

SITE DATA

LAND USE
SITE ADDRESS: 1237 & 1239 BARDSTOWN ROAD 40205
TAX BLOCK & LOT: T.B. 75E; T.L. 12 & 13
EXISTING ZONING DISTRICT: (C2)
EXISTING FORM DISTRICT: TRADITIONAL MARKETPLACE
EXISTING USE: RESTAURANT
PROPOSED USE: RETAIL/RESTAURANT
EXISTING PARCEL AREA: 0.332 ACRE
DEED BOOK & PAGE: 6808x771

BUILDING DATA
BUILDING HEIGHT: 20'-4"
BUILDING FOOTPRINT: 5,671 S.F.
GROSS FLOOR AREA: 5,671 S.F.
FLOOR TO AREA RATIO: 0.40

PARKING CALCULATIONS
5,098 S.F. RESTAURANT = 598 S.F. PATIO
MIN REQUIRED (1/250 S.F.): 23 SPACES
10% REDUCTION FOR TRANSIT: -2 SPACES
20% REDUCTION FOR GREEN DESIGN: -5 SPACES
(1/2 MILE WITHIN 10 SERVICES & TARC ROUTE 17) 16 SPACES

MAX PERMITTED (1/125 S.F.) 46 SPACES

PARKING LOT: 13 SPACES
ON STREET PARKING: 4 ON STREET SPACES
TOTAL PARKING PROVIDED: 17 SPACES
ACCESSIBLE PARKING PROVIDED: 2 ADA, 1 VAN ACCESSIBLE
BIKE PARKING REQUIRED: 2 LONG TERM INDOORS; 2 SHORT TERM

TREE CANOPY CALCULATIONS
SITE AREA: 14,167 S.F.
TREE CANOPY CATEGORY: CLASS A
EXISTING TREE COVERAGE: 0-40%
PRESERVED TREE CANOPY: 0% (0 S.F.)
NEW TREE CANOPY REQUIRED: 10% (1,146 S.F.)
TOTAL TREE CANOPY REQUIRED: 10% (1,146 S.F.)

ILA/VUA CALCULATIONS
VEHICULAR USE AREA: 3,881 S.F.
INTERIOR LANDSCAPE AREA REQUIRED (0%): 0 S.F.
ILA TREES REQUIRED/PROVIDED: 0 TREES

EPSC DATA (IN DISTURBED AREA)
EXISTING IMPERVIOUS AREA: 13,855 S.F.
PROPOSED IMPERVIOUS AREA: 12,795 S.F.
DECREASE IN IMPERVIOUS: 4.6% (1,060 S.F.)
SENSITIVE FEATURES: NONE
SOIL TYPE: Ua
HYDROLOGIC SOIL GROUP: ASSUMED C

SETBACKS
FRONT/STREET SIDE: 0' MIN., 15' MAX.
SIDE: 0'
REAR: 5'

AGENCY NOTES

- MSD
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES
 - SANITARY SEWER WILL UTILIZE EXISTING PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WQTC.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.
 - NO INCREASE OF STORM WATER TO THE REAR ALLEY. EVALUATION OF THE ELEVATION OF 1222 CHEROKEE ROAD GARAGE DOOR OPENING MAY BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

