



DEVELOPMENT PLAN NOTES:

- CONSOLIDATED LOT IS ZONED: C-1 AND R-7 FROM LOUISVILLE METRO PLANNING AND ZONING REGULATIONS:
 - LOT, YARD, AND HEIGHT REQUIREMENTS FOR C-1
 - MINIMUM LOT SIZE: NO LIMITATION
 - MINIMUM LOT FRONTAGE: NO LIMITATION
 - MINIMUM FRONT YARD: 15'
 - MAXIMUM FRONT SETBACK: 25'
 - MINIMUM EACH STREET SIDE YARD: 3'
 - MINIMUM EACH SIDE YARD: NONE, UNLESS ADJACENT TO SINGLE-FAMILY RESIDENTIAL, IN WHICH CASE IT IS 5'
 - MINIMUM REAR YARD: 5'
 - MAXIMUM HEIGHT OF BUILDING: 45' OR THREE STORIES.
 - OFF-STREET PARKING: VARIES WITH USE. SEE TABLE 9.1.3B OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE FOR USE-SPECIFIC PARKING REGULATIONS.
 - LOT, YARD, AND HEIGHT REQUIREMENTS FOR R-7
 - MINIMUM LOT SIZE: 4500 SQ FT
 - MINIMUM LOT FRONTAGE: 25'
 - MINIMUM FRONT YARD: 15'
 - MAXIMUM FRONT SETBACK: 25'
 - MINIMUM EACH STREET SIDE YARD: 3'
 - MINIMUM SIDE YARD: NONE, UNLESS ADJACENT TO SINGLE-FAMILY RESIDENTIAL, IN WHICH CASE IT IS 5'
 - MINIMUM REAR YARD: 5'
 - MAXIMUM HEIGHT OF BUILDING: 45' OR THREE STORIES
 - OFF-STREET PARKING - MULTI-FAMILY RESIDENTIAL: MAXIMUM 2 SPACES PER UNIT. SEE TABLE 9.1.3B OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE FOR ADDITIONAL USES.
- THIS PROPERTY FORMERLY CONSISTED OF THREE PARCELS THAT WAS CONSOLIDATED MARCH 2023. THE MIDDLE PARCEL (3825) IS ZONED R-7 AND THE OUTER TWO PARCELS (3815 & 3831) ARE BOTH ZONED C-1. SETBACKS ARE SUBJECT TO CHANGE DEPENDING ON INTENDED USE.
- VEHICULAR PARKING SPACES
 - MINIMUM (1 SPACE PER LIVING UNIT): 38 SPACES
 - MAXIMUM (2 SPACES PER LIVING UNIT): 76 SPACES
 - REQUIRED HANDICAPPED: 3 SPACES
 - PROVIDED: 41 REGULAR SPACES AND 7 HANDICAPPED ACCESSIBLE SPACES
- BICYCLE PARKING SPACES: THIS PROPERTY IS EXEMPT FROM HAVING BICYCLE PARKING SPACES DUE TO BEING DEVELOPED AS A MULTI-FAMILY APARTMENT COMPLEX.
- BUILDING FLOOR AREA RATIO (FAR) SUMMARY:
 - BUILDING 1: GROSS AREA = 11880 SQ FT, NUMBER OF DWELLING UNITS = 12
 - BUILDING 2: GROSS AREA = 6936 SQ FT, NUMBER OF DWELLING UNITS = 8
 - BUILDING 3: GROSS AREA = 5940 SQ FT, NUMBER OF DWELLING UNITS = 6
 - BUILDING 4: GROSS AREA = 10404 SQ FT, NUMBER OF DWELLING UNITS = 12
 - TOTAL BUILDING GROSS AREA = 35160 SQ FT
 - BUILDABLE LAND AREA = 61315 SQ FT, FAR = 0.5734
- TREE CANOPY CALCULATION SUMMARY: THIS PROPERTY IS EXEMPT FROM HAVING TREE CANOPY REQUIREMENTS DUE TO PROJECT BEING WITHIN A TRADITIONAL NEIGHBORHOOD FORM DISTRICT.
- VEHICULAR USE AREA (VUA): 20151 SQ FT (ALL ASPHALT PAVEMENT SHOWN ON THIS PLAN)
 - MINIMUM (1 SPACE PER LIVING UNIT): 38 SPACES
 - MAXIMUM (2 SPACES PER LIVING UNIT): 76 SPACES
 - REQUIRED HANDICAPPED: 3 SPACES
 - PROVIDED: 41 REGULAR SPACES AND 7 HANDICAPPED ACCESSIBLE SPACES
- INTERIOR LANDSCAPE AREA (ILA): 5% OF VUA DUE TO PROJECT BEING WITHIN A TRADITIONAL NEIGHBORHOOD FORM DISTRICT AND HAVING LESS THAN 100 PARKING SPACES
 - ILA REQUIRED = 1008 SQ FT
 - ILA PROVIDED = 1121 SQ FT
- BUILDING DENSITY (BD) CALCULATION SUMMARY:
 - BD = 38 DWELLING UNITS + 1.408 ACRES = 26.9886 DWELLING UNITS/ACRE
- OPEN SPACE (OS) CALCULATION SUMMARY:
 - OS REQUIRED = 6132 SQ FT (10% OF BUILDABLE LAND AREA)
 - OS PROVIDED = 16452 SQ FT
- LANDSCAPE BUFFER AREA (LBA): INTENSITY CLASS 2, TYPE B (10' MINIMUM WIDTH)
 - LBA PROVIDED = 1414 SQ FT (BEHIND BUILDING #3)
- THE PRIOR CASE NUMBER ASSOCIATED WITH THIS DEVELOPMENT IS 9-60-79.

