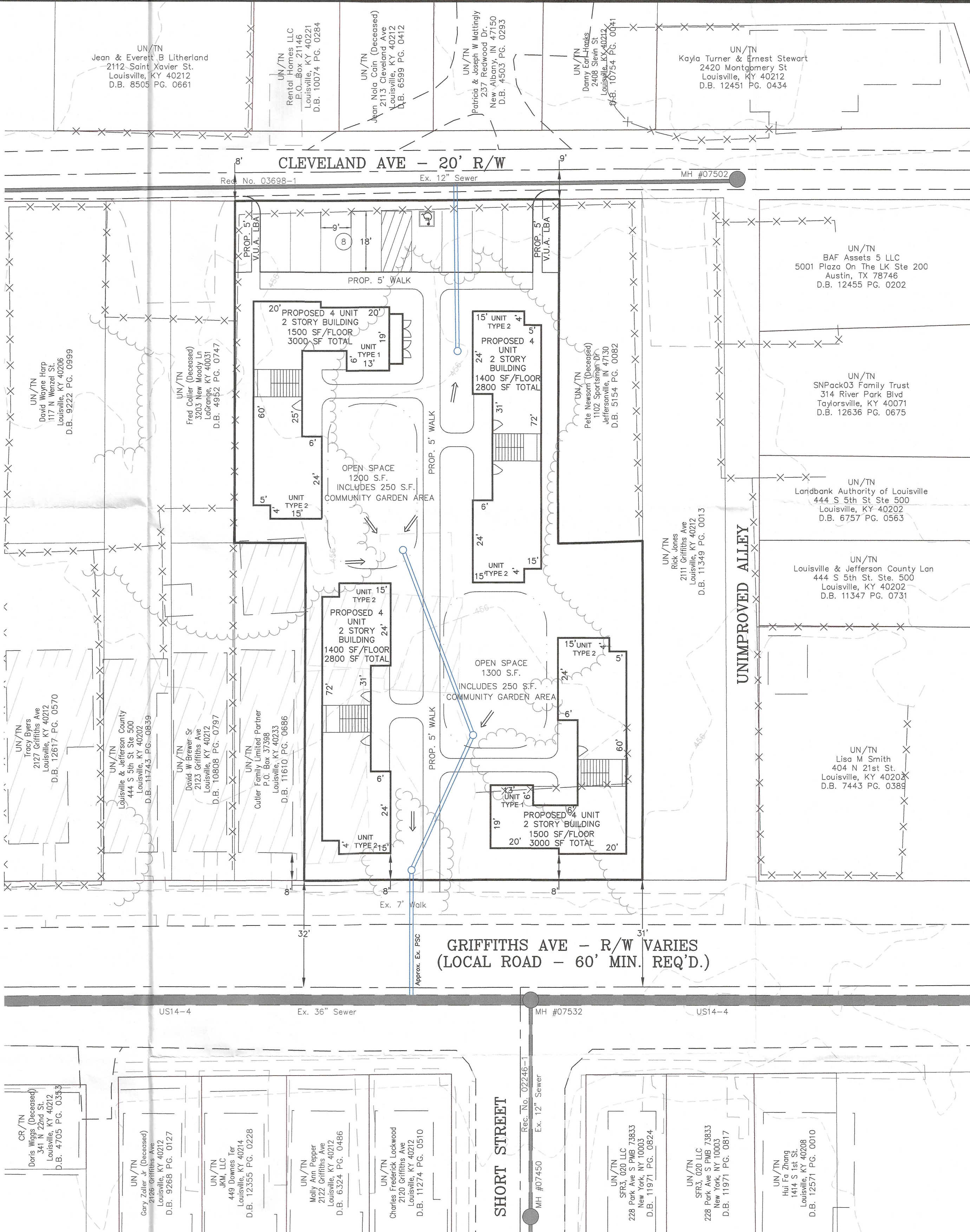


PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:

BY: *Griffiths*
DATE: *11/6/23*
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS



LEGEND

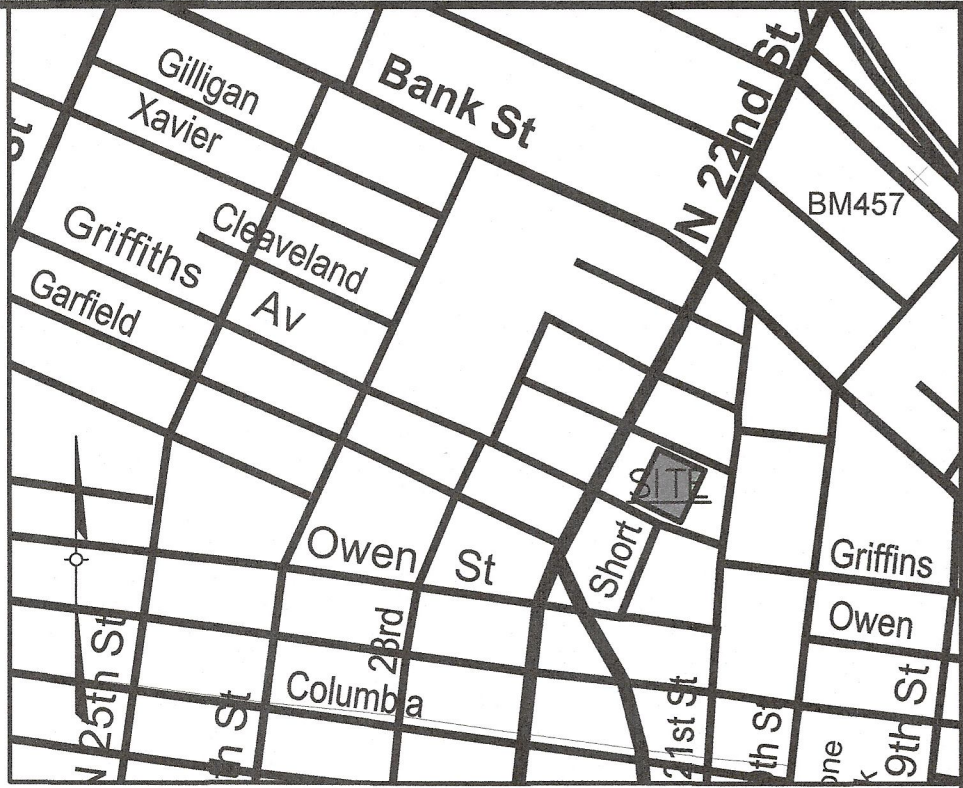
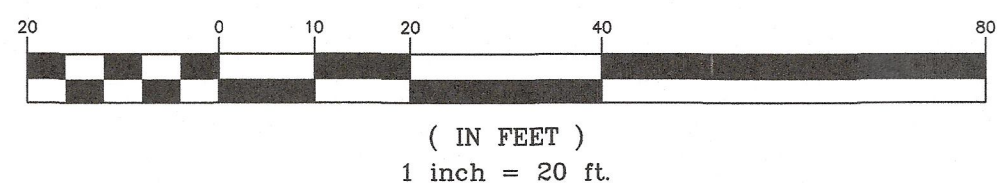
- EXISTING SEWER AND MANHOLE
- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE

