

VICINITY MAP

LEGEND	
<b>EXISTING</b>	<b>PROPOSED</b>
--- EXISTING TOPO	S STORM SEWER
--- SETBACK	SS SANITARY
--- LBA LANDSCAPE BUFFER AREA	■ STORM STRUCTURE
--- SS SANITARY SEWER	<== DRAINAGE ARROW
--- LOCAL FLOODPLAIN	○ TREE
--- FEMA FEMA FLOODPLAIN	
--- FORM DISTRICT	
--- TREELINE TBR	
--- TREELINE	

**SITE DATA**

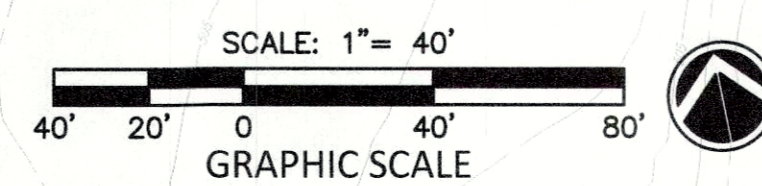
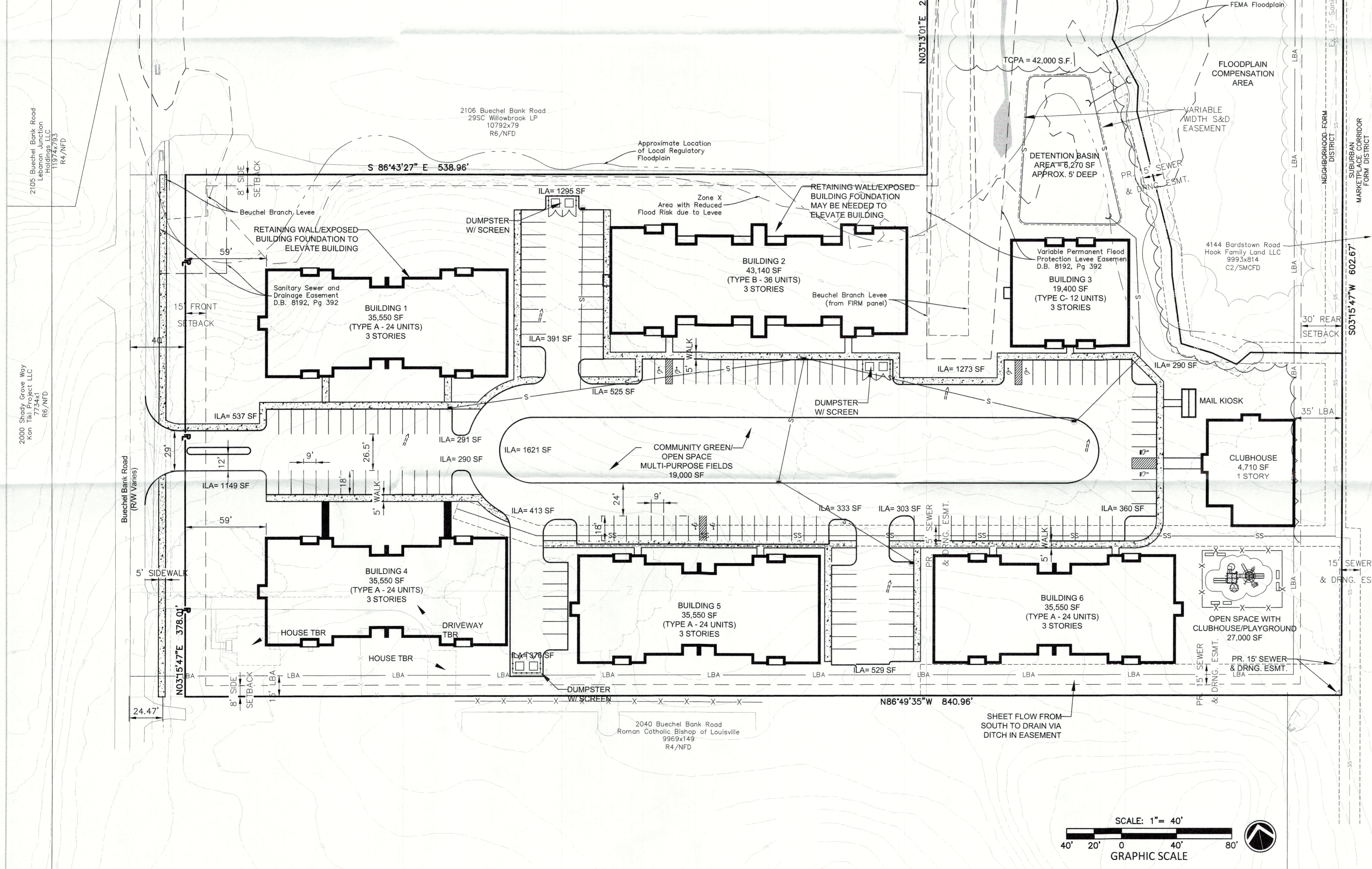
LAND USE	2100/2044 BUECHEL BANK ROAD & 4134 R BARDSTOWN ROAD 40218
TAX BLOCK & LOT:	T.B. 618; T.L. 39, 38, 117
EXISTING ZONING DISTRICT:	R6
PROPOSED FORM DISTRICT:	NEIGHBORHOOD
EXISTING/PROPOSED FORM DISTRICT:	VACANT (FORMERLY SINGLE FAMILY)
PROPOSED USE:	MULTI-FAMILY
PROPOSED PARCEL AREA:	8.85 ACRES
DEED BOOK & PAGE:	9993X817, 9993X805, 9993X802
<b>BUILDING DATA/OPEN SPACE</b>	
BUILDING HEIGHT:	45'
ADDITIONAL 5' SETBACK IS PROVIDED, GRANTING 10' ADDITIONAL BUILDING HEIGHT PER 5.3.1***	
BUILDING FOOTPRINT:	72,957 S.F.
GROSS FLOOR AREA:	209,450 S.F.
FLOOR TO AREA RATIO:	0.54
DENSITY PERMITTED (17.42 DU/ACRE):	157 UNITS
DENSITY PROVIDED:	144 UNITS (16.27 UNITS/ACRE)
OPEN SPACE REQUIRED:	39,335 S.F. (10%)
OPEN SPACE PROVIDED:	46,000 S.F. (11.9%)
<b>PARKING CALCULATIONS</b>	
MINIMUM PARKING REQUIRED (1 SPACE/1 UNIT):	144 SPACES
MAXIMUM PARKING PERMITTED (2 SPACES/1 UNIT):	288 SPACES
PARKING PROVIDED:	152 SPACES
ACCESSIBLE PARKING PROVIDED:	8 SPACES (2 VAN)
<b>TREE CANOPY CALCULATIONS</b>	
SITE AREA:	385,496 S.F.
EXISTING TREE COVERAGE:	49% (189,041 S.F.)
PRESERVED TREE CANOPY:	10.8% (42,000 S.F.)
NEW TREE CANOPY REQUIRED:	24.2% (93,290 S.F.)
TOTAL TREE CANOPY PROVIDED:	35% (134,924 S.F.)
MINIMUM TREES TO BE PROVIDED:	78 TYPE A TREES
<b>ILAVUA CALCULATIONS</b>	
VEHICULAR USE AREA:	65,168 S.F.
INTERIOR LANDSCAPE AREA REQUIRED (7.5%):	4,888 S.F.
INTERIOR LANDSCAPE AREA PROVIDED:	8,681 S.F.
ILA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED:	20 TREES
<b>EPSC DATA (IN DISTURBED AREA)</b>	
EXISTING IMPERVIOUS AREA:	4,407 S.F.
PROPOSED IMPERVIOUS AREA:	148,928 S.F.
INCREASE IN IMPERVIOUS AREA:	144,521 S.F.
SENSITIVE FEATURES:	FLOODPLAIN, HYDRIC SOIL, ISOLATED WETLAND
SOIL TYPE:	PRIMARILY SILT LOAM: CaC2, Ne, UaC, UmC
HYDROLOGIC SOIL GROUP:	ASSUMED C
<b>PRELIMINARY DETENTION CALCULATION</b>	
EXISTING C:	0.23
PROPOSED C:	0.51
AC:	0.28
0.28 x 2.8 x 8.85 / 12 = 0.58 ACRE-FEET	22,216 CF

