

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.
- 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:
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.
- 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 (E. 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 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.
- 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.
- ACCESSORY STRUCTURES MUST BE SCREENED IN ACCORDANCE WITH LDC 10.2.6.

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.
- NO PUBLIC WORKS BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE IN THE PUBLIC RIGHT-OF-WAY.

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:
NO PUBLIC SEWERS AVAILABLE. SITE MAY BE SUBJECT TO BOARD OF HEALTH APPROVAL PRIOR TO MSD APPROVAL IF PLUMBING AND WASTE SYSTEM IS REQUIRED.
- 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 (2111100 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.

WAIVER REQUEST:

- A WAIVER OF 5.5.2.B.1.d. OF THE LDC IS REQUESTED TO NOT PROVIDE VEHICULAR AND PEDESTRIAN CIRCULATION BETWEEN ABUTTING NON-RESIDENTIAL USES.
- 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
EXISTING ZONING
PROPOSED ZONING
EXISTING LAND USE
PROPOSED LAND USE
TOTAL LAND AREA
BUILDING AREA

NEIGHBORHOOD
R4
CM
SINGLE FAMILY
MINI-WAREHOUSE
2.49± AC.
0 S.F.

VEHICULAR STORAGE:

12X25' SPACES
12X35' SPACES
12X45' SPACES

43 SPACES
31 SPACES
18 SPACES

DIMENSIONAL STANDARDS:

FRONT/STREET SIDE YARD MINIMUM
FRONT/STREET SIDE YARD MAXIMUM
NON RES. TO RES. (NO LOADING)
NON RES. TO RES. (LOADING)
MAXIMUM BUILDING HEIGHT

10'
80'
15'
25'
35'

LANDSCAPE DATA:

V.U.A. (DRIVING LANES)
I.L.A. REQUIRED (7.5%)
I.L.A. PROVIDED

23,406± S.F.
1,755± S.F.
4,389± S.F.

TREE CANOPY DATA:

GROSS SITE AREA
LAND USE

108,464± S.F.
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
PROPOSED IMPERVIOUS AREA

0± S.F.
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
PROPOSED TREE CANOPY CREDIT AREA
EXISTING SLOPES >30%
EXISTING SLOPES 20-30%
POTENTIAL KARST FEATURES



GRAPHIC SCALE 1"=30'
0 15 30 60

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

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

Revisions	10/14/24	PER AGENCY COMMENTS
	10/28/24	PER AGENCY COMMENTS
	11/11/24	PER AGENCY COMMENTS
	1/2/25	PER AGENCY COMMENTS

Vertical Scale: N/A

Horizontal Scale: 1"=30'

Date: 09/16/2024

Job Number: 4187

Sheet

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DEVELOPER
PHILIPPE PROPERTIES
4195 BLENHEIM RD
LOUISVILLE, KY 40207

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

MINDEL SCOTT
ENGINEERING ► SURVEYING ► PLANNING ► LANDSCAPE ARCHITECTURE
5150 OLD BARDSTOWN ROAD, SUITE 100
LOUISVILLE, KY 40291
502-465-1588 ► mindelscott.com

DEVELOPER
PHILIPPE PROPERTIES
4195 BLENHEIM RD
LOUISVILLE, KY 40207

OWNER
WILLARD & ERNESTINE SALLENG
8915 OLD BARDSTOWN ROAD
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	1/3/25	PER AGENCY COMMENTS

