

2119 Griffiths Avenue

November 16th, 2023

Case No. 23-CAT3-0020

Architect:

Matthew Kuhl

Architectural Artisans

213 S. Shelby Street

Louisville, KY 40206

Developer:

Access Commercial Real Estate

Julian Paul



LAND DESIGN & DEVELOPMENT INC

503 Washburn Avenue, Suite 101, Louisville, KY 40222 | p: (502) 426-9374

Aerial



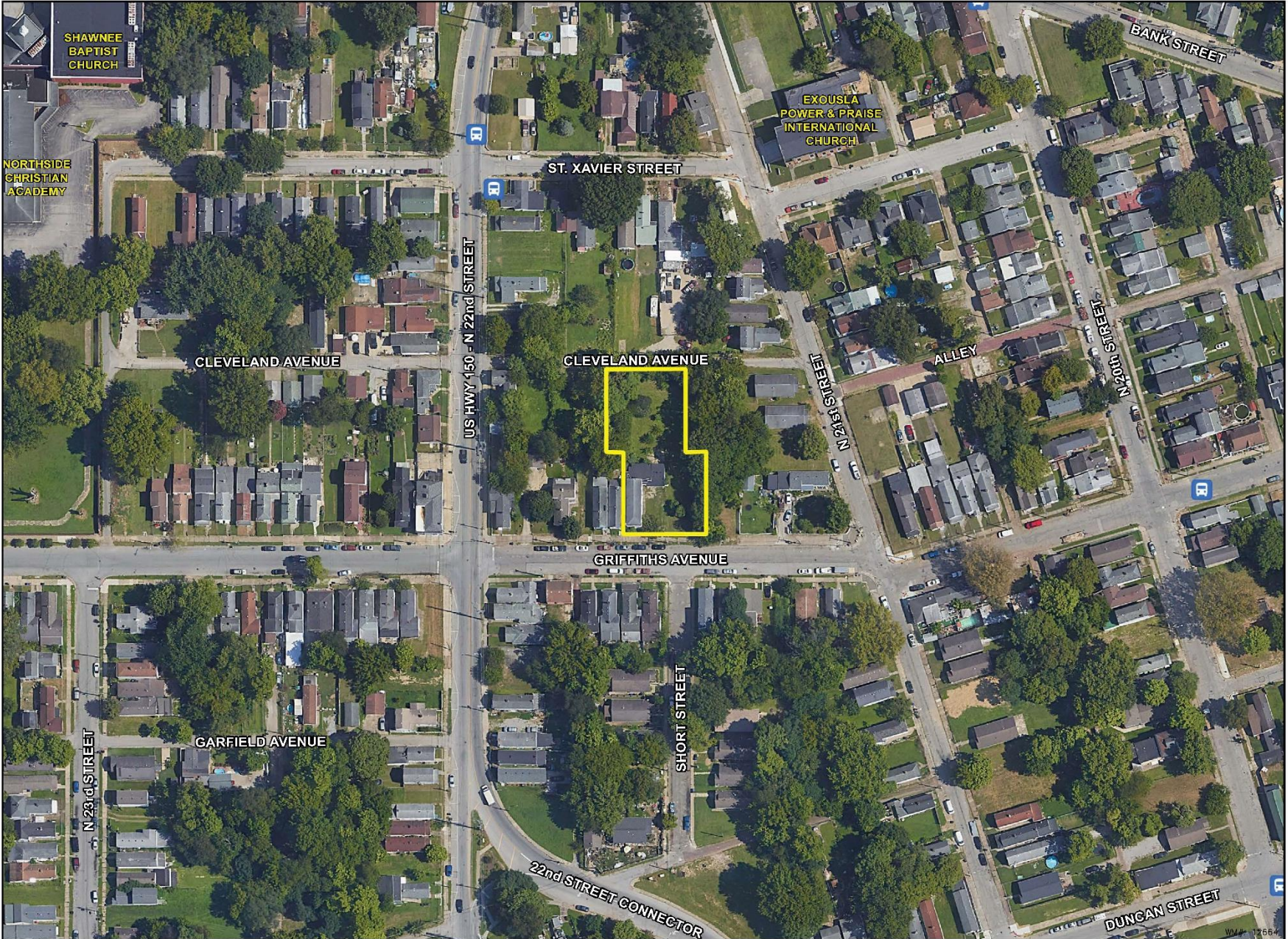
CLEVELAND AVENUE

GRIFFITHS AVENUE

US HWY 150 - N 22nd STREET

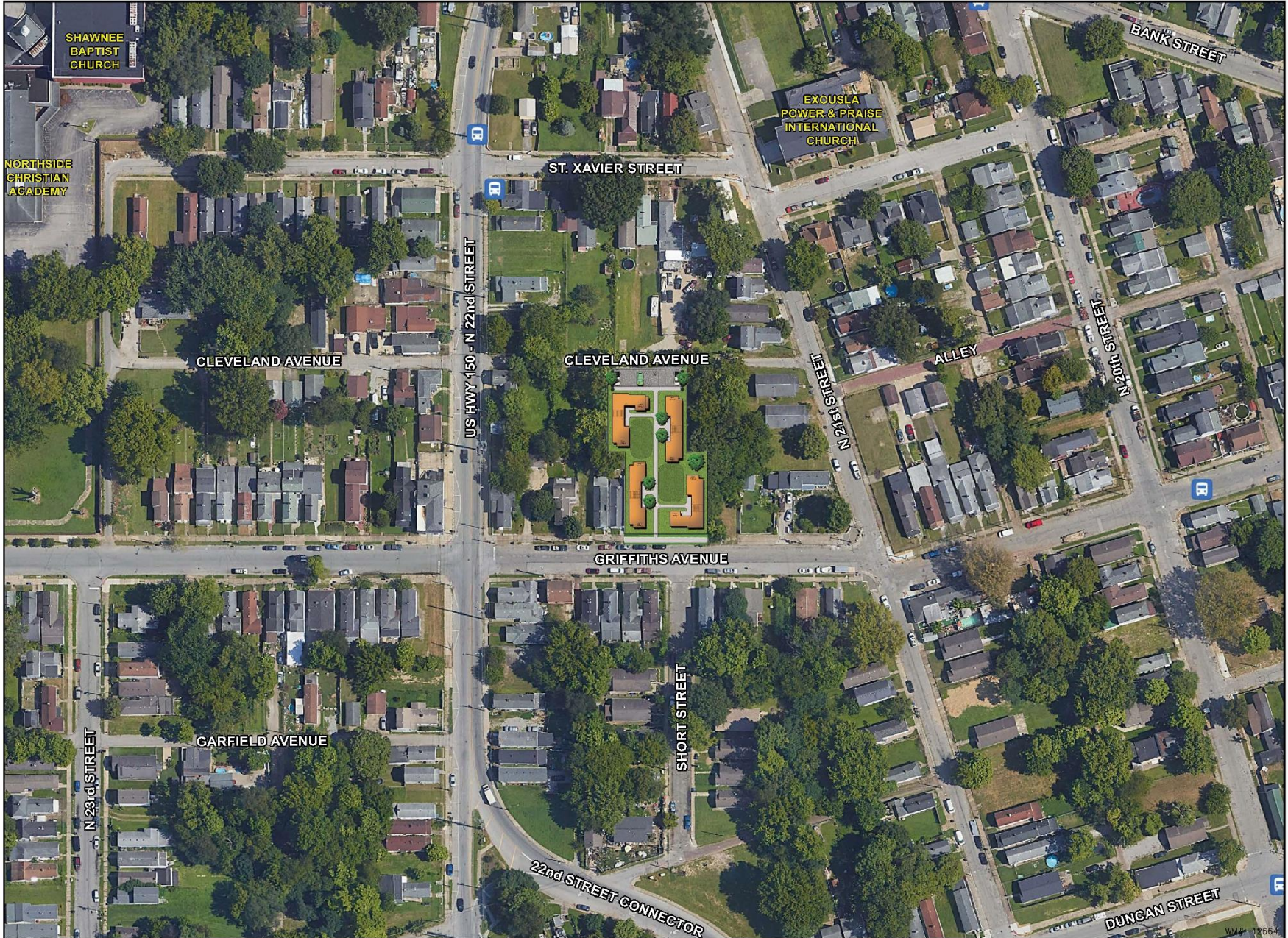
N 21st STREET

Aerial



SHEET 1 OF 1	JOB NO. 23099	CATEGORY 2B PLAN 219 GRIFFITHS AVENUE 4213 HURSTBOURNE WOODS DRIVE LOUISVILLE, KY 40299	LD&D LAND DESIGN & DEVELOPMENT, INC. 4213 HURSTBOURNE WOODS DRIVE LOUISVILLE, KY 40299	PROJECT DATA FINAL SCALE: 1/8" = 1'-0" DATE: 10/27/2023 DRAWN BY: JLD CHECKED BY: JLD	ENGINEER'S SEAL 	SURVEYOR'S SEAL 			
		REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>10/27/23</td> <td>ADDITIONAL COMMENTS</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	10/27/23	ADDITIONAL COMMENTS	PROJECT DATA FINAL SCALE: 1/8" = 1'-0" DATE: 10/27/2023 DRAWN BY: JLD CHECKED BY: JLD
NO.	DATE	DESCRIPTION							
1	10/27/23	ADDITIONAL COMMENTS							

Aerial



REVISED	DATE	BY
	10/27/23	AM
APPROVED		

ENGINEER'S SEAL	SURVEYOR'S SEAL

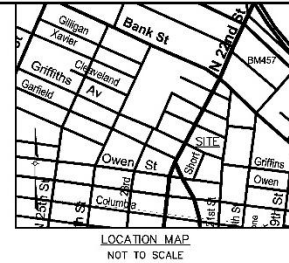
PROJECT DATA