**AGENCY NOTES**

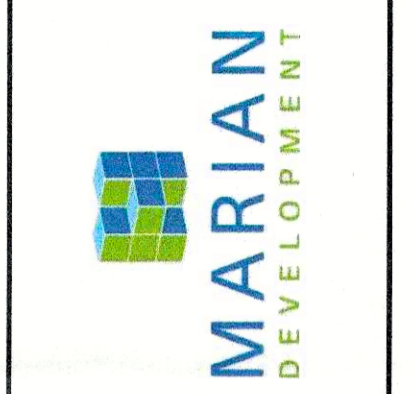
- MSD
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES.
  - SANITARY SEWER WILL BE NEW LATERAL EXTENSION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WQTC.
  - ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
  - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT 1.5 TO 1.
  - LOWEST FINISHED FLOOR TO BE AT OR ABOVE 496.00 AND LOWEST MACHINERY TO BE AT OR ABOVE 497.00.
  - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
  - KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
  - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
  - ACOE APPROVAL MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
  - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
  - MSD FLOOD PROTECTION DEPARTMENT APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. ADDITIONAL COMMENTS MAY FOLLOW AT THE CONSTRUCTION PLAN REVIEW PHASE.
  - ACOE APPROVAL REQUIRED FOR ANY REQUIRED WORK WITHIN THE EASEMENT FOR THE EXISTING FLOODWALL/FLOOD PROTECTION SYSTEM FOR 2106 BUECHEL BANK ROAD.

- 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.
  - GEOTECHNICAL INVESTIGATION WAS CONDUCTED RICHARD A. LINKER, PE ON 8/16/21 AND KARST FEATURES WERE NOT ENCOUNTERED.
  - WITHIN 90 DAYS OF A REQUEST BY THE PLANNING DIRECTOR, A PEDESTRIAN CONNECTION SHALL BE MADE FROM THE SUBJECT SITE TO THE COMMERCIAL PROPERTY TO THE EAST.
- 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.
  - CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
  - COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.



RECEIVED  
NOV 23 2021  
PLANNING & DESIGN SERVICES



**Flats at Bardstow**  
Rezoning  
2100/2044 Buechel Bank Road & 4134 R Bardstown Road  
Louisville, Kentucky 40218  
Owner:  
Hook Family Land LLC  
4144 Bardstown Road  
Louisville, Kentucky 40218

REV #	DATE	DESCRIPTION
1	10/16/2021	Agency Revisions
2	11/09/2021	Agency Revisions
3	11/22/2021	Agency Revisions

Job No:	21335.000
Date:	September 20, 2021
Scale:	1"=40'
Drawn By:	AWB
Checked By:	AWB
Drawing Title:	Flats at Bardstown Rezoning Plan
Drawing No:	1 of 1