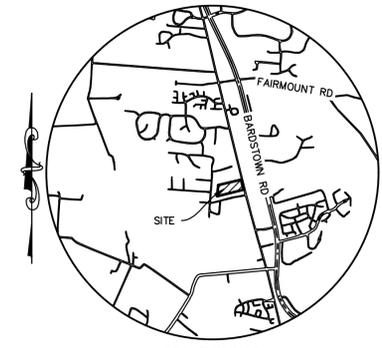


- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
  - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
  - PROTECTION OF TREES TO BE PRESERVED: PROTECTION OF TREES TO BE PRESERVED SHALL BE ERICATED 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 LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
  - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
  - THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
  - ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE 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 4.1.3. OF THE LDC.
  - ALL LOADING DOCK AREAS, DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
  - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
  - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
  - ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
  - 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 KY GEOLOGICAL SURVEY INDICATED THE AREA TO HAVE AN INTENSE KARST POTENTIAL THEREFORE IT IS RECOMMENDED THAT A GEOTECHNICAL CONSULTANT REVIEW, PROVIDE AN ANALYSIS AND SERVICES BE RETAINED DURING CONSTRUCTION.
  - STREET TREES SHALL BE PROVIDED ALONG ALL PUBLIC RIGHTS OF WAY AS REQUIRED BY 9.12.2 OF THE LDC. FINAL LOCATION AND TYPE TO BE SHOWN ON THE LANDSCAPE PLAN.
  - OFF-STREET PARKING AREAS SHALL BE OF A HARD AND DURABLE SURFACE AS REQUIRED BY 9.12.4 OF THE LDC.
  - WHEELSTOPS AND PROTECTIVE CURBING SHALL BE PROVIDED AS REQUIRED BY 9.12.C OF THE LDC.
  - THE LOUISVILLE LOOP IS A LEGISLATIVELY ADOPTED PLAN THAT IDENTIFIES A POTENTIAL 10' SHARED USE (SOFT SURFACE) PATH RUNNING ALONG THE WEST SIDE OF OLD BARDSTOWN ROAD. LDC 5.8.2 REQUIRES THE DEVELOPER OF THIS PROPERTY TO ACCOMMODATE FOR THE EXTENSION OF THE PATH ALONG THEIR FRONTAGE (GRADE THIS AREA FOR ITS FUTURE EXTENSION).

- MSD NOTES:**
- 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.
  - WASTEWATER: SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WATER QUALITY TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
  - 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 DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS 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.
  - 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.
  - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211103014F).
  - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
  - IF THE FINAL DESIGN HAS THRU DRAINAGE, AN EASEMENT PLAN WILL BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

- PUBLIC WORKS AND KTC NOTES:**
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
  - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
  - 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.
  - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
  - ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
  - 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 OF THIS PROPERTY TO ACCOMMODATE FOR THE EXTENSION OF THE PATH ALONG THEIR FRONTAGE.
  - AN ENCROACHMENT PERMIT AND BOND ARE REQUIRED FOR ALL WORK DONE WITHIN METRO RIGHT OF WAY.



LOCATION MAP  
NO SCALE

**LEGEND**

XXX	EXISTING CONTOUR
---	EXISTING TREE MASS
---	EXISTING FENCE
---	EXISTING GUARDRAIL
---	EXISTING RAILROAD TRACKS
EX W	EXISTING WATER LINE W/SIZE
EX WM	EXISTING WATER METER
OVV	EXISTING WATER VALVE
EX FH	EXISTING FIRE HYDRANT
EX G	EXISTING GAS W/SIZE
EX GM	EXISTING GAS METER
EX GV	EXISTING GAS VALVE
EX OHU	EXISTING OVERHEAD UTILITIES
EX UGU	EXISTING UNDERGROUND UTILITIES
EX OHE	EXISTING OVERHEAD ELECTRIC
EX UGE	EXISTING UNDERGROUND ELECTRIC
EX UP	EXISTING UTILITY POLE
EX DG	EXISTING DOWN GUY
EX GP	EXISTING GUY UTILITY POLE
EX TR	EXISTING TRANSFORMER
EX EB	EXISTING ELECTRIC MANHOLE
EX FL	EXISTING FLOOD LIGHT
EX OHT	EXISTING OVERHEAD TELEPHONE
EX UST	EXISTING UNDERGROUND TELEPHONE
EX UGC	EXISTING UNDERGROUND COMMUNICATION
EX TP	EXISTING TELEPHONE PEDESTAL
EX UPM	EXISTING UNDERGROUND TELEVISION
EX UFG	EXISTING UNDERGROUND FIBER OPTIC
EX UFM	EXISTING UNDERGROUND FIBER OPTIC 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



