

2552 TALBOTT AVENUE
LOUISVILLE, KENTUCKY 40205

17 OCTOBER 2023

17 OCTOBER 2023
BEV-1

△X
REV-2
30 OCTOBER 2023

drawn by: MF
03 OCTOBER 2023

W1.0

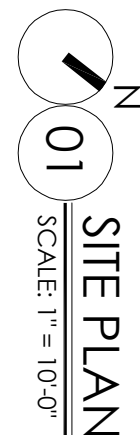
23P08

THIS PROJECT PROPOSES TO DEVELOPE THE EXISTING UNDEVELOPED SITE FOR A NEW 5-STORY (6) UNIT MULTIFAMILY RESIDENTIAL APARTMENT BUILDING. GROUND LEVEL UNITS WILL HAVE PRIVATE PATIOS WHILE UPPER LEVEL UNITS WILL HAVE PRIVATE RECESSED BALCONIES.

SITE IMPROVEMENTS INCLUDE PAVED PARKING FOR (6) SPACES IN ADDITION TO (1) ADA ACCESSIBLE HANDICAP PARKING SPACE.

SITE DATA
PROJECT: TALBOTT AVENUE APARTMENTS
ADDRESS: 2552 TALBOTT AVENUE
LOUISVILLE, KENTUCKY 40205

OWNER:
BON AIR PROPERTIES, LLC
3044 BARDSTOWN ROAD #1133
LOUISVILLE, KY 40205



The diagram illustrates a residential lot layout with the following features and dimensions:

- Property Line:** Indicated by a red dashed line at the top of the lot.
- Neighboring Property Line:** Indicated by a green dashed line to the right of the lot.
- Street Centerline:** Indicated by a dashed line to the right of the lot.
- Outline of New Structure:** A thick black line defining the footprint of the proposed building.
- Existing Fence:** A thin black line located to the right of the new structure's footprint.
- Existing Curb:** A thin black line located to the right of the existing fence.
- New Curb:** A thin black line located to the right of the existing curb.

Dimensions are provided for several key areas:

- Front Yard:** 10' (between the property line and the new structure).
- Side Yard:** 10' (between the new structure and the existing fence).
- Back Yard:** 10' (between the new structure and the existing fence).
- Side Yard (Rear):** 10' (between the existing fence and the neighboring property line).
- Side Yard (Front):** 10' (between the new structure and the street centerline).
- Side Yard (Rear):** 10' (between the existing fence and the street centerline).
- Side Yard (Front):** 10' (between the new structure and the existing curb).
- Side Yard (Rear):** 10' (between the existing fence and the existing curb).
- Side Yard (Front):** 10' (between the new structure and the new curb).
- Side Yard (Rear):** 10' (between the existing fence and the new curb).

ALL ACCESSORY STRUCTURES TO BE SCREENED IN ACCORDANCE WITH LDC10.2.2 & 44.

10'-0" (B2) LEVEL LANDSCAPE BUFFER BETWEEN MULTI-FAMILY AND ADJACENT R3 PROPERTIES WITH 1.5X DENSITY MULTIPLIER.

5'-0" LANDSCAPE BUFFER AT VEHICLE USE AREA. VEHICLE USE AREA (VUA): 2901 SF. INTERIOR LANDSCAPE AREA (ILA): 0.5F (<10 PS)

REQUIRED PRIVATE YARD: 7645 SF x 30% = 2293 SF
PROPOSED REDUCTION OF 2293 SF

W/VAERTO SECTION 5.8.
RELIEF FROM SMALL SECTION OF SIDEWALK
REQUIREMENT ALONG TREVLIAN WAY AT NORTH
CORNER OF PROPERTY.

