

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



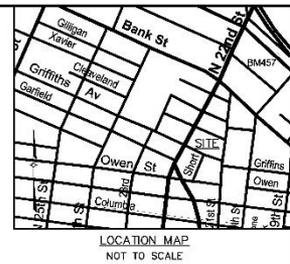
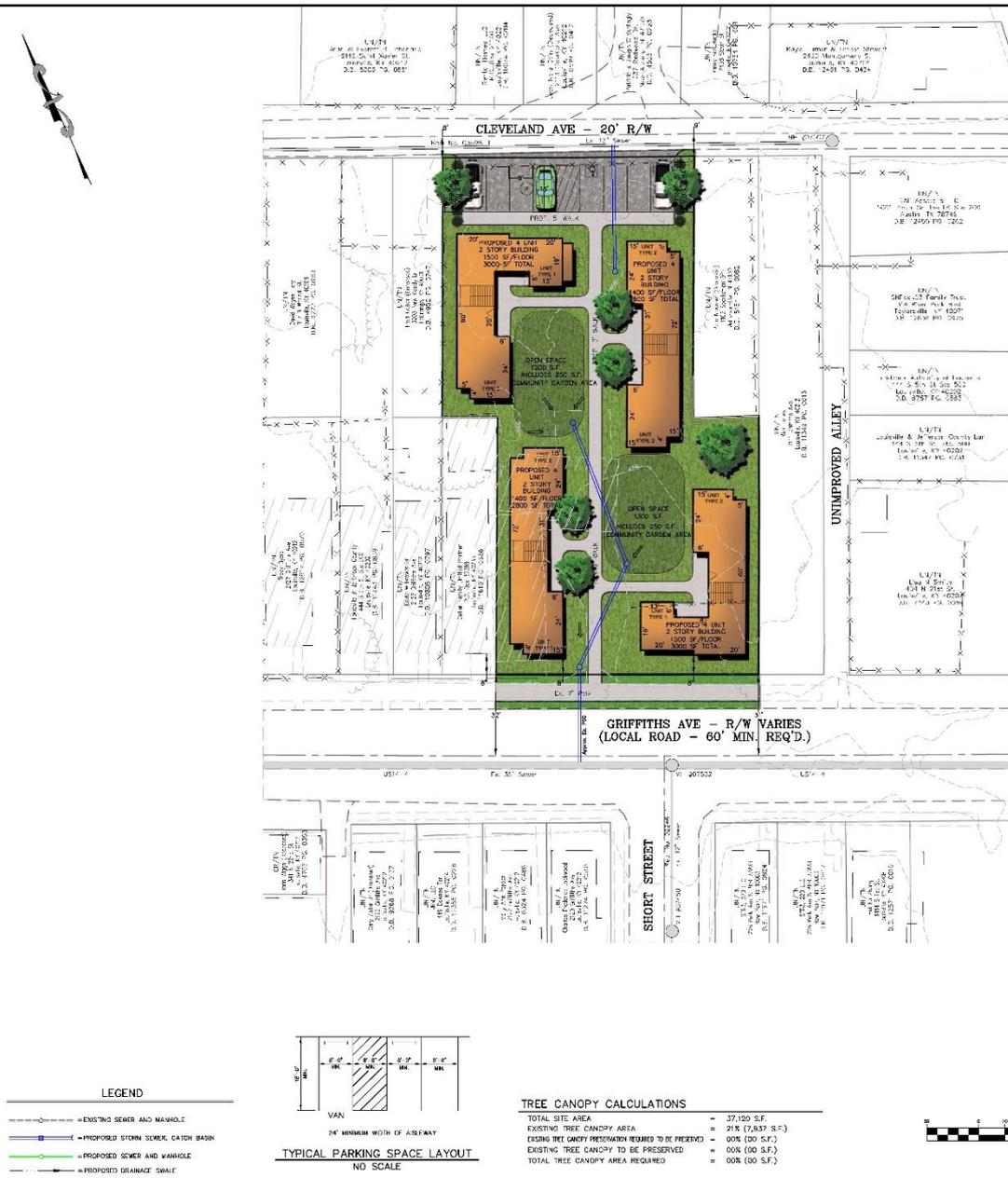
CLEVELAND AVENUE

