

## 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 (BEST MANAGEMENT PRACTICES) 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 DRAINAGE AREAS ARE SEED 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 SEED, 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 DAYS AFTER THE ACTIVITY HAS CEASED.

## SITE PLAN NOTES:

- ALL CONSTRUCTION MUST CONFORM TO LOUISVILLE METRO, JEFFERSON COUNTY, AND STATE OF KENTUCKY STANDARDS.
- EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE DEMO / SITE CONTRACTOR IS TO DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- SAW CUT EXISTING CONCRETE AND ASPHALT SURFACES FOR REMOVAL AS NOTED.
- THE CONCRETE PROPOSED TO BE SAWCUT SHALL BE SAWCUT TO THE NEAREST CONCRETE JOINT BEYOND THE LIMITS ILLUSTRATED. NOTIFY ENGINEER IF JOINT IS OVER ONE (1) FOOT FROM LINE SHOWN.
- ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL DIMENSIONS, UNLESS NOTED OTHERWISE ARE TO THE EDGE OF PAVEMENT. ALL RADII ARE FIVE (5) FEET, UNLESS OTHERWISE DIMENSIONED ON THIS SHEET.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT DOCUMENTS.
- DENSE GRADED AGGREGATE BASE COURSE SHALL BE COMPACTED IN TWO SEPARATE COURSES.
- ASPHALT SHALL BE CLASS II, TYPE A.
- TACK COAT SHALL BE APPLIED AT THE RATE OF 0.1 GALLON PER SQUARE YARD WITH THE INSTALLATION OF SURFACE ASPHALT WHEN FINAL PAVING HAS BEEN DELAYED FROM BASE INSTALLATION. TACK COAT THE EDGE OF THE EXISTING ASPHALT TO ENSURE ADHESION BETWEEN THE PROPOSED AND EXISTING ASPHALT.
- IF ANY UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION, EXTREME CAUTION SHOULD BE EXERCISED AND THE UTILITY COMPANY NOTIFIED IMMEDIATELY. ANY DAMAGES SHALL BE REPAIRED IMMEDIATELY AT THE DIRECTION OF THE UTILITY COMPANY INCLUDING TEMPORARY AND PERMANENT WORK.
- AN APPROVED JOINT SEALER, IN ACCORDANCE WITH KENTUCKY DEPT. OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTING LATEST EDITION, IS TO BE USED TO SEAL ALL JOINTS BETWEEN NEW PAVEMENT AND EXISTING PAVEMENT.
- SAW CUT EXISTING PAVEMENT TO CREATE A SMOOTH UNDAUNAGED EDGE AGAINST WHICH NEW PAVEMENT SHALL BE CONSTRUCTED.
- THE SITE CONTRACTOR SHALL PROVIDE ALL NECESSARY CONTROL POINT, SURVEY AND CONSTRUCTION STAKING FOR CONSTRUCTION PURPOSES.
- WHEN ROCK IS ENCOUNTERED NEAR ROADBED ELEVATION, THE MATERIALS WILL BE EXCAVATED TO A MINIMUM DEPTH OF TWELVE (12) INCHES BELOW SUBBASE ELEVATION. THE ROCK SURFACE SLOPED TO DRAIN, BACKFILLED WITH SELECT MATERIAL AND COMPACTED IN ACCORDANCE WITH THE KENTUCKY STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES. ANY OTHER SUITABLE MATERIALS ENCOUNTERED SHALL BE REMOVED TO A DEPTH AND WIDTH AND BACKFILLED WITH ACCEPTABLE MATERIALS AT THE DISCRETION OF THE ENGINEER.
- THE SITE CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIAL, EQUIPMENT, TOOLS AND SERVICES REQUIRED TO COMPLETE CONSTRUCTION AND MATERIAL TESTING FOR THE WORK. ALL WORK SHALL BE PERFORMED IN A SAFE AND REASONABLE WORKING MANNER IN ACCORDANCE WITH THE BEST PRACTICES AND PROCEDURES.
- THE SITE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES, REGULATIONS AND REQUIREMENTS NECESSARY TO COMPLETE THE WORK. THIS INCLUDES PROVISIONS FOR MAINTENANCE OF TRAFFIC, CONSTRUCTION AND THE OCCUPATIONAL SAFETY AND HEALTH ACT.
- ALL EXISTING TRAFFIC WARNING AND REGULATORY SIGNING WILL BE LOCATED, MAINTAINED DURING ALL CONSTRUCTION ACTIVITIES AND IMMEDIATELY REPLACED AFTER CONSTRUCTION IS COMPLETED BY THE SITE CONTRACTOR.
- ALL CONCRETE SHALL BE CLASS A UNLESS OTHERWISE SPECIFIED.
- THE DEVELOPER WILL UTILIZE A REGISTERED GEO-TECHNICAL ENGINEER TO TEST, VERIFY AND REPORT TO PROVIDE SATISFACTORY ASSURANCE OF EMBANKMENT AND PAVEMENT STABILITY. ALL EMBANKMENT, RETAINING WALL SECTIONS WILL BE TESTED AT ONE (1) FOOT LAYERS.
- ANY UNSUITABLE SOILS AND OTHER MATERIALS ENCOUNTERED DURING CONSTRUCTION OF THE ROADWAY SECTION WILL BE REMOVED TO THE DEPTH AND WIDTH SPECIFIED BY THE ENGINEER. THE EXCAVATION WILL BE BACKFILLED WITH SELECTED MATERIALS AND COMPACTED IN ACCORDANCE WITH EMBANKMENT SPECIFICATIONS.

