

**PLANTING PLAN**

1300 Bardstown Road  
Louisville, KY 40204

**BOOKER DESIGN COLLABORATIVE**  
815 West Market Street, Suite 302  
Louisville, Kentucky 40202  
502-795-7788

PROJECT NUMBER: 110-17  
DRAWN BY: KB  
APPROVED BY: \_\_\_\_\_  
DATE: 06-25-2018

Date	Revisions
JUL 23 2018	PLANNING & DESIGN SERVICES

**PLANTING PLAN**

**L-1.0**



**LEGEND**

□	EXISTING CATCH BASIN
⊕	EXISTING SANITARY MANHOLE
X469.62	EXISTING SPOT ELEVATION
---	EXISTING STORM SEWER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING OVERHEAD UTILITY
100	EXISTING MAJOR CONTOUR
99	EXISTING MINOR CONTOUR
---	PROPERTY LINE
---	SETBACK LINE
←	DRAINAGE FLOW ARROW
○	PROPOSED BOLLARD

**CUP REQUEST**  
CONDITIONAL USER PERMIT PER LDC 4.2.35  
REQUESTED TO ALLOW STORAGE IN THE C-2 DISTRICT.

**PLANTING SCHEDULE**

Trees	Scientific Name	Common Name	Size	Qty
MV	Magnolia virginiana	sweetbay magnolia	2 1/2" Cal. B&B	3
NTT	Nyssa sylvatica 'Tupelo Tower'	black gum	3" Cal. B&B	1
Shrubs				
BCV	Buxus 'Green Velvet'	Green Velvet boxwood	#3 Cont.	12
CA	Cotoneaster apiculatus	cotoneaster	#3 Cont.	4
CG	Cotinus 'Grace'	Grace smokebush	#3 Cont.	4
FM	Fothergilla major	fothergilla	#3 Cont.	12
HPL	Hydrangea paniculata 'Little Lamb'	Little Lamb paniced hydrangea	#3 Cont.	4
TBR	Taxus baccata 'Repandens'	repandens English yew	#3 Cont.	5
Grasses				
PCB	Panicum virgatum 'Cape Breeze'	Cape Breeze switchgrass	#1 Cont.	10
SH	Sporobolus heteropolis	prairie dropseed	#1 Cont.	4
Perennials				
ESS	Echinacea 'Evan Saul'	Big Sky Sundown coneflower	#1 Cont.	3
HLQ	Helianthus microcephalus 'Lemon Queen'	Lemon Queen sunflower	#1 Cont.	8
SRT	Sanguisorba officinalis 'Red Thunder'	Red Thunder great burnet	#1 Cont.	6

**PROJECT SUMMARY**

PROPERTY ADDRESS: 1300-1306 BARDSTOWN RD  
TAX BLOCK: 75B LOTS 55 & 56  
PRIMARY DEED BOOK/PAGE: DB 11099 PG 545, DB 11099 PG 539  
PROPERTY AREA: 0.3642 AC±  
EXISTING FORM DISTRICT: TRADITIONAL MARKET PLACE CORRIDOR  
EXISTING ZONING: C-2  
PROPOSED ZONING: C-2  
EXISTING USE: STORAGE WAREHOUSE/OFFICE STORAGE  
PROPOSED USE: SHORT TERM RENTAL APARTMENT(1 UNIT) RETAIL(1,000 SF)

GROSS BUILDING AREA: 16,311 SF  
MAX FLOOR AREA RATIO: 5.00  
FLOOR AREA RATIO: 1.03  
MAX BUILDING HEIGHT: 50' MAX  
EX BUILDING HEIGHT: 32.72'  
MIN FRONT YARD SETBACK: NONE (5 FT FOR CORNER BUILDINGS)  
MAX FRONT YARD SETBACK: 15 FT  
STREET SIDE SETBACK: 5 FT  
SIDE YARD SETBACK: NONE FT  
REAR YARD SETBACK: 5 FT  
EXISTING IMPERVIOUS SURFACE: 10,767 SF  
PROPOSED IMPERVIOUS SURFACE: 10,840 SF