FILE NO. 23099-001 (3) PLAN
DATE 10/27/23
CALL TO 503-555-1234
CONTRACT NO. 23

LD&D
LAND DESIGN & DEVELOPMENT, INC.
4225 HURTS BOULEVARD, SUITE 100
LOUISVILLE, KY 40225
TEL: 503-555-1234
FAX: 503-555-1235
WWW.LD&D-INC.COM

CATEGORY 2B PLAN
2119 GRIFFITHS AVENUE
OWNER/DEVELOPER
ACCESS COMMERCIAL REAL ESTATE
4225 HURTS BOULEVARD, SUITE 100
LOUISVILLE, KY 40225

JOB NO.	23099
SHEET	1
OF	1

Rendering



PROJECT DATA	
TOTAL SITE AREA	= 0.452 Ac. (19,734 SF)
EXISTING ZONING	= UN
FORM DISTRICT	= TRADITIONAL NEIGHBORHOOD
EXISTING USE	= SINGLE-FAMILY RESIDENTIAL
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL (22A FARM EXEMPT (PDR))
PROPOSED # OF UNITS	= 16 UNITS
BUILDING HEIGHT	= 78'-2" STORY (Section 5.1.1.2.A.d Infill Height applies) (See General Notes #1 this plan)
BUILDING AREA	= 11,600 SF
GROSS DENSITY	= 35.56 DU/Ac. (58.98 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	= 957 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	= 1,728 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 composition of road 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.
 - Comparable utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - Benchmark and topographic information shown herein was derived from LoCo 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 trees 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.

