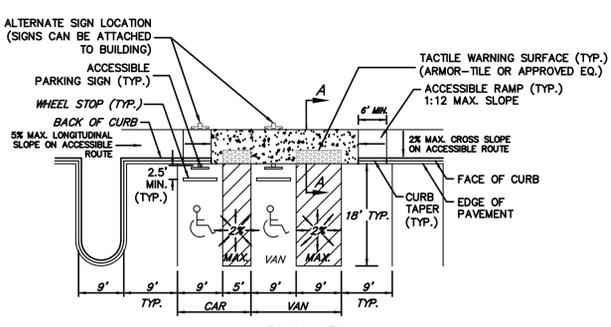


BARDSTOWN WOODS BLVD
LOCAL/METRO



- 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: 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 BASHIR HASANZADEH OF ECS SOUTHEAST LLC ON 10/14/24 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
 - 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.
 - OFF-STREET PARKING AREAS SHALL BE OF A HARD AND DURABLE SURFACE AS REQUIRED BY 9.1.12.A. OF THE LDC.
 - WHEELSTOPS AND PROTECTIVE CURBING SHALL BE PROVIDED AS REQUIRED BY 9.1.12.C OF THE LDC.
 - NO IDLING OF TRUCKS SHALL TAKE PLACE WITHIN 200' OF A RESIDENTIAL STRUCTURE. NO OVERNIGHT IDLING OF TRUCKS SHALL BE PERMITTED ON SITE. NO DUMPSTER PROPOSED. TRASH RECEPTACLES SHALL BE PLACED AT CURB FOR WEEKLY TRASH PICKUP.

- 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 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.
 - NO DIRECT ACCESS TO BARDSTOWN RD.
 - 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.
 - THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
 - THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
 - SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED, OR TURNED OFF.
 - METRO WORKS BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE IN THE PUBLIC RIGHT-OF-WAY.
 - A FEE-IN-LIEU SHALL BE PAID PRIOR TO CONSTRUCTION PLAN APPROVAL RATHER THAN CONSTRUCT A SIDEWALK ALONG THE BARDSTOWN ROAD FRONTAGE.
- 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. OFFSITE EASEMENTS MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - 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 PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. SERVICE RECOMMENDATIONS: 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 (21111C0 114F).
 - 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.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

SITE DATA:

EXISTING FORM DISTRICT	R4
EXISTING ZONING	C2
PROPOSED ZONING	SINGLE FAMILY
RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS	MINI-WAREHOUSE
PROPOSED LAND USE	2.26± AC.
TOTAL LAND AREA	
BUILDING HEIGHT	15' & 1 STORY
BUILDING AREA	
OFFICE (BLDG 1)	600± S.F.
STORAGE AREA (BLDG 1)	23,896± S.F.
STORAGE AREA (BLDG 2)	22,974± S.F.
TOTAL	46,870± S.F.
PARKING REQUIRED	
OFFICE	
MINIMUM (1 SPACE/500 S.F.)	1 SPACES
MAXIMUM (1 SPACE/250 S.F.)	2 SPACES
STORAGE - 400 CLIMATE CONTROLLED UNITS	28 SPACES
MINIMUM (1 SPACE/15 UNITS)	28 SPACES
MAXIMUM (1 SPACE/5 UNITS)	82 SPACES
TOTAL MINIMUM-MAXIMUM	28-82 SPACES
PARKING PROVIDED	
CAR PARKING	6 SPACES
(INCLUDES 1 ACCESSIBLE SPACE)	
BICYCLE PARKING REQUIRED/PROVIDED	3 SPACES
FRONT/STREET SIDE YARD MINIMUM	10'
FRONT/STREET SIDE YARD MAXIMUM	80'/95' BARDSTOWN RD
NON RES. TO RES. (NO LOADING)	30'
NON RES. TO RES. (LOADING)	50'
MAXIMUM BUILDING HEIGHT	30' (1 STORY/15' PER CUP)

LANDSCAPE DATA:

V.U.A.	27,026± S.F.
ILLA REQUIRED (7.5% X V.U.A.)	2,027± S.F.
ILLA PROVIDED	2,743± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	98,448± S.F.
LAND USE	COMMERCIAL
EXISTING TREE CANOPY	5,487± S.F. (5.6%)
EXISTING TREE CANOPY TO BE PRESERVED	0 S.F.
TOTAL TREE CANOPY REQUIRED/TO BE PROVIDED	34,456± S.F. (35%)

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

DETENTION CALCULATIONS

2.9/12 ("POST C" - "PRE C") (ACRES) = X AC-FT	
2.9/12 (0.85-0.5) (2.26) = 0.19 AC-FT	
BASIN DEPTH	2'

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	6,178± S.F.
PROPOSED IMPERVIOUS AREA	80,513± S.F.
NET INCREASE OF IMPERVIOUS AREA	74,335± S.F.

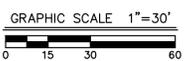
PARKING WAIVER
A WAIVER OF 9.1. OF THE LDC IS REQUESTED TO REDUCE THE MINIMUM NUMBER OF PARKING SPACES REQUIRED.

LANDSCAPE WAIVER
A WAIVER OF 10.2.4 OF THE LDC IS REQUESTED TO REDUCE THE PERIMETER BUFFER REQUIREMENT.

CONDITIONAL USE 4.2.35 - RELIEF
A. RELIEF OF REQUIRED 30' BUFFER IS REQUESTED TO REDUCE IT TO 11'.
B.) RELIEF TO ALLOW LOADING DOOR AND VEHICLE MANEUVERING AREA TO BE LOADED ALONG THE EXTERIOR OF THE PROPERTY.

VARIANCE
A VARIANCE OF 5.3.1, TABLE 5.3.2. OF THE LDC IS REQUESTED TO ALLOW A REDUCTION IN THE NON-RESIDENTIAL TO RESIDENTIAL USE SETBACK.

CASE #24-ZONE-0113, 24-VARIANCE-0150,
24-WAIVER-0167
RELATED CASE: #24-ZONEPA-0089
MSD W.M. #12802



MINDEL SCOTT
ENGINEERING & PLANNING > LANDSCAPE ARCHITECTURE
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DEVELOPER
PHILIPPE PROPERTIES
8915 OLD BARDSTOWN ROAD
LOUISVILLE, KY 40207

OWNER
WILLARD & ERNESTINE SALLENG
8915 OLD BARDSTOWN ROAD
LOUISVILLE, KY 40291
TAX BLOCK 61, LOT 104
DEED BOOK 5802; PAGE 502

DEVELOPMENT & CONDITIONAL USE PERMIT PLAN
BARDSTOWN ROAD STORAGE
OLD BARDSTOWN ROAD SITE
8915 OLD BARDSTOWN ROAD
LOUISVILLE, KY 40291
TAX BLOCK 61, LOT 104
DEED BOOK 5802; PAGE 502

10/14/24 PER AGENCY COMMENTS	
10/28/24 PER AGENCY COMMENTS	
11/17/24 PER AGENCY COMMENTS	
12/2/24 PER AGENCY COMMENTS	

Vertical Scale: N/A
Horizontal Scale: 1"=30'

Date: 09/16/2024
Job Number: 4187

Sheet
1 of 1