## PROJECT DATA:

PROPERTY SIZE  
6,043.38 S.F. / 0.14 AC.  
EXISTING USE  
VACANT BUILDING  
EXISTING ZONING  
C-2  
EXISTING FORM DISTRICT  
TRADITIONAL MARKETPLACE CORRIDOR FORM DISTRICT  
PROPOSED USE  
MIXED-USE (RESTAURANT AND 2 APARTMENT UNITS)  
PROPOSED ZONING  
UNCHANGED  
PROPOSED FORM DISTRICT  
UNCHANGED  
EXISTING BUILDING SIZE  
4,408 S.F. ± (2 STORY)  
1,553 S.F. ± (621 S.F. FIRST FLOOR & 932 S.F. SECOND FLOOR)  
PROPOSED EXPANSION  
5,961 S.F. ± (2 STORIES, 3,246 S.F. RESTAURANT & 2,715 S.F. 1 APARTMENT W/5 ROOMS)  
TOTAL BUILDING SIZE  
7,114 DWELLING UNITS / AC.  
(5 BEDROOM 145 DWELLING UNITS / AC. ALLOWED)  
FLOOR AREA RATIO (F.A.R.)  
0.99 F.A.R. (5.0 MAX.)  
MIN. LOT SIZE  
0 S.F. (PROVIDED 6,043.38 S.F.)  
MIN. LOT WIDTH  
NONE (PROVIDED 33.3')  
STREET SIDE YARD SETBACK  
15' FRONT YARD / 3' STREET SIDE YARD (PROVIDED 19.7')  
MAX. FRONT YARD  
25' (PROVIDED 19.7')  
MIN. NORTH SIDE YARD  
0' (PROVIDED 0.3')  
MIN. SOUTH SIDE YARD  
0' (PROVIDED 3.2') - VARIANCE REQUEST  
MIN. REAR YARD  
5' (PROVIDED 47.1')  
MAX. BUILDING HEIGHT  
45' (PROVIDED 33.3', 2 STORIES)  
MIN. PARKING SPACES (RESTAURANT)  
3 PARKING SPACES  
(1 PARKING SPACE / 1,000 S.F.)  
MAX. PARKING SPACES (RESTAURANT)  
33 PARKING SPACES  
(1 PARKING SPACE / 100 S.F.)  
MIN. PARKING SPACES (APARTMENTS)  
0 PARKING SPACES  
NOT APPLICABLE  
MAX. PARKING SPACES (APARTMENTS)  
2 PARKING SPACES  
(2 PARKING SPACES PER UNIT)  
MIN. PARKING SPACES (TOTAL)  
3 PARKING SPACES  
MAX. PARKING SPACES (TOTAL)  
35 PARKING SPACES  
PARKING SPACES PROVIDED  
3 PARKING SPACES (ONSITE) AND  
1 PARKING SPACE (STREET)  
4 PARKING SPACES TOTAL  
1,017 S.F.  
0 S.F.  
VEHICLE USE AREA  
INTERIOR LANDSCAPE AREA REQ. (0%)  
INTERIOR LANDSCAPE ARE PROVIDED  
0 S.F.