US HWY 150 - N 22nd STREET

GRIFFITHS AVENUE

N 21st STREET

Rendering



PROJECT DATA

TOTAL SITE AREA	= 0.456 Ac. (19,734 SF)
EXISTING ZONING	= UN
FORM DISTRICT	= TRADITIONAL NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL (224 FAMILIES EXCEPT FOX)
PROPOSED # OF UNITS	= 16 UNITS
BUILDING HEIGHT	= 78'-2" STORY (Section 5.1.12.A.d Infill Height applies) (See General Notes # 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	= 987 SF (50%)
OPEN SPACE PROVIDED	= 2,500 SF
RECREATIONAL OPEN SPACE REQUIRED	= 493 SF (50% OF REQUIRED)
RECREATIONAL OPEN SPACE PROVIDED	= 306 SF (PROVIDED BY COMMUNITY GARDEN)
TOTAL VEHICULAR USE AREA	= 1,725 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 topographic information shown herein was derived from LIDAR 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 existing 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 must 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 28, 2021.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0024 F dated February 28, 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 HURSTBOLENT WOOD DR
LOUISVILLE, KY 40289

SITE ADDRESS:
2119 GRIFFITHS AVE
LOUISVILLE, KY 40262
TAX BLOCK 004J, LOT 0049
D.E. 12139, P.G. 660

COUNCIL DISTRICT - 5
MUNICIPALITY - LOUISVILLE

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

REVISIONS

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

PROJECT DATA

FILE NAME: 2306-CAT-3B PLAN
DATE: 10/27/23
DRAWN BY: JH
CHECKED BY: JH

LAND DESIGN & DEVELOPMENT, INC.
LAND DESIGN & DEVELOPMENT, INC.
4213 HURSTBOLENT WOOD DRIVE
LOUISVILLE, KY 40289
WWW.LDD&D.COM

2119 GRIFFITHS AVENUE

OWNER/DEVELOPER
ACCESS COMMERCIAL REAL ESTATE
4213 HURSTBOLENT WOOD DRIVE
LOUISVILLE, KY 40289

CATEGORY 2B PLAN

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"



