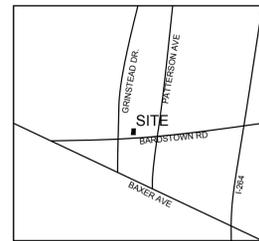


GENERAL NOTES

- MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION. DOWNSPOUTS FROM NEW BUILDINGS TO OUTLET ON SURFACE.
- ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL COMPLY WITH MSD'S WASTEWATER/STORMWATER DISCHARGE REGULATIONS (WDR) AND MSD'S FATS, OILS & GREASE (FOG) MANAGEMENT POLICY.
- ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL CONTACT MSD PRIOR TO CONDUCTING PRIVATE PLUMBING WORK AT THE MULTI-UNIT SITE.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- NO INCREASE OF STORM WATER TO THE REAR ALLEY AS A RESULT OF THE PROJECT.
- EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX-INCH SANITARY SEWER.
- OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND 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.
- POOL, POOL EQUIPMENT ROOM AND SPRAY PARKS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT FOR SEPARATE APPROVALS.
- ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.
- HOTELS MUST COMPLY WITH 902 KAR 7:010.
- MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.



LOCATION MAP

NOT TO SCALE NORTH

PROPERTY INFO

PARCEL ID: 075D 0008 0009
 ZONING: C2
 FORM DISTRICT: TMC
 OVERLAY DISTRICT: BARDSTOWN ROAD
 HISTORIC SITE: NO
 CONSTRUCTION TYPE: A-2, R-2
 USE GROUP: RETAIL
 EXISTING USE: HOTEL / BAR
 PROPOSED USE: HOTEL / BAR
 GROSS SITE AREA: 18,050 SQ FT
 ACRES: .3975

BUILDING FOOTPRINT: 15 FT
 FRONT YARD SETBACK: NONE
 SIDE YARD SETBACK: 5 FT
 REAR YARD SETBACK: 49'-8"
 PROPOSED BUILDING HEIGHT: 54'-4"
 ELEVATOR PENTHOUSE

EXISTING IMPERVIOUS AREA: 18,050 SQ FT
 PROPOSED IMPERVIOUS AREA: 16,614 SQ FT
 NET DECREASE OF IMPERVIOUS AREA: 1,436 SQ FT

075D 0008 0009
 C2
 TMC
 BARDSTOWN ROAD
 NO
 A-2, R-2
 RETAIL
 HOTEL / BAR
 18,050 SQ FT
 .3975 ACRES

4,743 SQ FT
 15 FT
 NONE
 5 FT
 49'-8"
 54'-4"

18,050 SQ FT
 16,614 SQ FT
 1,436 SQ FT

OWNER

HENSLEY ASSOCIATES
 1125 BARDSTOWN ROAD
 LOUISVILLE KY 40204
 DUSTIN HENSLEY 502.442.5151
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SCOPE OF WORK

CONSTRUCT HOTEL W/ BAR & RESTAURANT AND PARKING AS SHOWN

SQUARE FOOTAGES

| | |
|--------------------------------------|---------------------|
| PROPOSED HOTEL: (1ST FLOOR) | 596 SQ FT |
| PROPOSED HOTEL: (2ND-5TH FLOORS) | 20,213 SQ FT |
| TOTAL PROPOSED HOTEL | 20,809 SQ FT |
| PROPOSED BAR/RESTAURANT INTERIOR | 3,874 SQ FT |
| PROPOSED BAR/RESTAURANT PATIO | 2,082 SQ FT |
| TOTAL PROPOSED BAR/RESTAURANT | 5,956 SQ FT |

OCCUPANCY CALCULATIONS

| | |
|---|-------------------|
| STANDING LOUNGE AREA (2,280 SQ FT) @ 1:7 | 326 PEOPLE |
| BUSINESS AREA (1,357 SQ FT) @ 1:100 | 14 PEOPLE |
| FRONT PATIO (1,439 SQ FT) @ 1:7 | 205 PEOPLE |
| RAISED DECK & STAIR (644 SQ FT) @ 1:15 | 42 PEOPLE |
| TOTAL BAR/RESTAURANT OCCUPANCY | 587 PEOPLE |
| HOTEL SPACE (20,809 SQ FT) PEOPLE @ 1:200 | 104 PEOPLE |
| TOTAL BUILDING OCCUPANCY | 691 PEOPLE |

