

1. DOMESTIC WATER SUPPLY:
THE SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:
A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED:
CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINES OF TREES TO BE PRESERVED. THE FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. EROSION CONTROL:
EROSION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
6. ALL LUMINAIRE SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM ANY LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.9 OF THE LDC.
7. ALL LOADING DOCK AREAS, DUMPMSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
8. ALL EXTERIOR ARCHITECTURE TO BE SCREENED PER CHAPTER 5.6 OF THE LDC.
9. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
10. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
11. ALL EXISTING STRUCTURES AND EXISTING ENTENCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
12. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 06/21/2024 AND A POTENTIAL KARST FEATURE WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE U.S. GEOLOGICAL SURVEY INDICATES THAT THERE IS AN INTENSE KARST POTENTIAL THEREFORE IT IS RECOMMENDED THAT A GEOTECHNICAL CONSULTANT REVIEW, PROVIDE AN ANALYSIS AND SERVICES BE RETAINED DURING CONSTRUCTION.
13. STREET TREES SHALL BE PROVIDED ALONG ALL PUBLIC RIGHTS OF WAY AS REQUIRED BY 9.12.8 OF THE LDC. FINAL LOCATION AND TYPE TO BE SHOWN ON CONCEPT MAP.
14. OFF-STREET PARKING AREAS SHALL BE OF A HARD AND DURABLE SURFACE AS REQUIRED BY 9.11.2.A. OF THE LDC.
15. WHEELBOOTS AND PROTECTIVE CURBING SHALL BE PROVIDED AS REQUIRED BY 9.11.2.B OF THE LDC.
16. THE LOUISVILLE LOOP IS A LEGISLATIVELY ADOPTED PLAN THAT IDENTIFIES A POTENTIAL '0' SHARED USE, SOFT SURFACE, PATH RUNNING ALONG THE WEST SIDE OF BARBARA ANN PARK. THE LOOP IS A REGIONAL RECREATION TRAIL. THIS PROPERTY TO ACCOMMODATE FOR THE EXTENSION OF THE PATH ALONG THEIR FRONTAGE (GRADE THIS AREA FOR ITS FUTURE EXTENSION).

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL, STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
2. WASTEWATER:
SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WATER QUALITY TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER SPECIFICATIONS WILL BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION:
DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN.
POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM THE LOT FOR THE TREATMENT FOR 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) FOR THE CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. EROSION AND SILT CONTROL:
A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
5. NO EROSION OF THE SUBJECT PROPERTY LIES WITHIN A HAZARD AREA PER FEMA'S FIRM MAPPING (211110C0114F).
6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE TO ACHIEVE THE BEST QUALITY OF THE PROJECT.
7. IF THE FINAL DESIGN HAS THRU DRAINAGE, AN EASEMENT PLAN WILL BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

1. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE ACCORDING PRIOR TO ANY CONSTRUCTION APPROVAL. PUBLIC WORKS OR WITH ASSOCIATED PUBLIC WORKS AS REQUIRED BY METRO PUBLIC WORKS DEPARTMENT.
2. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PROPERLY PLACED AND MAINTAINED PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
4. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
5. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
6. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KDOT 2008 SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
7. THE LOUISVILLE LOOP IS A LEGISLATIVELY ADOPTED PLAN THAT IDENTIFIES A 10' SHARED USE PATH RUNNING ALONG THE WEST SIDE OF OLD BARDSTOWN ROAD. LDC 5.8.2 REQUIRES THE DEVELOPER TO PROVIDE THE PROPERTY TO ACCOMMODATE FOR THE SHARED USE PATH AND TO PROVIDE THEIR OWNERSHIP TO THE CITY OF LOUISVILLE.
8. AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED FOR ALL WORK DONE WITHIN METRO RIGHT OF WAY.



	EXISTING CONTOUR
	EXISTING TREE MASS
	EXISTING FENCE
	EXISTING GUARDRAIL
	EXISTING RAILROAD TRACKS
	EXISTING WATER LINE W/SIZE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING GAS W/SIZE
	EXISTING GAS METER
	EXISTING GAS VALVE
	EXISTING OVERHEAD UTILITIES
	EXISTING UNDERGROUND UTILITIES
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UTILITY POLE
	EXISTING DOWN GUY
	EXISTING GUY UTILITY POLE
	EXISTING TRANSFORMER
	EXISTING ELECTRIC MANHOLE
	EXISTING ELECTRIC BOX
	EXISTING FLOOD LIGHT
	EXISTING OVERHEAD TELEPHONE
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND COMMUNICATION
	EXISTING TELEPHONE PEDESTAL
	EXISTING TELEPHONE MANHOLE
	EXISTING UNDERGROUND TELEVISION
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING SANITARY MANHOLE W/PIPE
	PROPOSED FENCE
	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
	PROPOSED SLOPED & FLARED HEADWALL W/PIPE
	PROPOSED DITCH/SWALE
	PROPOSED SANITARY MANHOLE W/PIPE
	PROPOSED DRAINAGE ARROW