TYPICAL PARKING SPACE LAYOUT
NO SCALE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	=	37,120 S.F.
EXISTING TREE CANOPY AREA	=	21% (7,937 S.F.)
EXISTING TREE CANOPY PRESERVATION REQUIRED TO BE PRESERVED	=	00% (00 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	00% (00 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	=	00% (00 S.F.)

GRAPHIC SCALE



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	=	0.45± Ac. (19,734 SF)
EXISTING ZONING	=	UN
FORM DISTRICT	=	TRADITIONAL NEIGHBORHOOD
EXISTING USE	=	SINGLE-FAMILY RESIDENTIAL
PROPOSED USE	=	MULTI-FAMILY RESIDENTIAL (223A PLANNED DEVELOPMENT OPTION)
PROPOSED # OF UNITS	=	16 UNITS
BUILDING HEIGHT	=	28'-2" STORY (Section 5.1.12.A.d Infill Height applies) (See General Notes #1 this plan)
BUILDING AREA	=	11,600 SF
GROSS DENSITY	=	35.56 DU/Ac. (58.08 DU/Ac. MAX. ALLOWED)

PARKING REQUIRED

N/A PER TABLE 9.1.3B MFR IN TRADITIONAL FORM DISTRICT

PARKING PROVIDED = 8 SPACES

OPEN SPACE REQUIRED	=	987 SF (5%)
OPEN SPACE PROVIDED	=	2,500 SF
RECREATIONAL OPEN SPACE REQUIRED	=	493 SF (50% OF REQUIRED)
RECREATIONAL OPEN SPACE PROVIDED	=	500 SF (PROVIDED BY COMMUNITY GARDEN)

TOTAL VEHICULAR USE AREA	=	1,726 SF
INTERIOR LANDSCAPE AREA REQUIRED	=	N/A
INTERIOR LANDSCAPE AREA PROVIDED	=	N/A

EXISTING IMPERVIOUS	=	3,670 SF
PROPOSED IMPERVIOUS	=	15,712 SF (328% INCREASE)

GENERAL NOTES:

- The existing residence located on the subject site is to be demolished. It is 28'-2" tall. The existing residences on the adjacent properties are 21'-7" tall.
- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscape areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- All sidewalks in the right-of-way fronting the subject site must be brought up to current ADA and Metro standards.

MSD NOTES:

- MSD drainage bond required prior to construction plan approval.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by existing connection and subject to applicable fees. The Downstream Facilities Capacity request was approved by MSD on October 26, 2023.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0024 F dated February 26, 2021.
- Drainage pattern depicted by arrows (==>) is for conceptual purposes.
- If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
- Proposed on-site storm to tie to existing proposed sewer connection. Field verification required.
- Site is subject to the MSD Regional Facility Fee.

PRELIMINARY APPROVAL
Condition of Approval: _____
M. Griffiths 11-3-23
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

OWNER:
ACCESS COMMERCIAL REAL ESTATE
4213 HURSTBOURNE WOOD DR
LOUISVILLE, KY 40299

SITE ADDRESS:
2119 GRIFFITHS AVE
LOUISVILLE, KY 40212
TAX BLOCK 004J, LOT 0049
D.B. 12139, PG. 650

COUNCIL DISTRICT - 5
FIRE PROTECTION DISTRICT - LOUISVILLE #1
MUNICIPALITY - LOUISVILLE

CASE #: 23-CAT3-0020
WM#: 12664

REVISIONS	BY	DATE	DESCRIPTION
1	AR	10/27/23	AGENCIES COMMENTS

PROJECT DATA
FILE NAME: 23099-CAT 2B PLAN
DATE: 09/20/2023
SCALE: AS SHOWN
CHECKED BY: ACR
DRAWN BY: JH

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LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS - LAND GRADING - LANDSCAPE ARCHITECTURE
502 WASHINGTON AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40202
PHONE: 502.462.9711
WEB SITE: WWW.LD&D.COM

CATEGORY 2B PLAN
2119 GRIFFITHS AVENUE
OWNER/DEVELOPER
ACCESS COMMERCIAL REAL ESTATE
4213 HURSTBOURNE WOODS DRIVE
LOUISVILLE, KY 40299

JOB NO. 23099
SHEET 1 OF 1