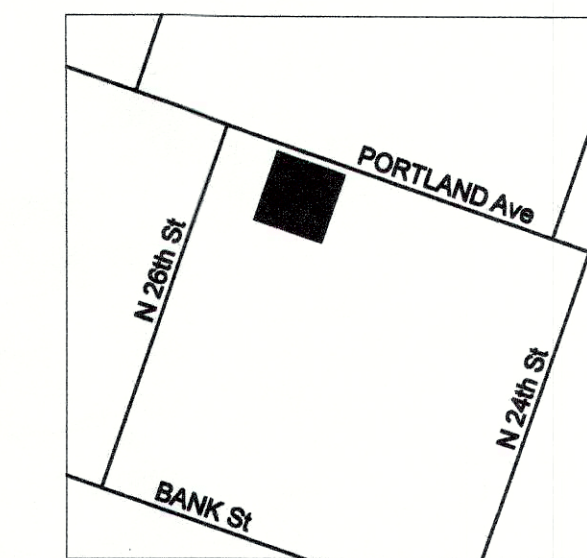


PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: [Signature]
DATE: 11/1/17
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS



LOCATION MAP
NOT TO SCALE NORTH

RECEIVED

OCT 30 2017
PLANNING & DESIGN SERVICES

PROPERTY INFO

PROPOSED PARCEL ID	004C 0027 0000
EXISTING PARCEL ID'S	004C 0026 0000 004C 0083 0000 004C 0027 0000
ADDRESSES OF LOTS	2510-2516 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

PRELIMINARY APPROVAL
 Conditions of Approval:
 [Signature]
 DATE: 11-1-17
 LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

BUILDING SQUARE FOOTAGES

FIRST FLOOR COMMERCIAL (1: 729 SQ FT, 2: 1,513 SQ FT, & 3: 2,592 SQ FT)	4,834 SQ FT
SECOND FLOOR RESIDENTIAL	4,834 SQ FT
TOTAL PROPOSED BUILDING (GROSS)	9,668 SQ FT

SITE CALCULATIONS

GROSS SITE AREA	15,150 SQ FT	.3478 ACRES
EXISTING GROSS BUILDING FOOTPRINT	0 SQ FT	
PROPOSED NEW BUILDING FOOTPRINT	4,871 SQ FT	
PROPOSED TOTAL BUILDING FOOTPRINT (729 SQ FT, 1501 SQ FT, & 2592 SQ FT)	4,871 SQ FT	
PROPOSED FLOOR AREA RATIO	0.37 FAR	
PROPOSED HEIGHT (2 STORY BUILDING)	32'-0" TALL	
PROPOSED 2ND FLOOR RESIDENTIAL GROSS AREA	4,871 SQ FT	17 DW'S / ACRE
PROPOSED ADDITIONAL IMPERVIOUS AREA	0 SQ FT	
EXISTING IMPERVIOUS AREA	12,498 SQ FT	
TOTAL PROPOSED IMPERVIOUS AREA	12,498 SQ FT	
PROPOSED VEHICULAR USE AREA	5,321 SQ FT	0 SQ FT
REQUIRED I/A (0% > 6,000 SQ FT)	0 SQ FT	
TOTAL AREA OF SITE DISTURBANCE	12,498 SQ FT	
SITE LANDSCAPING	2,651 SQ FT	

PARKING SUMMARY

PROPOSED	MINIMUM	MAXIMUM
(8) RESIDENTIAL UNITS	9 SPACES (@1.5 PER)	15 SPACES (@2.5 PER)
RETAIL / COMMERCIAL (4,834 SQ FT) & OUTDOOR SEATING	10 SPACES (@1/500)	31 SPACES (@1/150)
10% TARC REDUCTION	2 SPACES	
10% RESIDENTIAL REDUCTION	2 SPACES	
TOTAL REQUIRED PARKING SPACES	15 SPACES	46 SPACES
ON-SITE PARKING PROPOSED	12 SPACES	
VAN HANICAP SPACES	(2) SPACES	
ON-STREET PARKING	3 SPACES	
TOTAL PARKING PROVIDED	15 SPACES	
BICYCLE PARKING REQUIREMENTS	2 LONG TERM	4 SHORT TERM
RETAIL / COMMERCIAL (4,827 SQ FT)		

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 = 10%	
COMMERCIAL= CLASS A TREE CANOPY CATEGORY TOTAL TREE CANOPY COVERAGE AREA REQUIRED = 15%	2,273 SQ FT
ADDING (3) TREES 'C' (1 - 1 1/2") @ 89 SQFT EA.	267 SQ FT
ADDING (4) TREES 'C' AT STREET (1 - 1 1/2") @ 89 SQFT EA. + 25% BONUS	445 SQ FT
ADDING (7) TREES 'A' (1 - 1 1/2") @ 800 SQFT EA.	4,200 SQ FT
TOTAL PROPOSED TREE CANOPY AREA (TOTAL TREE CANOPY COVERAGE AREA PROPOSED = 32%)	4,912 SQ FT

PORTLAND STROLL
NEW CONSTRUCTION
2510 PORTLAND AVENUE LOUISVILLE KENTUCKY 40212

REVISIONS

18	OCTOBER 2017
19	OCTOBER 2017
DATE	31 MAY 2017
SHEET	1 OF 1

SITE PLAN

SCALE: 1" = 10'-0"

w m # 11669