

artley Plot Date: January 11, 2022 9:18 AM e: U:\21335.000 - Flats at Bardstown\Civil Site\Drawings\Development Plans\21335_Rezone (2022-

	SITE DATA	ng ²⁰⁴
	LAND USESITE ADDRESS:2100/2044 BUECHEL BANK ROAD & 4134 R BARDSTOWN ROAD 40218TAX BLOCK & LOT:T.B. 618; T.L. 39, 38, 117EXISTING ZONING DISTRICT:R4 R6PROPOSED FORM DISTRICT:R6 R6EXISTING/PROPOSED FORM DISTRICT:NEIGHBORHOOD	Engineering Planning Planning Linternet: www.qk4.com Georgia • Tennessee
200. 2010	EXISTING USE: PROPOSED USE: PROPOSED PARCEL AREA: DEED BOOK & PAGE: BUILDING DATA/OPEN SPACE	1046 E. Chestnut Street, L Phone: 502-585-2222 Kentucky · Indiana ·
Ex. 15' Sewer & Drng. Esmt.	BUILDING HEIGHT:45'ADDITIONAL 5' SETBACK IS PROVIDED, GRANTING10' ADDITIONAL BUILDING HEIGHT PER 5.3.1***BUILDING FOOTPRINT:72,957 S.F.GROSS FLOOR AREA:209,450 S.F.FLOOR TO AREA RATIO:0.54DENSITY PERMITTED (17.42 DU/ACRE):157 UNITSDENSITY PROVIDED:144 UNITS (16.27 UNITS/ACRE)	CTURE
507-8	OPEN SPACE REQUIRED:39,335 S.F. (10%)OPEN SPACE PROVIDED:46,000 S.F. (11.9%)PARKING CALCULATIONS46,000 S.F. (11.9%)MINIMUM PARKING REQUIRED (1 SPACE/1 UNIT):144 SPACESMAXIMUM PARKING PERMITTED (2 SPACES/1 UNIT):288 SPACES	
ver Record #0650	PARKING PROVIDED149 SPACESACCESSIBLE PARKING PROVIDED8 SPACES (2 VAN)TREE CANOPY CALCULATIONS385,496 S.F.SITE AREA:385,496 S.F.EXISTING TREE COVERAGE:49% (189,041 S.F.)PRESERVED TREE CANOPY:10.8% (42,000 S.F.)	
15"-Sanitary Sew	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.ILA/VUA CALCULATIONS65,168 S.F.	AARI
	INTERIOR LANDSCAPE AREA REQUIRED (7.5%):4,888 S.F.INTERIOR LANDSCAPE AREA PROVIDED:7,750 S.F.ILA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED:20 TREESEPSC DATA (IN DISTURBED AREA)4,407 S.F.EXISTING IMPERVIOUS AREA:4,407 S.F.	Seals
ob-FORM	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, UahC, UmC HYDROLOGIC SOIL GROUP: ASSUMED C	
MARKETPLACE CORRIGINATION	PRELIMINARY DETENTION CALCULATIONEXISTING C: 0.23 PROPOSED C: 0.51 ΔC : 0.28 $0.28 \times 2.8 \times 8.85 / 12 = 0.58$ ACRE-FEET $22,216$ CF	'n Road
SS	AGENCY NOTES	DVN Bardstow 8
30' REAR SETBACK Soj LBA	 MSD 1. 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 2. SANITARY SEWER WILL BE NEW LATERAL EXTENSION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WQTC. 3. ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. 4. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL. 5. ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT 1.5 TO 1. 6. LOWEST FINISHED FLOOR TO BE AT OR ABOVE 496.00 AND LOWEST MACHINERY TO BE AT OR ABOVE 497.00. 7. 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. 8. KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. 	Flats at Bardstown Rezoning 2100/2044 Buechel Bank Road & 4134 R Bardstown Road Louisville, Kentucky 40218 Owner: Hook Family Land LLC 4144 Bardstown Road Louisville, Kentucky 40218 Louisville, Kentucky 40218
15' SEWER & DRNG. ESMT	 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. 	DESCRIPTION Agency Revisions Agency Revisions Agency Revisions Entrance Modification Post Planning Commission Revisions
	 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 	DATE 10/18/2021 11/08/2021 11/22/2021 12/30/2021 01/11/2022
t ss	 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. 	# - N M ✓ ∅ Rezoning Plan Job No: 21335.000
	 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. 	Date:September 20, 2021Scale:1"=40'Drawn By:AWBChecked By:AWBDrawing Title:Flats at
	 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. 	Bardstown Rezoning Plan
	JAN 11 2022 PLANNING & 21-ZONE-0127, Sub#1093 / 21 1131 DESIGN SERVICES 21-ZONE-0127, Sub#1093 / 21 1131	Drawing No: 1 of 1
	21-7	20ne-0127

Binding Elements:

- The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's for review and approval; any changes/additions/alterations not so referred shall not be valid.
- 2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
- 3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
- 4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. A minor subdivision plat or legal instrument shall be recorded dedicating additional right-of-way to Buechel Bank Road to provide a total of 40 feet from the centerline. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.
 - d. A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.
 - e. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
 - f. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the January 6, 2022 Planning Commission meeting. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.

- 5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
- 6. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
- 7. Upon the development of the adjacent commercial property to the east as retail, restaurant, office, residential or any other use determined by the Planning Director, and within 90 days of a request by the Planning Director, a pedestrian connection shall be made by the developer from the subject site to the commercial property to the east.