PARKING SUMMARY

| | | |
|---|--|------------------------------|
| BAR/RESTAURANT SPACES (6,956 SQ FT) | MIN @ (1:250) 23.8 SPACES | MAX @ (1:100) 59.5 SPACES |
| 40 UNITS HOTEL SPACES | MIN @ 1 PER UNIT 40 SPACES | MAX @ 1.5 PER UNIT 60 SPACES |
| TOTAL PARKING PER USE | | 64 SPACES |
| REDUCTIONS | TARC @ 10% GREEN DEVELOPMENT DESIGN @ 20% | -19 SPACES |
| TOTAL PARKING REQUIRED | | 45 SPACES |
| ON-SITE PARKING PROVIDED (NON RESTRICTED) | | 19 SPACES |
| ON-SITE ADA PARKING | | 2 SPACES |
| ON-STREET PROVIDED (RESTRICTED) | | 2 SPACES |
| TOTAL PARKING PROVIDED | | 23 SPACES |
| TOTAL PARKING WAIVER REQUIRED | | 22 SPACES |

VUA/ILA DATA

| | |
|--|--------------------|
| VEHICLE USE AREA: | 7,723 SQ FT |
| PARKING ALONG DRIVE LANE: SPACES 8-14: | 624 SQ FT |
| VEHICLE USE AREA UNDER BUILDING: | 861 SQ FT |
| TOTAL VEHICLE USE AREA OPEN TO SKY: (7,723 - 1,745) | 5,978 SQ FT |
| PER 10.2.12 VUA <6,000 SF HAS NO ILA REQUIREMENT | |
| LANDSCAPE BUFFER AREAS PROVIDED: | 1,029 SQ FT |
| PATIO & INTERIOR LANDSCAPE AREAS: | 407 SQ FT |
| TOTAL LANDSCAPE AREAS: | 1,436 SQ FT |
| TOTAL IMPERVIOUS AREA: | 16,614 SQ FT |

TREE CANOPY CALCULATIONS

| | |
|---|---------------------------|
| TOTAL SITE AREA | 18,050 SQ FT |
| SITE TOTAL TREE CANOPY REQUIREMENT(6%) | 903 SQ FT |
| FRONT 'TYPE C' (>1.75" < 3" CALIPER) (106 SF X 1 TREES) | 106 SQ FT |
| REAR 'TYPE B' (>1.75" < 3" CALIPER) (432 SF X 5 TREES) | 2,160 SQ FT |
| PATIO 'TYPE A' TREES (>1.75" < 3") (17 SQ FT X 6 TREES) | 102 SQ FT |
| EXISTING 'TYPE A' TREE (>10" CALIPER) (1,200 SQ FT) | 1,200 SQ FT |
| TOTAL SITE TREE CANOPY PROVIDED | 3,568 SQ FT(19.7%) |