EXISTING FORM DISTRICT	NFD
EXISTING ZONING	R4
PROPOSED ZONING	C2 WITH C
EXISTING LAND USE	SINGLE FAMIL
PROPOSED LAND USE	MINI WARE
NET LAND AREA	6.02± AC.
GROSS LAND AREA	6.11± AC.
BUILDING AREA	
OFFICE	525± S.F.
STORAGE	98,400± S.F.
TOTAL	98,925± S.F.
BUILDING HEIGHT (MAX. 15' STORY)	15
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.38
PARKING REQUIRED	
OFFICE	
MINIMUM (1 SPACE/500 S.F.)	1 SPACES
MAXIMUM (1 SPACE/250 S.F.)	2 SPACES
MINI WAREHOUSE (CLIMATE-CONTROLLED)	
MINIMUM (1 SPACE/15 UNITS)	10 SPACES
MAXIMUM (1 SPACE/5 UNITS)	30 SPACES
PARKING PROVIDED	
CAR PARKING	11 SPACES
(INCLUDES 1 ACCESSIBLE)	
BICYCLE PARKING REQUIRED/PROVIDED	3 SPACES

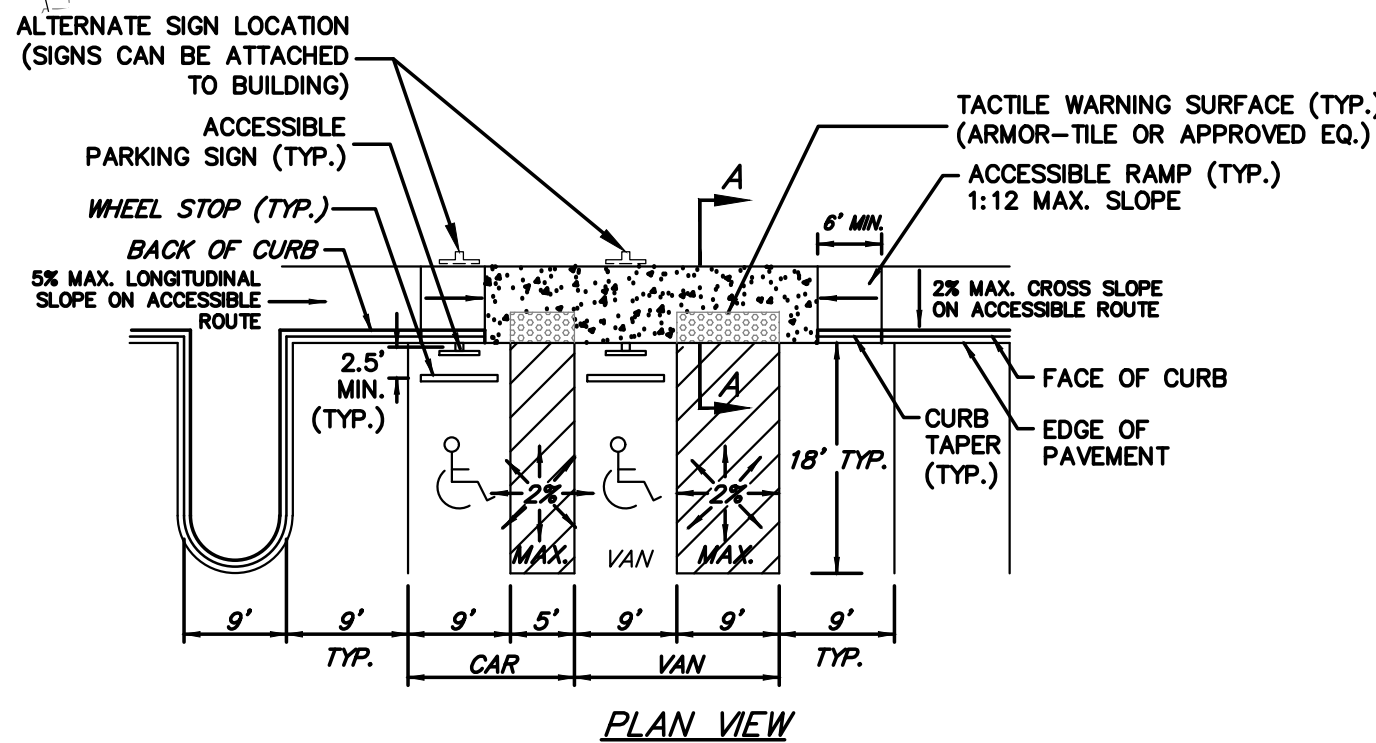
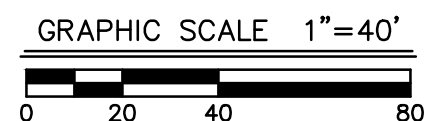
V.U.A.	7,506± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	563± S.F.
I.L.A. PROVIDED	1,321± S.F.

GROSS SITE AREA	266,121± S.F.
LAND USE	MINI WAREHOUSE (STORAGE)
EXISTING TREE CANOPY	86,361± S.F. (33%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
NEW TREE CANOPY TO BE PROVIDED	93,142± S.F. (35%)
TOTAL TREE CANOPY REQUIRED/TO BE PROVIDED	93,142± S.F. (35%)

EXISTING IMPERVIOUS AREA	10,925± S.F.
PROPOSED IMPERVIOUS AREA	188,968± S.F.
TOTAL	188,968± S.F.
NET IMPERVIOUS AREA	178,043± S.F.

2.9/12 (0.85-0.5)(6.11 ACRES) = 0.52 AC-FT
BASIN DEPTH 3.50'

RELATED CASE #24-ZONEPA-0046
MSD W.M. #12744



***TYPICAL
ACCESSIBLE PARKING SPACES***
NO SCALE