GENERAL NOTES:

- ALL EXISTING RETAINING WALLS (CONCRETE AND CINDER BLOCK), STEPS (CONCRETE), PAVEMENT (ASPHALT AND CONCRETE), CURBS (CONCRETE), AND BUILDING FOUNDATIONS (CONCRETE) WITHIN THE PROPERTY WILL BE REMOVED.
- THERE ARE NO EXISTING UTILITY EASEMENTS WITHIN THE PROPERTY.
- ALL EXISTING UTILITY SERVICE LINES WITHIN THE PROPERTY WILL BE REMOVED.
- THE PARCEL FORM DISTRICT FOR THIS PROPERTY AND ALL SURROUNDING PROPERTIES IS TRADITIONAL NEIGHBORHOOD.
- THE REAR FACADES OF THE BUILDINGS ALONG 39TH AND MARKET STREETS ARE DESIGNED TO BE NEARLY IDENTICAL IN APPEARANCE TO THE FRONT FACADES. THE SIDEWALK/STEP CONNECTIONS FROM THESE BUILDINGS ALSO ALLOWS THEM TO FALL IN-LINE WITH THE EXISTING RESIDENTIAL HOMES AND BUSINESSES ALONG 39TH AND MARKET STREETS.
- ALL COMPATIBLE UTILITIES WILL BE CONSTRUCTED WITHIN A COMMON TRENCH.

MSD NOTES:

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S (MSD) DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- SANITARY SEWER SERVICE PROVIDED BY NEW LATERAL EXTENSION, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
- A STORM WATER CONNECTION DETAIL TO BE PROVIDED BY THE ENGINEER AND APPROVED BY MSD PRIOR TO CONSTRUCTION PLAN APPROVAL.
- SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100-YEAR POST-DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF THE MSD DESIGN MANUAL.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ROOF TOP DRAINAGE SHALL BE DIRECTED TO THE INTERIOR OF THE SITE AND BE CONVEYED THROUGH THE PROPOSED STORM SYSTEM.
- TOTAL SITE DISTURBANCE SUMMARY:
 - LIMITS OF DISTURBANCE AREA = 65148 SF (1.4956 ac)
 - EXISTING IMPERVIOUS AREA = 36217 SF (0.8314 ac)
 - PROPOSED IMPERVIOUS AREA = 41498 SF (0.9527 ac)
 - NET INCREASE OF IMPERVIOUS AREA = 5281 SF (0.1213 ac)

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OWNER INFORMATION
 PORTSHAW COMMUNITY DEVELOPMENT CORPORATION
 3713 WEST MARKET STREET
 LOUISVILLE, KY 40212

PROPERTY INFORMATION
 3825 WEST MARKET STREET
 LOUISVILLE, KY 40212
 DB 12572 / PG 71 - 75
 PARCEL IDs: 009J01130000, 009J01430000, 009J01140000, 009J01530000, 009J01540000, AND 009J01550000
 PARCEL SIZE: 1.408 ACRES (61315 SQ FT)
 PARCEL FORM DISTRICT: TRADITIONAL NEIGHBORHOOD
 EXISTING PROPERTY USAGE: VACANT
 PROPOSED PROPERTY USAGE: MULTI-FAMILY APARTMENT COMPLEX

PLAN LEGEND

- BUILDING FOOTPRINT
- CONCRETE SIDEWALK
- DETECTABLE WARNING PAVERS
- ASPHALT PAVEMENT
- 4" THERMOPLASTIC PARKING STRIPING
- 6" CONCRETE HEADER CURB
- RETAINING WALL
- DRAINAGE SHEET FLOW ARROW
- SITE SETBACK LINE
- SITE PROPERTY BOUNDARY

HORIZONTAL SCALE: 1" = 20'

PORTSHAW APARTMENTS
3825 WEST MARKET STREET
 LOUISVILLE, KY 40212

#	DATE	CHANGE DESCRIPTION

PROJECT NO.:
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 APPROVED BY:
 DATE:

SITE DEVELOPMENT PLAN: WM# 12596
 DEVELOPMENT PLAN DATE: 9/21/2023

RECEIVED
 SEP 21 2023
 PLANNING & DESIGN SERVICES

NOT FOR CONSTRUCTION

23-DDP-0024