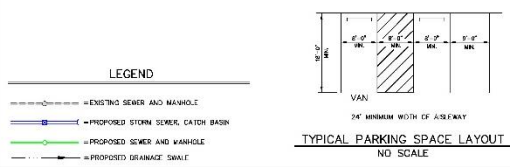
- MSD NOTES:**
- MSD drainage bond required prior to construction plan approval.
 - Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
 - Sanitary sewer service will be provided by existing connection and subject to applicable fees. The Downstream Facilities Capacity request was approved by MSD on October 26, 2021.
 - 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 assessment pit will be required prior to MSD grading construction plan approval.
 - Propose on-site storm to tie to existing proposed sewer connection. Field verification required.
 - Site is subject to the MSD Regional Facility Fee.

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

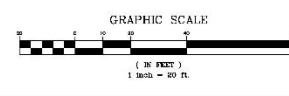
SITE ADDRESS:
2119 GRIFFITHS AVE
LOUISVILLE, KY 40202
TAX BLOCK 004J, LOT 0049
D.E. 12138, P.G. 660

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

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



TREE CANOPY CALCULATIONS	
TOTAL SITE AREA	= 37,120 S.F.
EXISTING TREE CANOPY AREA	= 21K (7,837 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 60K (20 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 60K (20 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 60K (20 S.F.)



