

NOT TO SCALE NORTH

PROPERTY INFO PROPOSED PARCEL ID 004C 0027 0000 EXISTING PARCEL ID'S 004C 0025 0000 004C 0083 0000 004C 0027 0000 ADDRESSES OF LOTS 2510-2516 PORTLAND AVENUE ZONING

PLAN CERTAIN FORM DISTRICT HISTORIC SITE CONSTRUCTION TYPE **USE GROUP EXISTING USE** PROPOSED USE

TRADITIONAL NEIGHBORHOOD NO EXISTING BUILDINGS

MIXED-USE COMMERCIAL & RESIDENTIAL DEVELOPMENT

BUILDING SQUARE FOOTAGES

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

SITE CALCULATIONS

15,150 SQ FT **GROSS SITE AREA** .3478 ACRES 0 SQ FT EXISTING GROSS BUILDING FOOTPRINT 2,244 SQ FT PROPOSED NEW BUILDING 1 FOOTPRINT 2,670 SQ FT PROPOSED NEW BUILDING 2 FOOTPRINT 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 DW'S / 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 3,938 SQ FT SITE LANDSCAPING

PARKING SUMMARY

BICYCLE PARKING REQUIREMENTS

RETAIL / COMMERCIAL (4,627 SQ FT)

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

2 LONG TERM 4 SHORT TERM

5,400 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 = 15%

COMMERCIAL= CLASS A TREE CANOPY CATEGORY 1,195 SQ FT TOTAL TREE CANOPY COVERAGE AREA REQUIRED = 10% 2400 SQ FT ADDING (4) TREES 'A' (1 - 1 \(\frac{3}{4} \)') @ 600 SQFT EA. ADDING (4) TREES 'C' AT STREET (1 - $1\frac{3}{4}$ ") @ 89 SQFT EA. + 25% BONUS 356 SQ FT

8,156 SQ FT TOTAL PROPOSED TREE CANOPY AREA (TOTAL TREE CANOPY COVERAGE AREA PROPOSED = 32%)

ADDING (9) TREES 'A' (1 - $1\frac{3}{4}$ ") @ 600 SQFT EA.

REVISIONS

25 JUNE 2021

DATE

DAY BUSQUAR BUSOS

005F 0041 0000 005F 0043 0000 005F 0043 0000 128'-5" **PROPERTY LINE** PORTLAND AVENUE 60' R.O.W. MINOR ARTERIAL; URBAN NEW CURB-CUT FOR **VEHICULAR ACCESS IN & OUT** (4) TYPE-C STREET TREES, - TO MEET CURRENT METRO 40'-0" SPACING, (UTILITY STANDARDS (431), AN ACCESS - C/L R.O.W. 18" SANITARY LINES ABOVE) -EASEMENT MUST BE SEWER MAIN RECORDED PRIOR TO CONSTRUCTION APPROVAL 98 % 70'-11" C/L PROPOSED CURB-CUT TO INTERSECTION - ENTRY RADIUS 35'-0" REPAIR SIDEWALKS FOR ANY TRIPPING PARKING SPACES **RADIUS HAZARDS** ADJACENT TO SITE 35'-0" -80 - UTILITY LINES **EXISTING ENTER EXIT** POLE CATCH BASIN **ABOVE** 常 TYPE 'C' 个 TYPE 'C' 常 TYPE 'C' ♪ 常 TYPE 'C' 22'-0" EXISTING 10'-0" CITY SIDEWALK S 64° 43' 44" E S 64° 43' 44" E S 64° 43' 44" E 26' CATCH BASIN -**BUILDING 1 RETAIL UNIT 3 RETAIL UNIT 2** RETAIL UNIT 1 754 SQ. FT. 754 SQ. FT. 2 RESIDENTIAL UNITS ON 2ND FLR ZONING: C1 2248 SQ. FT. - NEW 6' WOOD **BUILDING 2** 2522 PORTLAND AVE , PRIVACY FENCE HOPPIES **RETAIL UNIT 4** PROPERTIES LLC. 1996 SQ FT 004C 0023 0000 TRADITIONAL **4 RESIDENTIAL** NEIGHBORHOOD ZONING: UN; TN UNITS ON THE 2500 PORTLAND AVE 2ND FLOOR PORTLAND AVENUE 2670 SQ. FT. CHURCH OF CHRIST INC ZONING: C1 004C 0084 0000 2520 PORTLAND AVE 7'-3" **HOPPIES** PROPERTIES LLC. 004C 0024 0000 TRADITIONAL (2) NEW SHORT TERM BIKE NEIGHBORHOOD PARKING SPACES ZONING: C1 2510-2518 PORTLAND AVE 004C-0027-0000 TRADITIONAL **NEIGHBORHOOD OUTDOOR SEATING** 18'-0" **TYPICAL** 24'-0" A.D.A RESIDENTIAL *BALCONY ABOVE 674 SQ. FT. EPSC FENCE SURROUNDS **IMPERVIOUS** TYPE 'A' PROPERTY DURING ASPHALT CONSTRUCTION — CAR-PARK KEY 06 **NEW 6' PRIVACY** CATCH FENCE AT SITE --- MSD COMBINED BOUNDARY -BASIN ------ UTILITY LINES ABOVE PROJECT PROPERTY 5'-0" MIN. --- PROPERTY LINES **REAR-YARD** N 64° 43' 44" W 6' L.B.A SETBACK -←--- DRAINAGE DIRECTION 45' 82'-8" N 64° 43' 44" W 23.08' - 5'-0" MIN. **REAR-YARD** N 64° 43' 44" W EXISTING ALLEY **METRO CURB** - NEW 6' WD. (2) TYPE 'A' SETBACK ACCESS TRASH TREES AT PRIVACY 10-0" R.O.W. CONTAINERS -**REAR LOT** FENCE AT ONE WAY 10' WIDE LANDSCAPE BUFFER SITE AREA, w/ 5 TYPE 'A' TREES -BOUNDARY **VARIANCE REQUIRED FOR** ZONING: R6,C1; TN **REDUCTION FROM 15'-0"** ZONING: C1: TN 2508 PORTLAND AVE L.B.A. TO 10'-0" L.B.A. -537 N 26TH ST PORTLAND CHRISTIAN NEAGLELAND LLC. SCHOOL SYSTEM INC 004C 0022 0000 004C 0083 0000 ______

ZONING: C; TN

2509 PORTLAND AVE

SALVATION PORTLAND

HOLDINGS LLC

ZONING: C1; TN

2517 PORTLAND AVE

ANNIE'S PIZZA III LLC

RECEIVED

JUN 25 2021

PLANNING & DESIGN SERVICES

SCOPE OF WORK

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

OWNER

ZONING: C; TN

2509 PORTLAND AVE

SALVATION PORTLAND

HOLDINGS LLC

SITE PLAN

SCALE:1" = 10'-0"

NORTH

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 FEE'S. 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
- ALL SIDEWALKS MUST MEET ADA CURRENT STANDARDS ANY LANDSCAPING IN R.O.W. WILL REQUIRE ENCROACHMENT
- 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

EPSC NOTES

APPROVAL

- 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

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