**PARKING SUMMARY**

APARTMENT MIN/MAX: 1.5 SPACES/UNIT, 2.5 SPACES/UNIT  
STORAGE MIN/MAX: 1.5 SPACES/EMPLOYEE, 1 SPACE/EMPLOYEE  
RETAIL MIN/MAX: 1 SPACE/500 SF, 1 SPACE/150 SF

APARTMENT MIN/MAX: 1.5 SPACES/2.5 SPACES  
STORAGE MIN/MAX: 1 SPACES/1 SPACE  
RETAIL MIN/MAX: 2 SPACES/7 SPACES  
TOTAL MIN/MAX PARKING: 5 SPACES/11 SPACES

TRANSIT REDUCTION LDC 9.1.3.F.1 (10%): 0.5 SPACE  
REDUCTION LDC 9.1.3.F.9 (20%): 1.0 SPACES  
REDUCTION LDC 9.1.3.F.8 (20%): 1.0 SPACES  
TOTAL MIN PARKING WITH REDUCTION: 3 SPACES  
TOTAL MAXIMUM PARKING PERMITTED: 11 SPACES  
PARKING PROVIDED ON-SITE: 4 SPACES  
PARKING PROVIDED ON-STREET: 7 SPACES

**VUA/ILA DATA**

VEHICLE USE AREA: 625 SF  
INTERIOR LANDSCAPE AREA REQUIRED (0%): 0 %  
PROPOSED: 0 SF

**TREE CANOPY CALCULATIONS**

PROPERTY AREA: 0.3645 AC± (15,865 SQ. FT.)  
EXISTING TREE CANOPY: 0.6% (0-40%) 95 SF  
EXISTING TREE CANOPY TO BE PRESERVED: 0%  
PROPOSED TREE CANOPY TO BE PLANTED: 10% OF AREA (1587 SQ. FT.)