FAR CALCULATIONS

TOTAL BUILDING AREA / GROSS SITE AREA = FAR
 4,743 SQ FT / 18,050 SQ FT = .26

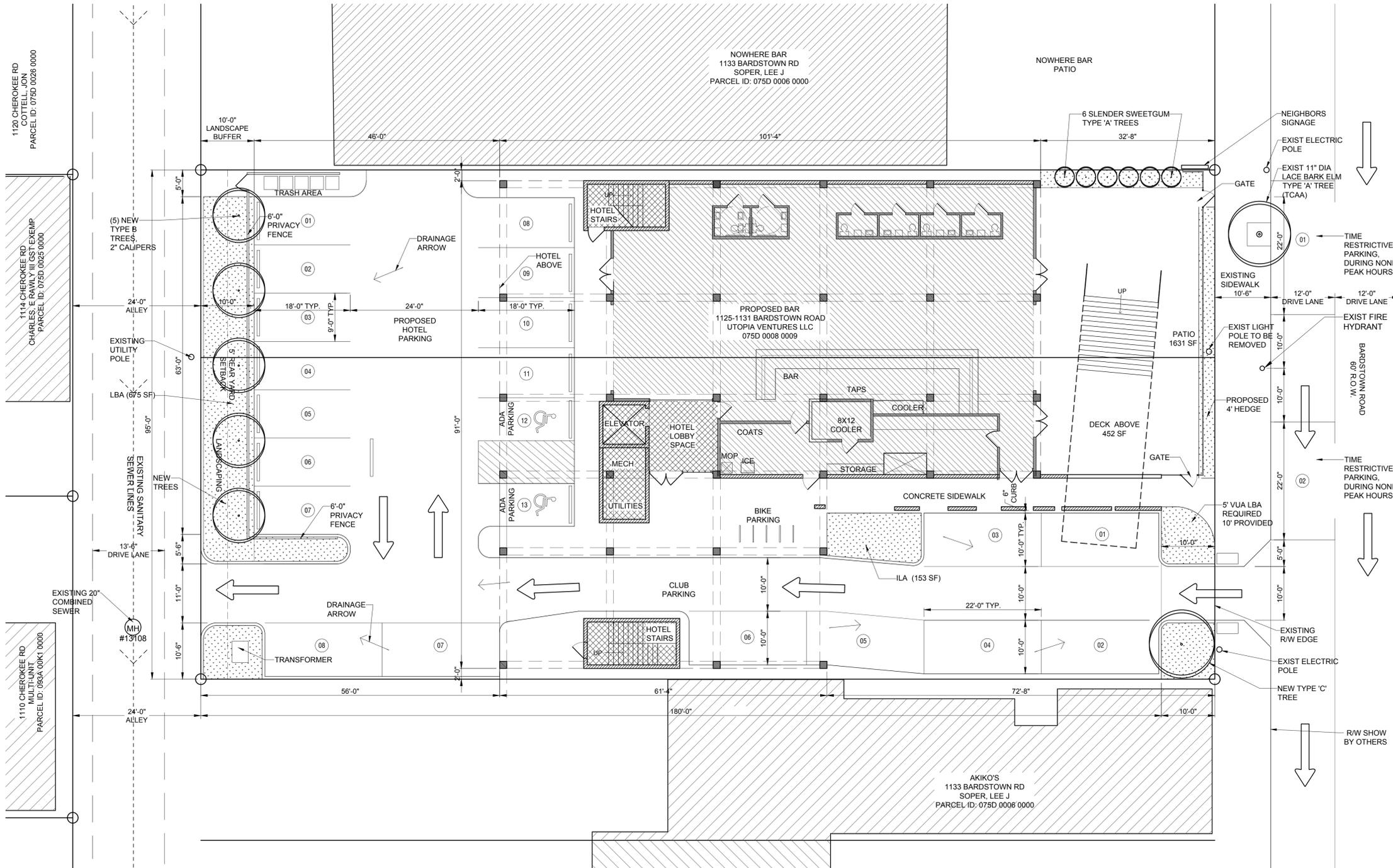
WAIVERS & VARIANCES REQUESTED

PARKING WAIVER (20-PARKWAIVER-0003):
 WAIVER TO REDUCE REQUIRED NUMBER OF PARKING SPACES

VARIANCE (20-VARIANCE-0066) (LDC 5.1.12):
 VARIANCE TO EXCEED MAXIMUM INFILL HEIGHT OF 45' TO 49'-8"

LDC WAIVER (20-WAIVER-0049):
 WAIVER TO REDUCE LBA FROM 15' TO 10'

GENERAL WAIVER (LDC 5.5.1.A.3):
 WAIVER TO ALLOW PARKING SPACES CLOSER TO RW THAN FRONT FACADE



SITE PLAN

SCALE: 1" = 10'-0"

NORTH

THE HENSLEY Hotel & Bar
 DEVELOPMENT PLAN
 1125-1131 BARDSTOWN ROAD LOUISVILLE KENTUCKY 40204

REVISIONS

| | |
|-------|--------------|
| DATE | 09 JULY 2020 |
| SHEET | OF 1 |

w m # 12106