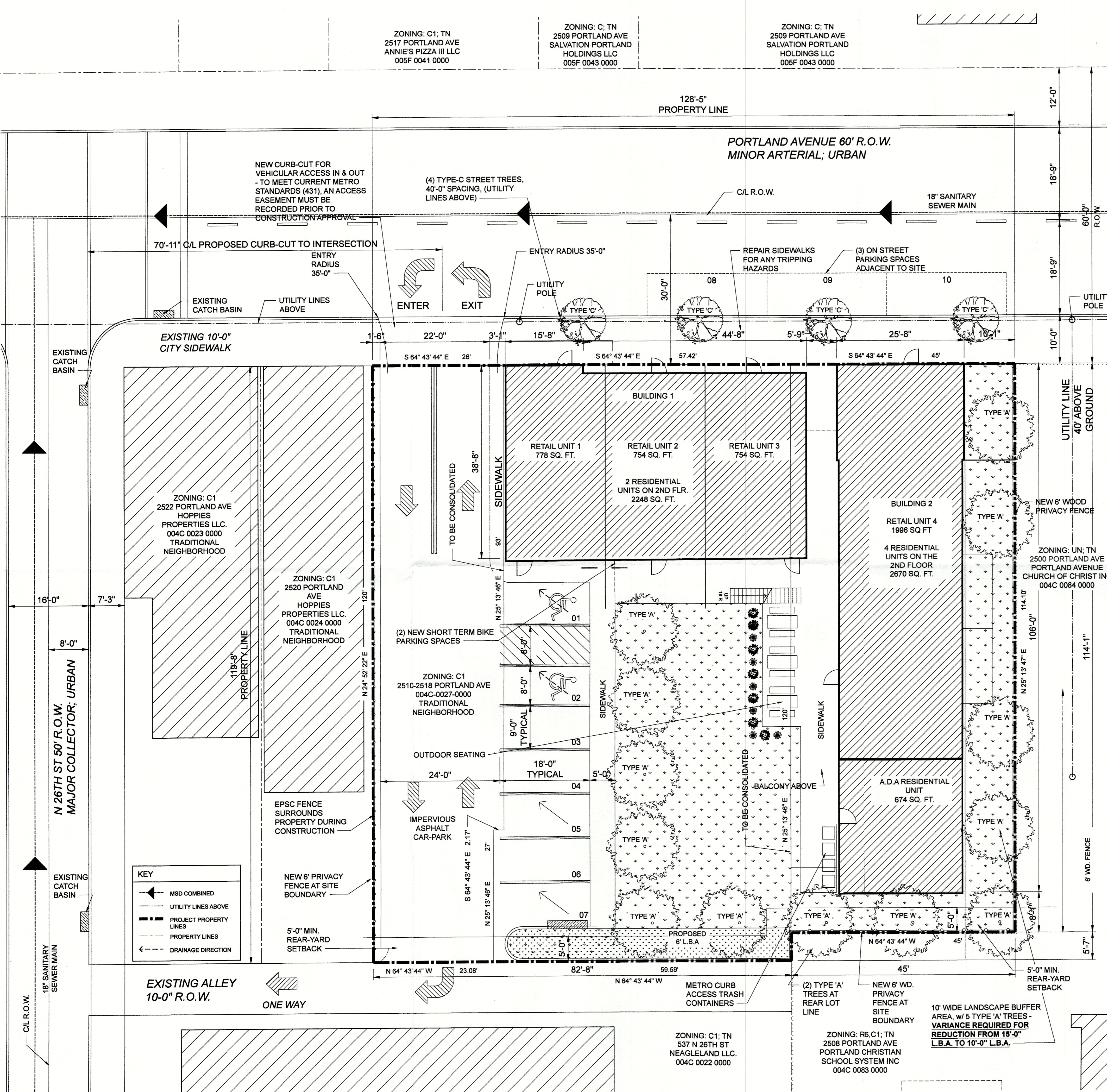


LOCATION MAP

NOT TO SCALE NORTH



SCOPE OF WORK

-CONSTRUCT NEW MIXED-USE COMMERCIAL & RESIDENTIAL DEVELOPMENT
-CREATE NEW CURB-CUT FOR ENTRANCE TO NEW PARKING LOT.