**MSD EROSION PREVENTION AND SEDIMENT CONTROL NOTE:**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

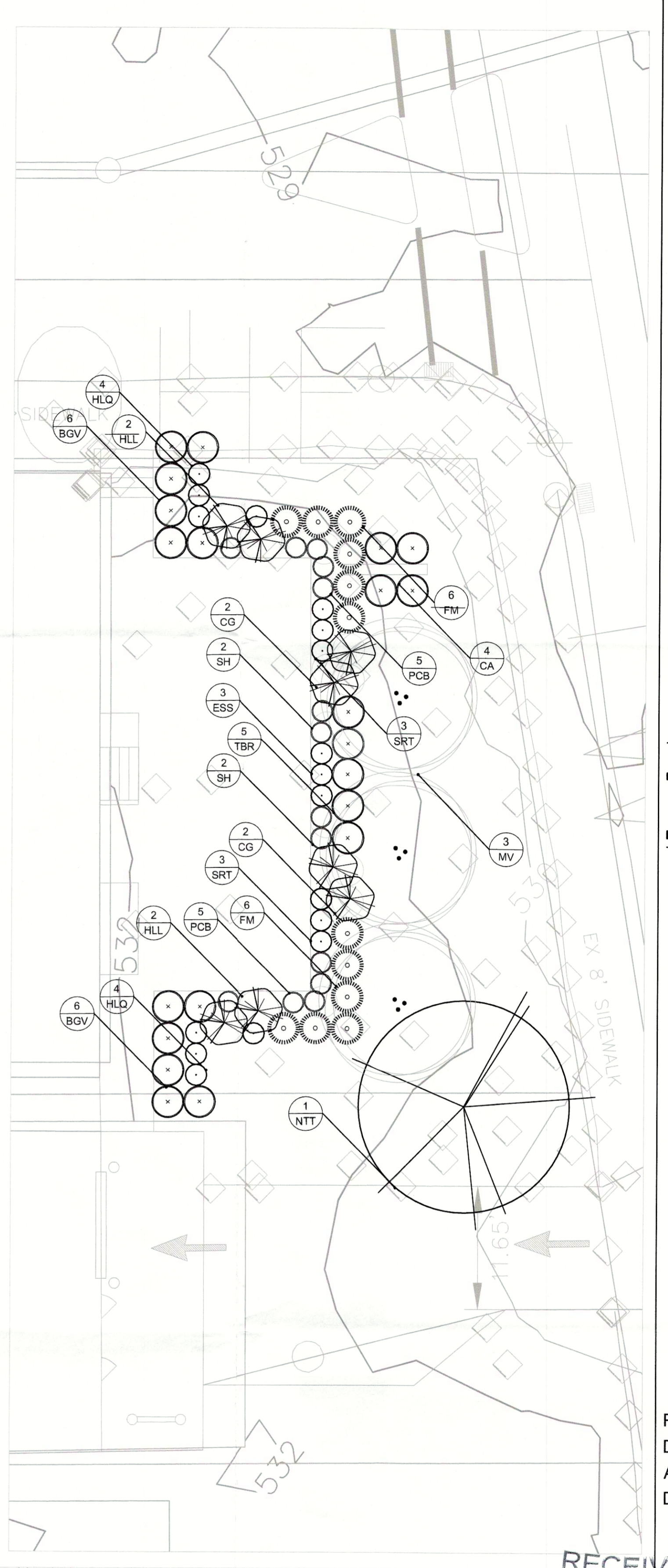
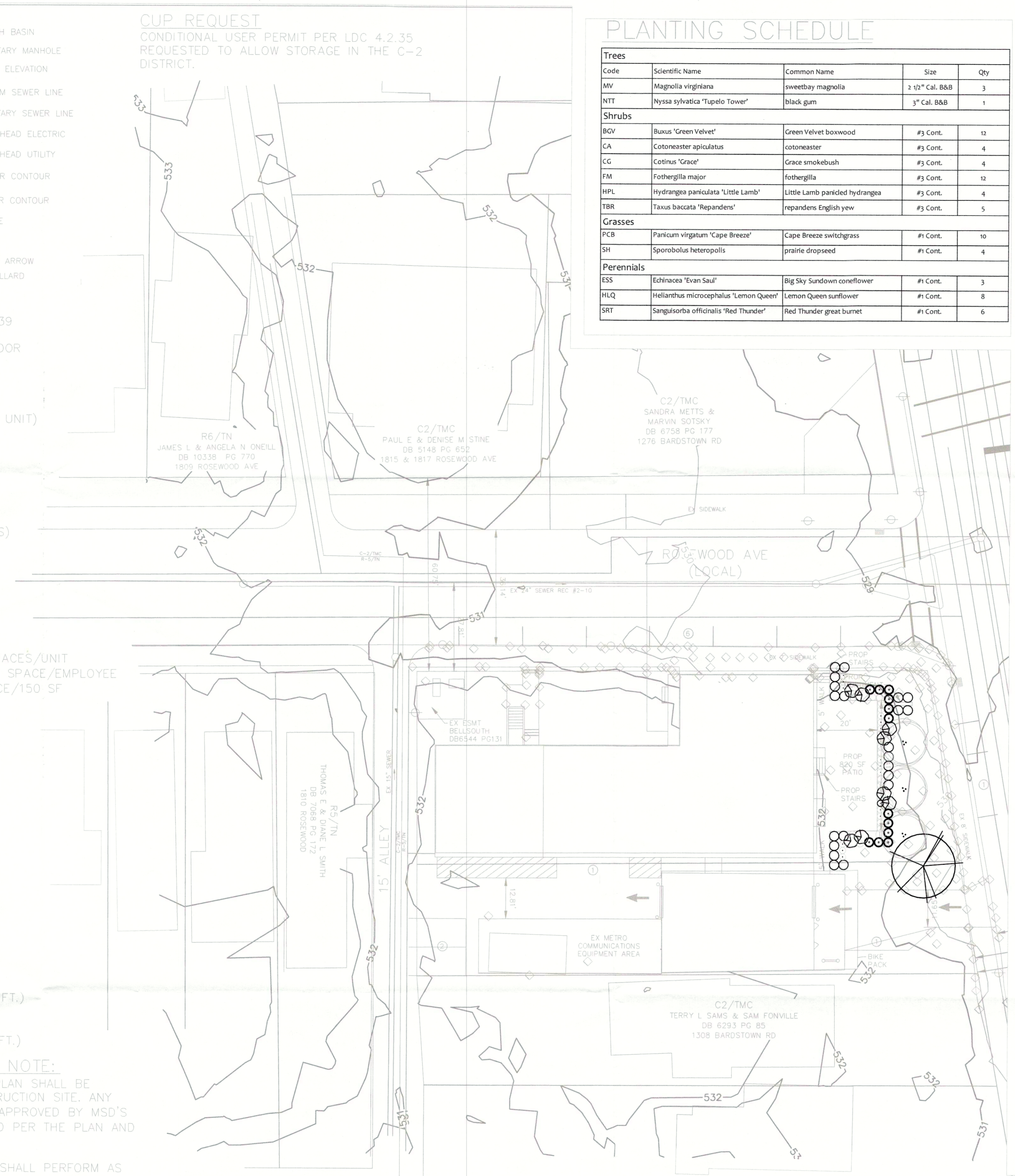
DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING AREAS ARE SEEDDED AND STABILIZED.