Vertical Scale: N/A

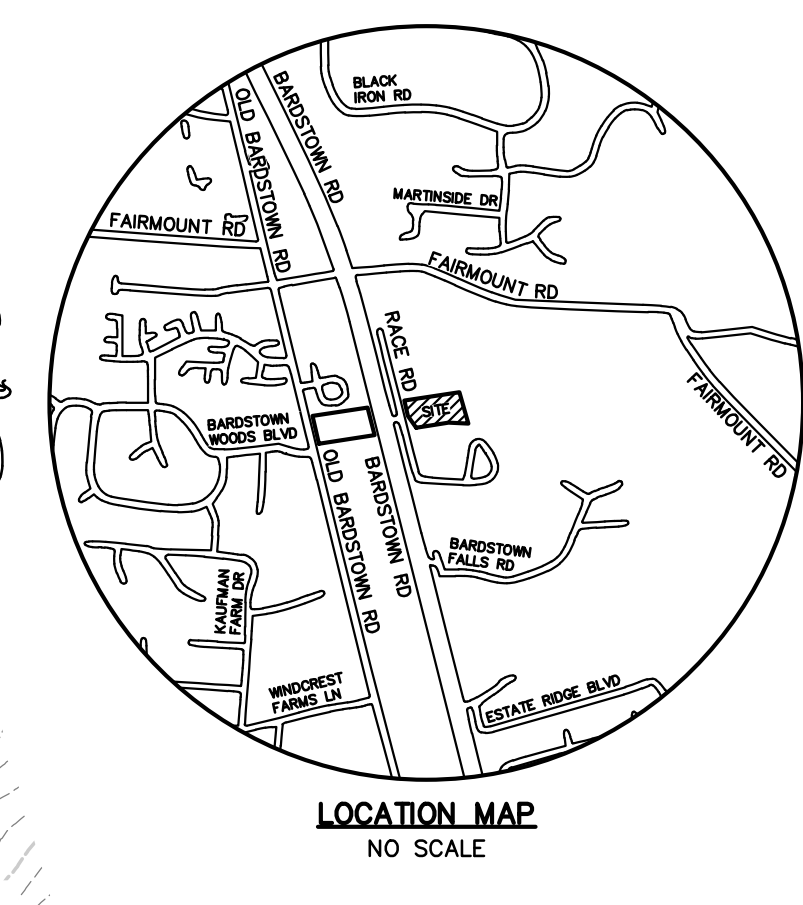
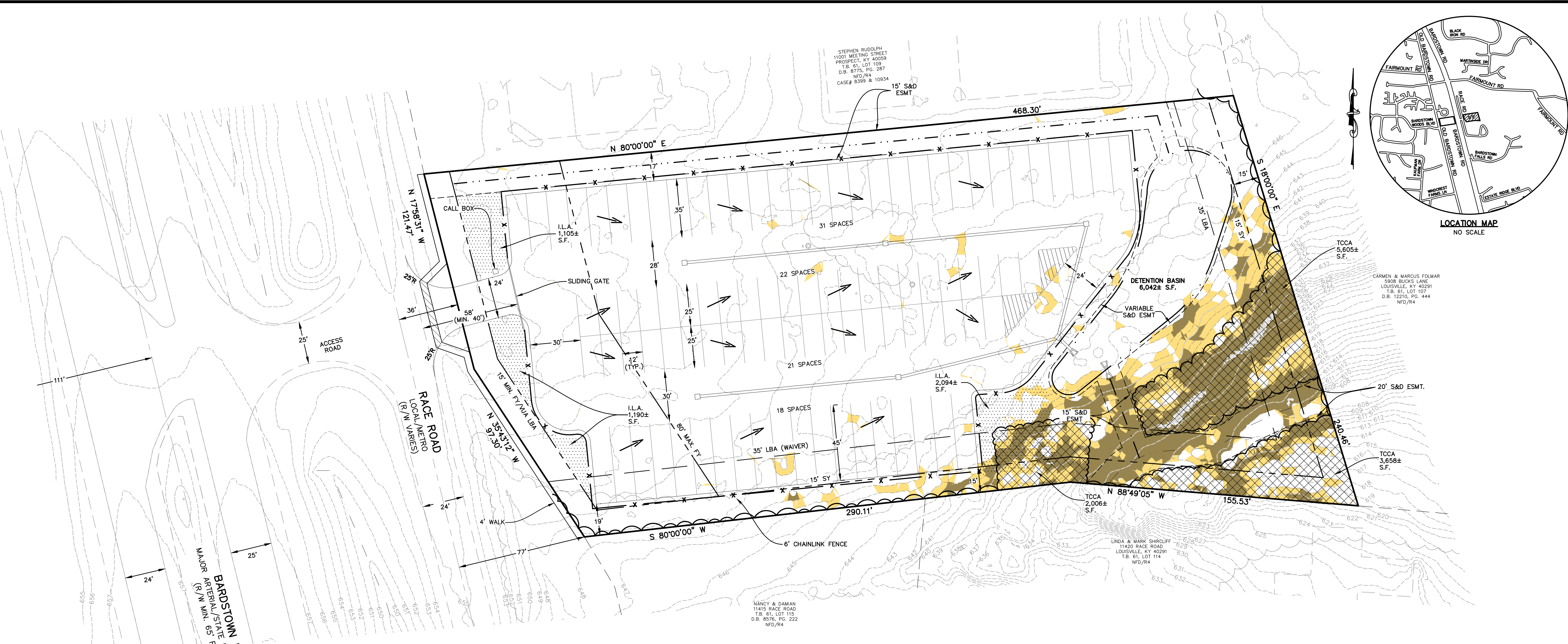
Horizontal Scale: 1"=30'

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CARMEN & MARCUS FOLMAR
5008 BLUES LANE
LOUISVILLE, KY 40291
1.8 AC, LOT 107
D.B. 12210, PG. 444
NFD/R4

NANCY & DAMIAN
11415 RACE ROAD
1.8 AC, LOT 115
D.B. 8576, PG. 222
NFD/R4

LINDA & MARK SHIRLIFF
1420 RACE ROAD
LOUISVILLE, KY 40291
1.8 AC, LOT 114
NFD/R4