OWNER

STROLL DISTRICT LLC
2509 PORTLAND AVE.
LOUISVILLE KY 40212

ARCHITECT

ARCHITECTURAL ARTISANS INC
213 SOUTH SHELBY STREET
LOUISVILLE KY 40202
JEFF RAWLINS 502.582.3907
jr@architecturalartisans.net

GENERAL NOTES

- MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION. DOWNSPOUTS FROM NEW BUILDINGS TO OUTLET ON SURFACE.
- ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL COMPLY WITH MSD'S WASTEWATER/STORMWATER DISCHARGE REGULATIONS (WDR) AND MSD'S FATS, OILS & GREASE (FOG) MANAGEMENT POLICY.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.
- SITE IS SUBJECT TO REGIONAL FACILITY FEES.
- ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL CONTACT MSD PRIOR TO CONDUCTING PRIVATE PLUMBING WORK AT THE MULTI-UNIT SITE.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE W/ CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- DOWNSTREAM CAPACITY FACILITY REQUEST HAS BEEN SUBMITTED, APPROVAL REQUIRED BEFORE CONSTRUCTION PERMIT APPROVAL.
- SHEET FLOW CAPACITY OF THE EXISTING ALLEY TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- SCREENING FOR LOADING AND REFUSE LOCATION TO BE SCREENED PER LDC SECTION 5.5.1.A.4.a
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS
- ALL DRAINAGE STRUCTURES IN STATE R.O.W. TO BE OF STATE DESIGN
- ALL SIDEWALKS MUST MEET ADA CURRENT STANDARDS
- ANY LANDSCAPING IN R.O.W. WILL REQUIRE ENCROACHMENT PERMIT
- KENTUCKY TRANSPORTATION CABINET REVIEW REQUIRED. ALL KTC COMMENTS MUST BE INCORPORATED INTO PLAN BEFORE PLANNING & DESIGN APPROVAL
- CONSTRUCTION PLANS, BONDS, AND KYTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
- LOT CONSOLIDATION REQUIRED PRIOR TO CONSTRUCTION APPROVAL

EPSC NOTES

- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE... 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.

PROPERTY INFO

PROPOSED PARCEL ID 004C 0027 0000
EXISTING PARCEL ID'S 004C 0025 0000
004C 0083 0000
004C 0027 0000
ADDRESSES OF LOTS 2510-2518 PORTLAND AVENUE
ZONING C1
PLAN CERTAIN NONE
FORM DISTRICT TRADITIONAL NEIGHBORHOOD
HISTORIC SITE NO
CONSTRUCTION TYPE NO EXISTING BUILDINGS
USE GROUP B / R
EXISTING USE NONE
PROPOSED USE MIXED-USE COMMERCIAL & RESIDENTIAL DEVELOPMENT

BUILDING SQUARE FOOTAGES

FIRST FLOOR COMMERCIAL (1: 2248 SQ FT, 1996 SQ FT)	4,249 SQ FT.
FIRST FLOOR RESIDENTIAL (2: 674 SQ. FT.)	665 SQ FT.
SECOND FLOOR RESIDENTIAL	4,914 SQ FT.
TOTAL PROPOSED BUILDING (GROSS)	9,828 SQ FT.