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 SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW - WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

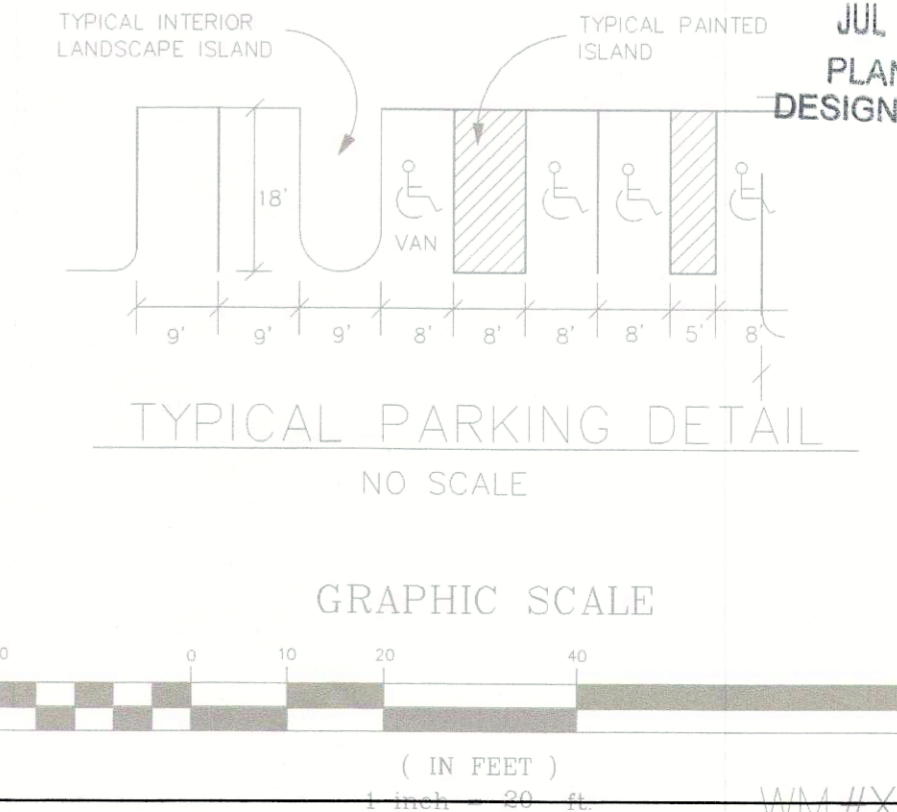
SEDIMENT - LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.



**GENERAL NOTES**

- ALL PARKING AND MANEUVERING AREAS ARE TO BE EITHER ASPHALT OR CONCRETE SURFACES.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- BEARINGS AND DISTANCES SHOWN HEREON DO NOT CONSTITUTE A BOUNDARY SURVEY.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY PROPERTY SERVICE CONNECTION. WASTE WATER TREATMENT PROVIDED BY MORRIS FORMAN TREATMENT PLANT.
- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE. ALL DISTURBED AREAS TO BE SEEDDED.
- SITE IS NOT LOCATED IN THE FLOODPLAIN PER FIRM MAP NUMBER 21111C0043E, DATED DECEMBER 5, 2006.
- PROPOSED 3' SCREENWALL TO BE MASONRY, CONCRETE OR STONE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- DUMPSTER ENCLOSURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- SIGNAGE TO COMPLY WITH LOCAL ZONING REQUIREMENTS.
- ALL PARKING SPACES TO BE 9' X 18' TYP, EXCEPT AS OTHERWISE NOTED.
- CONSTRUCTION PLANS, BOND, AND KTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.



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