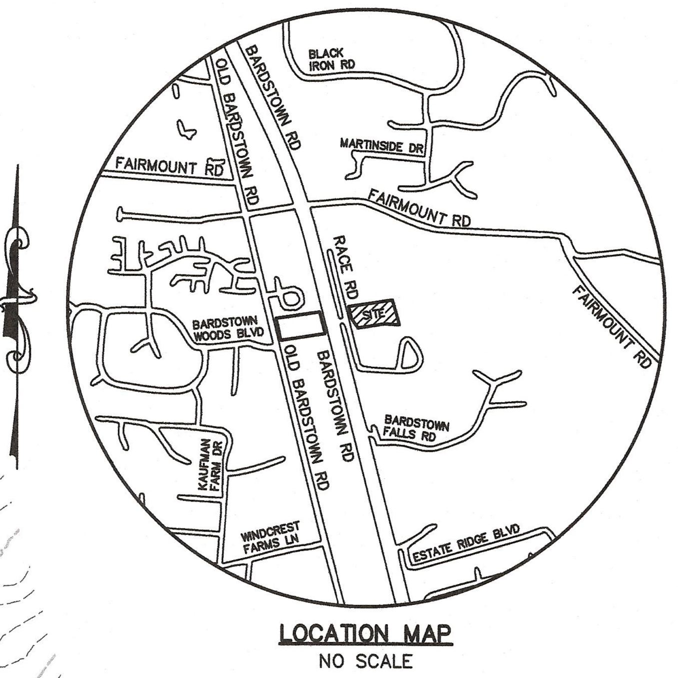
PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: Sam Deralew
DATE: 1/14/25
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS



LOCATION MAP
NO SCALE

MINDEL SCOTT
ENGINEERING ▸ SURVEYING ▸ PLANNING ▸ LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 ▸ MindelScott.com

DEVELOPER
PHILIPPE PROPERTIES
4195 BLENHEIM RD
LOUISVILLE, KY 40207

OWNER
WILLARD & ERNESTINE SALLENG
8915 OLD BARDSTOWN ROAD
LOUISVILLE, KY 40291

DETAILED DISTRICT DEVELOPMENT PLAN
BARDSTOWN ROAD STORAGE
RACE ROAD SITE
11401 RACE ROAD
LOUISVILLE, KY 40291
TAX BLOCK 61, LOT 105
DEED BOOK 5802, PAGE 502

GENERAL NOTES:
1. 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.
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 ERECTED 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.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF 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 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 PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT–OF–WAYS PER CHAPTER 4.1.3. OF THE LDC.
7. ALL LOADING DOCK AREAS, DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
8. BUILDING ARCHITECTURE TO COMPLY WITH 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 ENTRANCES 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 BASHIR HASANZADEH OF ECS SOUTHEAST LLC ON 10/14/24 AND POTENTIAL KARST TOPOGRAPHY WAS FOUND AS SHOWN ON THE PLAN. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY. FURTHER EVALUATION BY A GEOTECHNICAL ENGINEER IS RECOMMENDED AT CONSTRUCTION.
13. STREET TREES SHALL BE PROVIDED ALONG ALL PUBLIC RIGHTS OF WAY AS REQUIRED BY 10.2.8. OF THE LDC. FINAL LOCATION AND TYPE TO BE SHOWN ON THE LANDSCAPE PLAN.
14. OFF–STREET PARKING AREAS SHALL BE OF A HARD AND DURABLE SURFACE AS REQUIRED BY 9.1.12.A. OF THE LDC.
15. WHEELSTOPS AND PROTECTIVE CURBING SHALL BE PROVIDED AS REQUIRED BY 9.1.12.C OF THE LDC.
16. NO IDLING OF TRUCKS SHALL TAKE PLACE WITHIN 200' OF A RESIDENTIAL STRUCTURE. NO OVERNIGHT IDLING OF TRUCKS SHALL BE PERMITTED ON SITE.
17. ACCESSORY STRUCTURES MUST BE SCREENED IN ACCORDANCE WITH LDC 10.2.6.