SITE CALCULATIONS

GROSS SITE AREA ACRES	15,150 SQ FT	3478 ACRES
EXISTING GROSS BUILDING FOOTPRINT	0 SQ FT	
PROPOSED NEW BUILDING 1 FOOTPRINT	2,244 SQ FT	
PROPOSED NEW BUILDING 2 FOOTPRINT	2,670 SQ FT	
PROPOSED TOTAL BUILDING FOOTPRINT	4,914 SQ FT	
PROPOSED FLOOR AREA RATIO	0.37 FAR	
PROPOSED HEIGHT (2 STORY BUILDING)	32'-0" TALL	
UNITS PER ACRE 34.84 x 0.3478	12 UNITS ALLOWED	
PROPOSED RESIDENTIAL GROSS AREA	5,579 SQ FT	
7 DWELLINGS IN 0.3478 ACRES PROPOSED	12 DWVS / ACRE	
EXISTING IMPERVIOUS AREA	0 SQ FT	
PROPOSED ADDITIONAL IMPERVIOUS AREA	11,212 SQ FT	
TOTAL PROPOSED IMPERVIOUS AREA	11,212 SQ FT	
PROPOSED VEHICULAR USE AREA	4,045 SQ FT	
REQUIRED ILA (0% +6,000 SQ FT)	0 SQ FT	
TOTAL AREA OF SITE DISTURBANCE	11,212 SQ FT	
SITE LANDSCAPING	3,938 SQ FT	

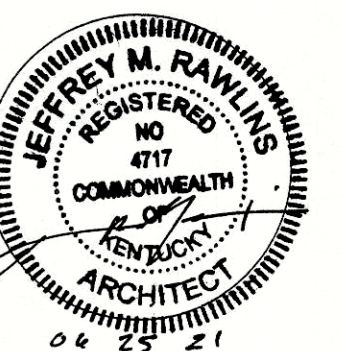
PARKING SUMMARY

PROPOSED (7) RESIDENTIAL UNITS	MINIMUM 7 SPACES (@1 PER)	MAXIMUM 14 SPACES (@2 PER)
RETAIL / COMMERCIAL (4,249 SQ FT) & OUTDOOR SEATING	4 SPACES (@1/1000)	8 SPACES (@1/500)
10% TARC REDUCTION	1 SPACES	
20% MIXED USE REDUCTION	2 SPACES	
TOTAL REQUIRED PARKING SPACES	8 SPACES	22 SPACES
ON-SITE PARKING PROPOSED VAN HANDICAP SPACES ON-STREET PARKING	7 SPACES (2) SPACES 3 SPACES	
TOTAL PARKING PROVIDED	10 SPACES	
BICYCLE PARKING REQUIREMENTS RETAIL / COMMERCIAL (4,827 SQ FT)	2 LONG TERM	4 SHORT TERM

TREE CANOPY CALCULATIONS

NO EXISTING TREE CANOPY ON SITE	0 SQ FT
TOTAL SITE AREA =	15,150 SQ FT
MULTI-FAMILY= CLASS B TREE CANOPY CATEGORY TOTAL TREE CANOPY COVERAGE AREA REQUIRED = 15%	
COMMERCIAL= CLASS A TREE CANOPY CATEGORY TOTAL TREE CANOPY COVERAGE AREA REQUIRED = 10%	1,195 SQ FT
ADDING (4) TREES 'A' (1 - 1 1/2") @ 600 SQFT EA.	2400 SQ FT
ADDING (4) TREES 'C' AT STREET (1 - 1 1/2") @ 89 SQFT EA. + 25% BONUS	356 SQ FT
ADDING (9) TREES 'A' (1 - 1 1/2") @ 600 SQFT EA.	5,400 SQ FT
TOTAL PROPOSED TREE CANOPY AREA (TOTAL TREE CANOPY COVERAGE AREA PROPOSED = 32%)	8,156 SQ FT

PORTLAND STROLL
NEW CONSTRUCTION
2510 PORTLAND AVENUE LOUISVILLE KENTUCKY 40212



REVISIONS

DATE	25 JUNE 2021
SHEET	1 OF 1

SITE PLAN
SCALE: 1" = 10'-0" NORTH

w m # 11669

RECEIVED
JUN 25 2021
PLANNING & DESIGN SERVICES