TREE CANOPY  
CANOPY CLASS  
COMMERCIAL (CLASS C)  
LAND AREA  
6,043.38 S.F. / 0.14 AC.  
EX. TREE CANOPY  
0 S.F. (0%)  
PRESERVED TREE CANOPY  
0 S.F. (0%)  
TREE CANOPY AREA % REQ.  
35%  
TREE CANOPY AREA REQ.  
2,115 S.F.  
NEW TREE CANOPY AREA  
0 S.F.  
PROVIDED  
0 S.F.  
O-TYPE "A" TREES  
1,200 S.F. EACH  
TOTAL TREE CANOPY % PROVIDED  
0 S.F. (0%)

## DRAINAGE CALCULATIONS:

SITE DISTURBANCE AREA = 6,043.38 S.F. / 0.14 AC.  
TOTAL SITE AREA = 6,043.38 S.F. / 0.14 AC.  
TOTAL EXISTING IMPERVIOUS AREA = 4,289.00 S.F.  
TOTAL PROPOSED IMPERVIOUS AREA = 5,648.00 S.F.  
TOTAL PROPOSED PERVIOUS AREA = 395 S.F.  
EXISTING RUN-OFF COEFFICIENT = 0.75 (C)  
DEVELOPED RUN-OFF COEFFICIENT = 0.85 (C)

RUNOFF VOLUME CALCS:  
X = CRA/12 FOR 1 HOUR 100 YR. STORM  
= (0.95-0.75) (2.8) (0.14 ACRES) / 12  
= 0.00655 AC.-FT.

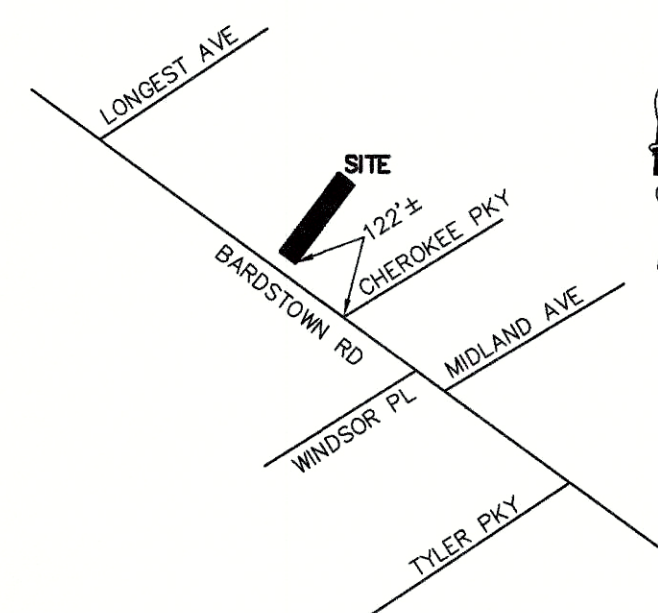
STORM WATER RUN-OFF WILL NOT BE DETAINED THEREFOR THE DEVELOPER SHALL PAY A REGIONAL FACILITY FEE.

## VARIANCE REQUEST

LAND DEVELOPMENT CODE CHAPTER 5, PART 1, SECTION 12.A.2.5 INFILL DEVELOPMENT REGULATIONS - TO ALLOW FOR THE SIDE YARD SETBACK ADJACENT TO RESIDENTIAL USE TO BE REDUCED FROM 5' TO 3.2'.

## WAIVER REQUEST

LAND DEVELOPMENT CODE CHAPTER 5, PART 7, SECTION A TABLE 5.7.1 FORM DISTRICT TRANSITION ZONE STANDARDS - TO ALLOW FOR THE 100' BUFFER BE REDUCED TO 47.1'.



LOCATION MAP NOT TO SCALE

C. R. P. & ASSOCIATES, INC.  
7321 New LaGrange Road, Suite 111  
Louisville, KY 40222  
(502)423-8747

DEVELOPER  
BRBYU, LLC  
95 JIM'S COURT  
FISHERVILLE, KY 40223

OWNER  
BFG REVOCABLE LAND TRUST  
1156 BARDSTOWN RD,  
LOUISVILLE, KY 40204-1359

## PROJECT

1331 BARDSTOWN RD  
COM./RES. MIXED USE  
1331 BARDSTOWN ROAD  
LOUISVILLE, KY 40204-1359  
D.B. 12269, PG. 365  
T.B. 75F, LOT 72

SITE CONSTRUCTION PLANS  
SITE, DEMO AND  
CATEGORY 2B DEVELOPMENT  
PLAN

NO.	DATE	DESCRIPTION
2	11/14/22	PER AGENCY COMMENTS
1	8/17/22	PER AGENCY COMMENTS

DATE  
7.6.22  
SHEET NO.  
2 OF 4