PUBLIC WORKS AND KTC NOTES:
1. 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.
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 PUBLIC SAFETY AND MAINTAINS 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 KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
7. NO DIRECT ACCESS TO BARDSTOWN RD.
8. THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE STATE RIGHT–OF–WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT–OF–WAY.
9. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT–OF–WAY.
10. THERE SHALL BE NO LANDSCAPING IN THE RIGHT–OF–WAY WITHOUT AN ENCROACHMENT PERMIT.
11. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE–AIMED, SHIELDED, OR TURNED OFF.
12. METRO WORKS BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE IN THE PUBLIC RIGHT–OF–WAY.

MSD NOTES:
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:
   NO PUBLIC SEWERS AVAILABLE. SITE MAY BE SUBJECT TO BOARD OF HEALTH APPROVAL PRIOR TO MSD APPROVAL IF PLUMBING AND WASTE SYSTEM IS REQUIRED.
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 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.
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 PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111CO 114F).
6. 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.
7. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
8. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

WAIVER REQUEST:
1. A WAIVER OF 5.5.2.B.1.a. OF THE LDC IS REQUESTED TO NOT PROVIDE VEHICULAR AND PEDESTRIAN CIRCULATION BETWEEN ABUTTING NON–RESIDENTIAL USES.
2. A WAIVER OF 10.2.4 OF THE LDC IS REQUESTED TO REDUCE THE PERIMETER BUFFER WHERE ADJACENT TO RESIDENTIAL FROM 15' TO AS SHOWN.

SITE DATA:
EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	CM
EXISTING LAND USE	SINGLE FAMILY
PROPOSED LAND USE	MINI–WAREHOUSE
TOTAL LAND AREA	2.49± AC.
BUILDING AREA	0 S.F.

VEHICULAR STORAGE:
12X25' SPACES	43 SPACES
12X35' SPACES	31 SPACES
12x45' SPACES	18 SPACES

DIMENSIONAL STANDARDS:
FRONT/STREET SIDE YARD MINIMUM	10'
FRONT/STREET SIDE YARD MAXIMUM	80'
NON RES. TO RES. (NO LOADING)	15'
NON RES. TO RES. (LOADING)	25'
MAXIMUM BUILDING HEIGHT	35'

LANDSCAPE DATA:
V.U.A. (DRIVING LANES)	23,406± S.F.
I.L.A. REQUIRED (7.5%)	1,755± S.F.
I.L.A. PROVIDED	4,389± S.F.

TREE CANOPY DATA:
GROSS SITE AREA	108,464± S.F.
LAND USE	COMMERCIAL
EXISTING TREE CANOPY	36,221± S.F. (33.4%)
EXISTING TREE CANOPY TO BE PRESERVED	11,269± S.F. (10.4%)
NEW TREE CANOPY TO BE PROVIDED/PLANTED	26,694± S.F. (24.6%)
TOTAL TREE CANOPY REQUIRED/TO BE PROVIDED	37,963± 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	0± S.F.
PROPOSED IMPERVIOUS AREA	60,487± S.F.

DETENTION CALCULATIONS
2.9/12 ("POST C"–"PRE C") ("ACRES") = X AC–FT
2.9/12 (0.85–0.23) (2.49) = 0.37 AC–FT

BASIN DEPTH 2.75'

LEGEND
- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING TREE
- EXISTING TOE OF SLOPE/DITCH
- PROPOSED FENCE
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED SLOPED & FLARED HEADWALL W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED DRAINAGE ARROW
- REVISED TREE LINE
- TCCA — PROPOSED TREE CANOPY CREDIT AREA
- EXISTING SLOPES >30%
- EXISTING SLOPES 20–30%
- POTENTIAL KARST FEATURES

PRELIMINARY APPROVAL
Condition of Approval:
[signature] 1/10/25
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPLOITAN SEWER DISTRICT

RECEIVED
JAN 03 2025
PLANNING & DESIGN SERVICES

CASE #24–ZONE–0115
RELATED CASE: #24–ZONEPA–0089
MSD W.M. #10762

GRAPHIC SCALE 1"=30'
0 15 30 60

Revisions	
10/14/24	PER AGENCY COMMENTS
10/28/24	PER AGENCY COMMENTS
11/11/24	PER AGENCY COMMENTS
1/3/25	PER AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=30'
Date: 09/16/2024
Job Number: 4187

Sheet
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24-ZONE-0115

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