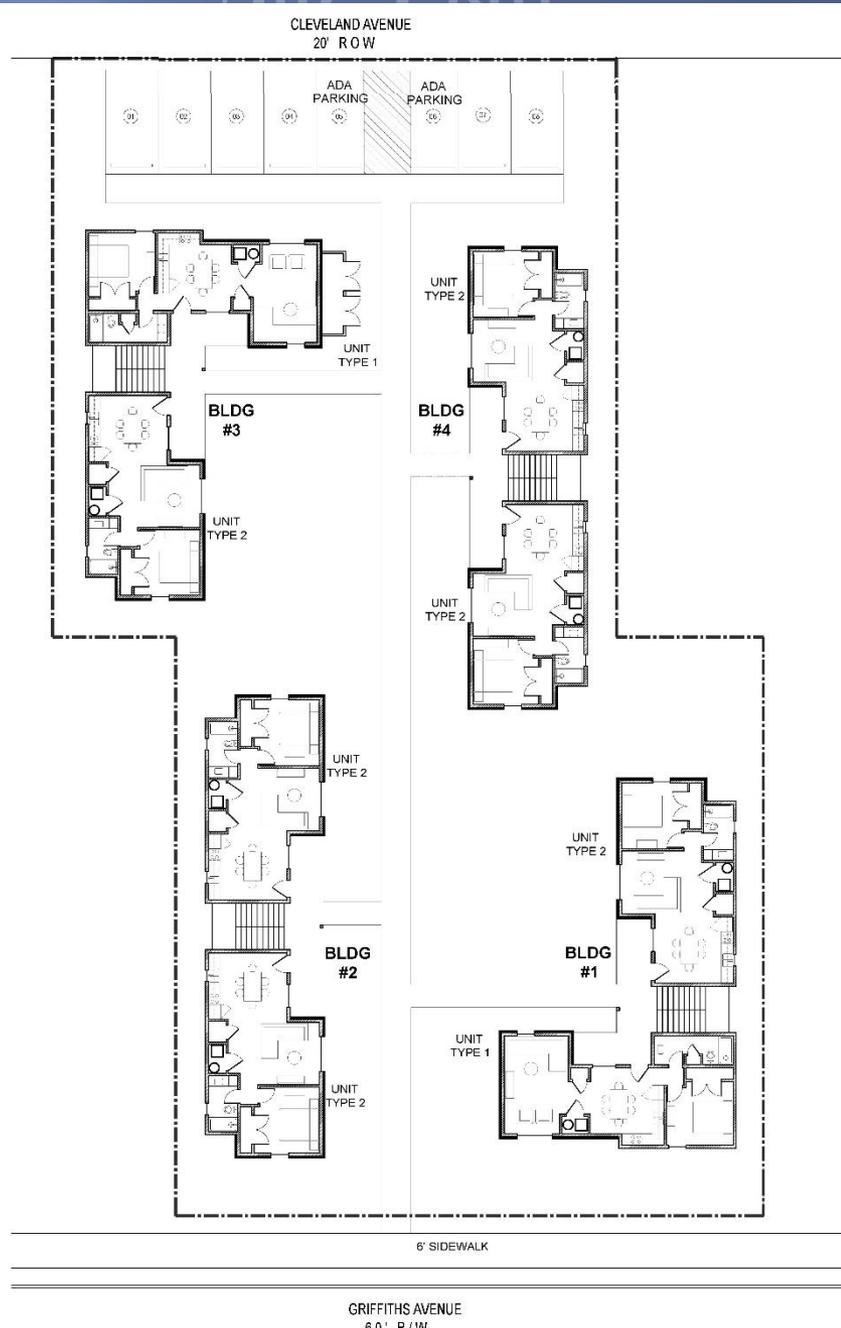
Site Plan

CLEVELAND AVENUE



GRIFFITHS AVENUE

Site Plan



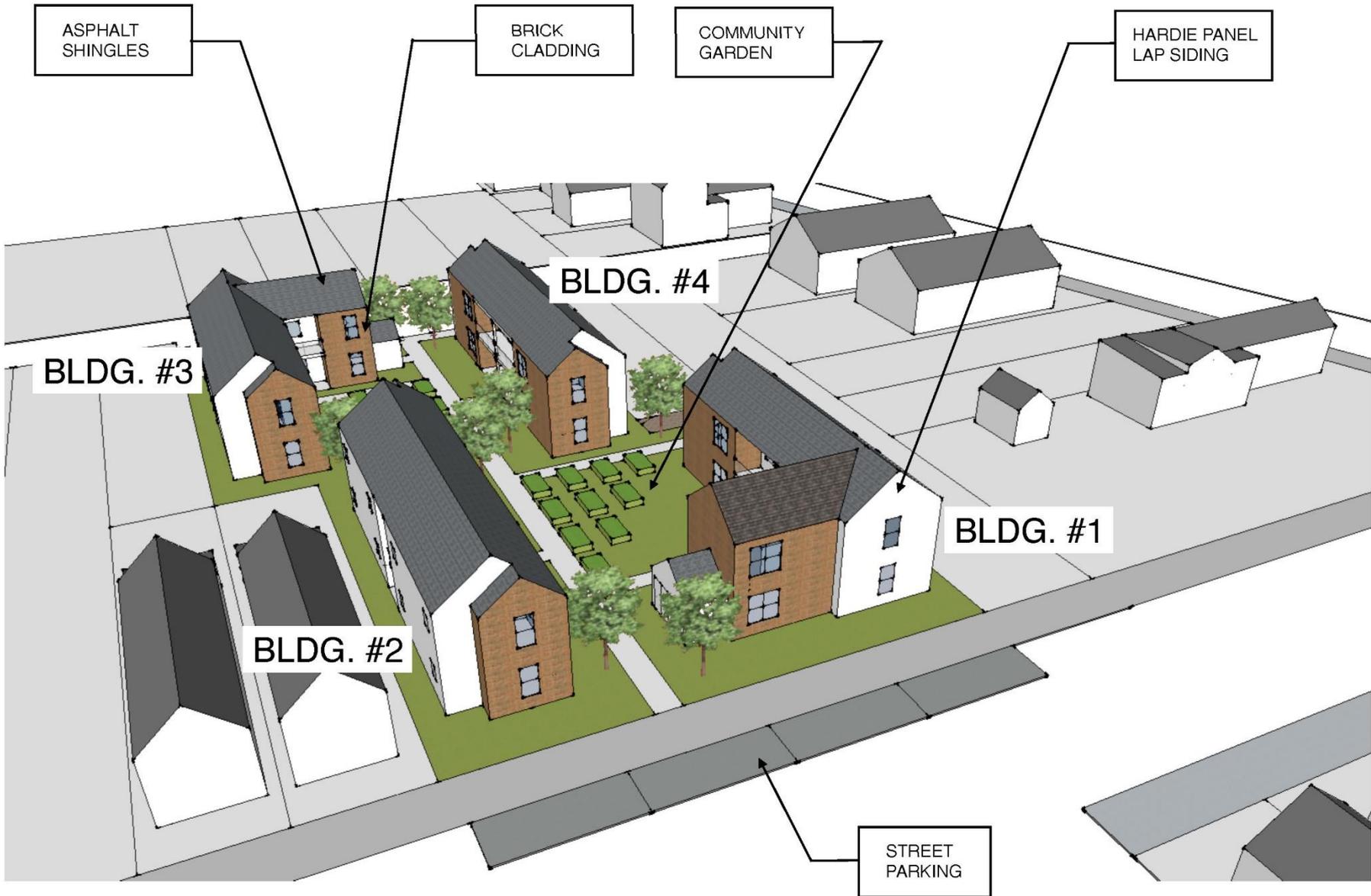
North East Aerial View



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

ASPHALT
SHINGLES

BRICK
CLADDING

HARDIE PANEL
LAP SIDING

RAISED
LANDSCAPE
BEDS