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10/27/23	AS NOTED COMMENTS	WJ

PROJECT DATA

FILE NAME	23089-CAT 3B PLAN
DATE	10/27/2023
CREATED BY	WJ
DESIGNED BY	WJ

CATEGORY 2B PLAN

2119 GRIFFITHS AVENUE

OWNERS DEVELOPER

ACCESS COMMERCIAL REAL ESTATE

4213 HURSTBOURNE WOOD DRIVE

LOUISVILLE, KY 40299

OWNER'S SEAL

ENGINEER'S SEAL

SHEET 1 OF 1

Existing Street View



Griffiths Avenue Street View

INTERNAL
COURTYARD W/
COMMUNITY GARDEN

ASPHALT
SHINGLES

BRICK
CLADDING

HARDIE
PANEL
LAP SIDING

TOP OF ROOF
128'-0"

EAVE
120'-0"

SECOND FLOOR
110'-0"

GRND FLOOR
100'-0"



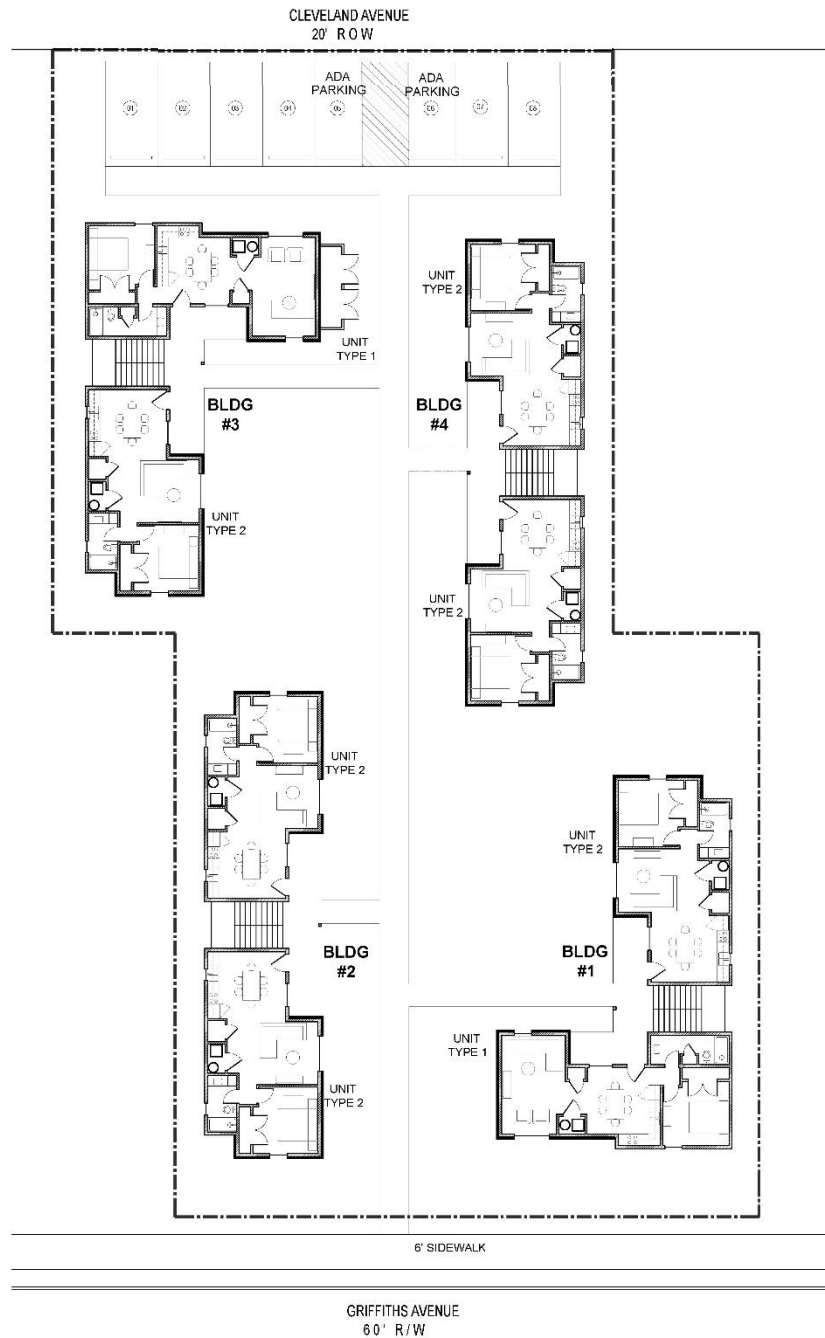
Site Plan

CLEVELAND AVENUE



GRIFFITHS AVENUE

Site Plan



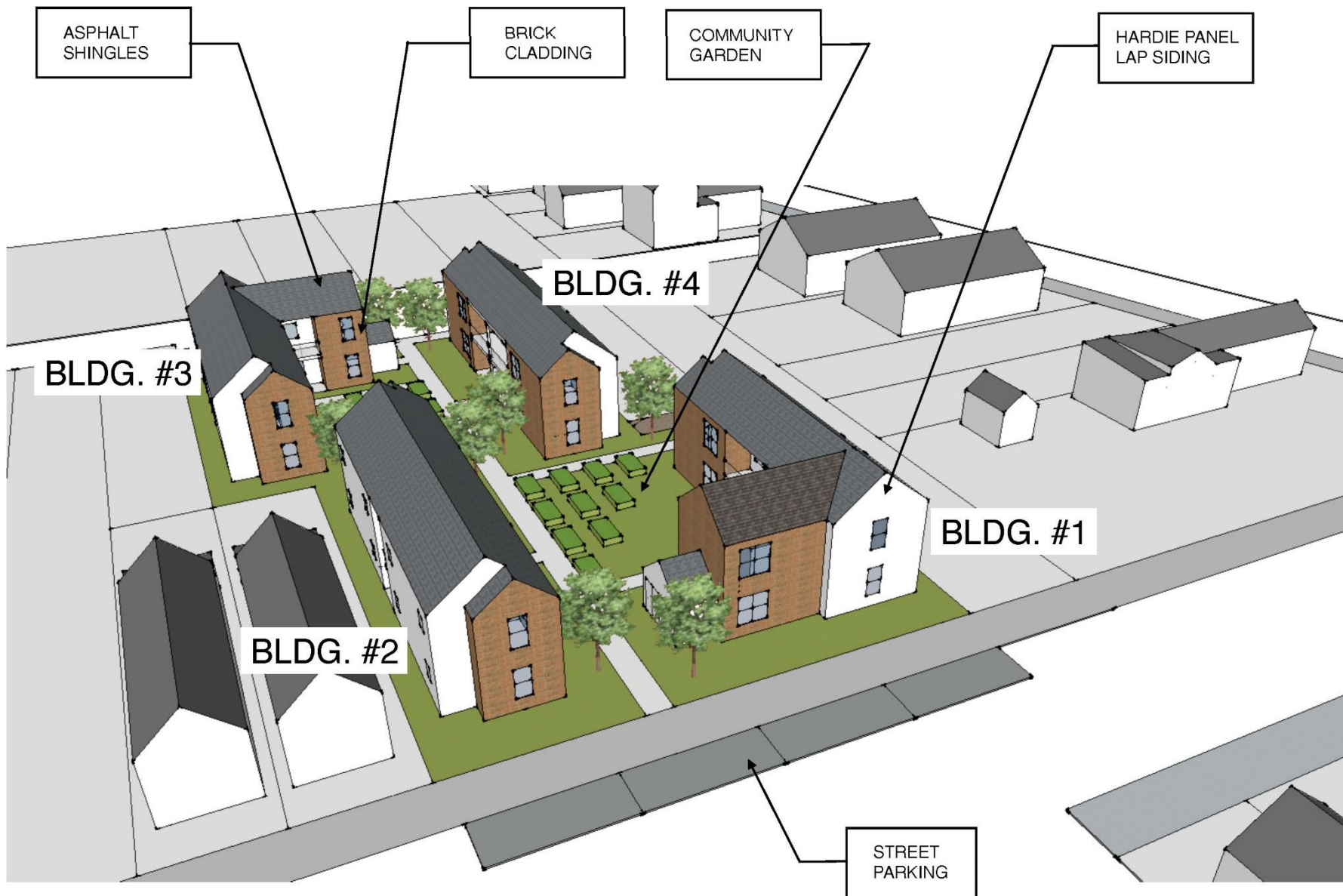
North East Aerial View



North West Aerial View



South West Aerial View



Interior Court Yard View

BRICK
CLADDING

RAISED COURTYARD
PLANTERS

HARDIE PANEL
LAP SIDING

COURTYARD
PATH



Interior Court Yard View