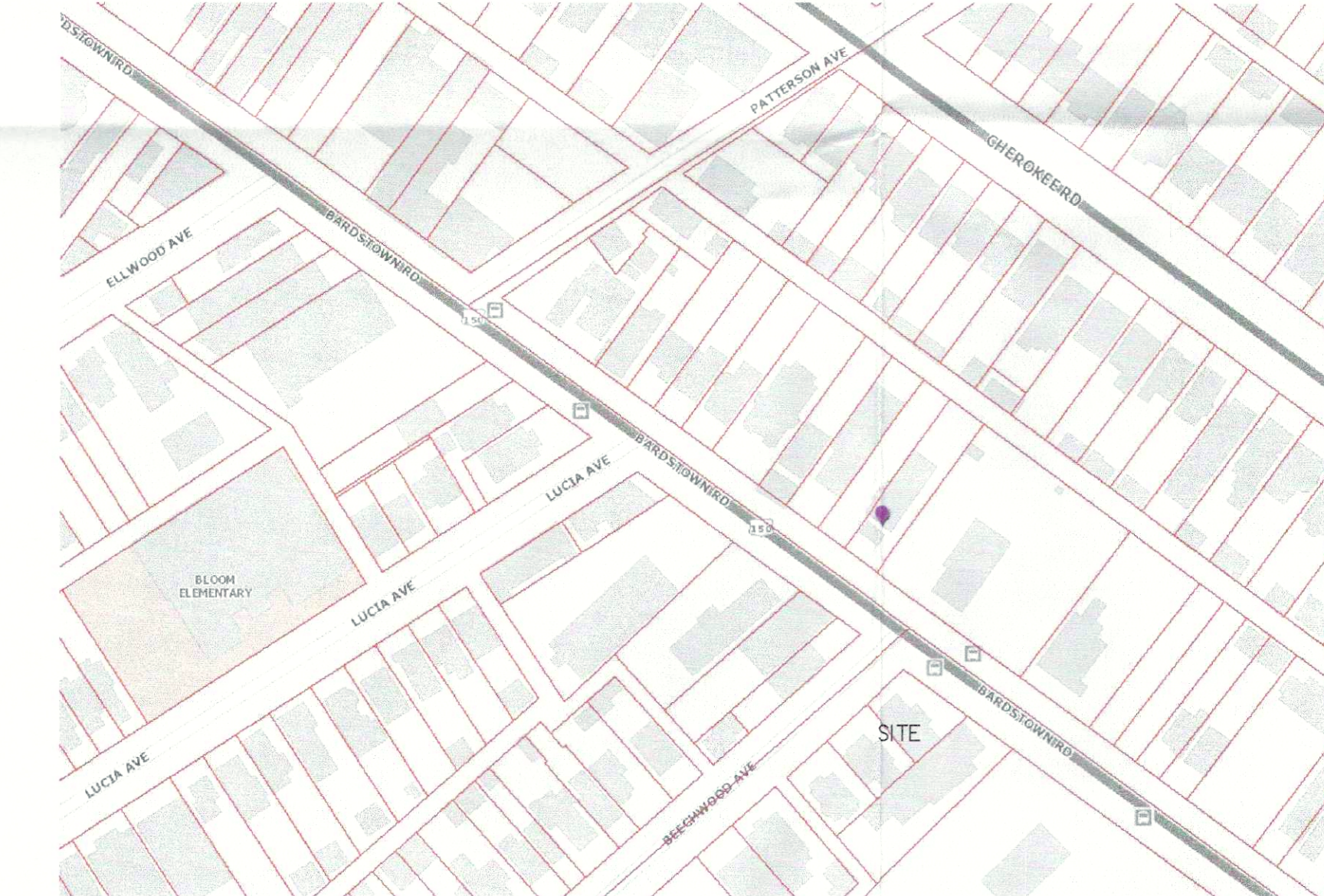
- APCD
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

- HEALTH DEPARTMENT
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

- PDS
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
 - ALL SIGNAGE SHALL COMPLY WITH CHAPTER 8 OF THE LDC.

- MPW
- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

VICINITY MAP (LOJIC)



LEGEND

Property Boundary	Gas Meter	Bollard
Landscape Buffer Area/Setback	Gas Valve	Sign
Form District	Utility Pole	Bore Hole
Topo	Light Pole	Shrub
Drainage Arrow	Water Valve	Tree
		Underground Elec.
		Overhead Utility
		Guard Rail

RECEIVED
OCT 28 2019
PLANNING &
DESIGN SERVICES

19-CAT2-0024, WM# 12044

La Bamba Redevelopment

Category 2B Development Plan
1237 Bardstown Road
Louisville, Kentucky 40205

A&M Real Estate Ptnr
1905 Glenn Park Drive
Champaign IL 61821

REV #	DATE	DESCRIPTION
1	10/07/2019	Agency Revisions
2	10/01/2019	Agency Revisions
3	10/05/2019	Agency Revisions

Development Plan
Job No: 19333.000
Date: September 16, 2019

Scale: 1" = 10'
Drawn By: AWB
Checked By: AWB

Drawing Title:
La Bamba
Redevelopment
Category 2B
Development
Plan

Drawing No:
1 of 1

19-CAT2-0024

Seals