**SITE DATA:**

EXISTING FORM DISTRICT	NFD
EXISTING ZONING	R4
PROPOSED ZONING	C2 WITH CUP
EXISTING LAND USE	SINGLE FAMILY
PROPOSED LAND USE	MINI WAREHOUSE (STORAGE)
NET LAND AREA	6.02± AC. (262,213± S.F.)
GROSS LAND AREA	6.11± AC. (266,121± S.F.)
BUILDING AREA	525± S.F.
OFFICE	98,400± S.F.
STORAGE	98,925± S.F.
TOTAL	197,325± S.F.
BUILDING HEIGHT (MAX. 15'/1 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

**LANDSCAPE DATA:**

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

**TREE CANOPY DATA:**

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%)

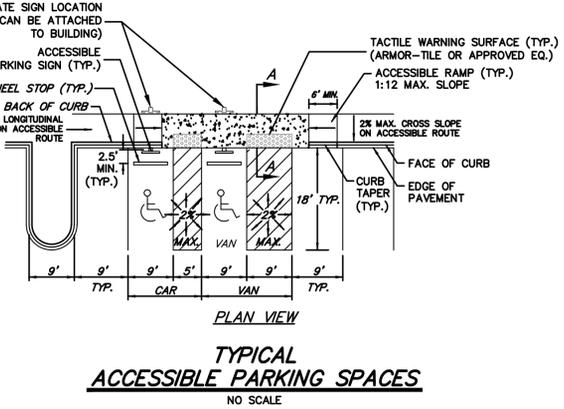
\*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

**IMPERVIOUS AREA:**

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.

**DETENTION CALCULATIONS**

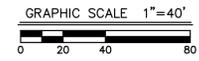
2.9/12 (0.85-0.5)/(6.11 AC) = 0.52 AC-FT	
BASIN DEPTH	3.50'



**DIMENSIONAL STANDARDS:**

FRONT/STREET SIDE YARD	30'
SIDE OR REAR YARD	30'
MAXIMUM BUILDING HEIGHT	15'

CASE #24-ZONE-0061  
RELATED CASE #24-ZONEPA-0046  
MSD W.M. #12744



**MINDEL SCOTT**  
ARCHITECTURE  
ENGINEERING & PLANNING  
3130 Jefferson Blvd., Louisville, KY 40291  
502-465-1388 • mindelscott.com

OWNER/DEVELOPER  
**9300 OLD BARDSTOWN LLC.**  
4515 BISHOP LANE, APT A  
LOUISVILLE, KY 40218

REZONING & CONDITIONAL USE PERMIT PLAN  
**OLD BARDSTOWN ROAD STORAGE**  
9206 OLD BARDSTOWN ROAD LOUISVILLE, KY 40291  
TAX BLOCK 666, LOT 21  
DEED BOOK 12514, PAGE 549

Revisions	
15/13/24 REVISIONS PER AGENCY COMMENTS	
06/24/24 REVISIONS PER AGENCY COMMENTS	

Vertical Scale: N/A  
Horizontal Scale: 1"=40'  
Date: 04/08/2024  
Job Number: 3790-300  
Sheet  
**1**  
1 of 1