

GENERAL NOTES

1. SIDEWALKS ARE 5' UNLESS NOTED OTHERWISE.
2. ALL RADII ARE 5' UNLESS NOTED OTHERWISE.
3. RIGHT OF WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY TRANSPORTATION PLANNING.
4. PRIOR TO CONSTRUCTION PLAN APPROVAL THE DEVELOPER SHALL BE REQUIRED TO OBTAIN THE APPROVAL FROM THE FERN CREEK FIRE DEPARTMENT FOR FIRE HYDRANT AND KNOX BOX LOCATIONS.
5. KTC APPROVAL REQUIRED FOR DRAINAGE OUTLET.
6. MSD SANITARY SEWERS ARE AVAILABLE BY L.E. SUBJECT TO FEES AND CHARGES. SANITARY SEWER FLOW TO BE DIRECTED TO EXISTING SANITARY SEWER LINE RECORD NUMBER 14374 ALONG ESTATE RIDGE BOULEVARD, NEAREST MANHOLE NUMBER 103549.
7. THE SITE MUST BE DESIGNED IN COMPLIANCE WITH ADA REQUIREMENTS.
8. OLD BARDSTOWN ROAD IMPROVEMENTS ALONG PROPERTY FRONTAGE ARE REQUIRED TO PROVIDE 12 FT FROM CENTERLINE PAVEMENT WIDENING (MIN. 2' WIDENING) AND 6'-8" SHOULDERS PER METRO PUBLIC WORKS STANDARDS.
9. ALL DUMPSTER ENCLOSURES SHALL MEET OR EXCEED CHAPTER 10, PART 2 OF LDC.
10. CONSTRUCTION PLANS, KTC BOND AND PERMIT REQUIRED PRIOR TO METRO PUBLIC WORKS APPROVAL.
11. COMPATIBLE UTILITIES TO BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
12. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXITING ROAD AND NEIGHBORING PROPERTIES.
13. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
14. ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
15. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
16. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
17. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
18. ALL DUMPSTERS, PARKING AND LOADING AREAS TO BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
19. ALL SIGNAGE AND LIGHTING TO COMPLY WITH LAND DEVELOPMENT CODE.
20. ALL EXISTING STRUCTURES TO BE REMOVED. KENTUCKY HISTORIC PROPERTIES SURVEY FORM TO BE SUBMITTED TO HISTORIC PRESERVATION STAFF PRIOR TO GROUND DISTURBANCE AND DEMOLITION.
21. IF DETERMINED TO BE NECESSARY, ACOE APPROVAL WILL BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL FOR ANY WORK WITHIN THE BANKS OF THE INTERMITTENT BLUE LINE STREAM.
22. SIDEWALK CONNECTION TO C-1 ZONING TO BE PROVIDED AT TIME OF ITS DEVELOPMENT.
23. ALL PARKING SPACES AND VEHICLE USE AREAS TO BE A HARD AND DURABLE SURFACE.
24. WHEEL STOPS OR CURBING WILL BE PROVIDED TO PROTECT LANDSCAPING AS REQUIRED.
25. NO KARST FEATURES NOTED IN GEOTECHNICAL REPORT PREPARED BY TERRACON DATED AUGUST 15, 2016.
26. NEED FOR SOUTHBOUND RIGHT TURN LANE TO BE EVALUATED WITH DEVELOPMENT OF EXISTING C-1 ZONING AREA.

SITE DATA
 9205 OLD BARDSTOWN ROAD
 DB 9689 PG. 788
 TAX BLOCK 61, LOT 116
 11.05 AC/VACANT
 NEIGHBORHOOD FORM DISTRICT
 COUNCIL DISTRICT 20
 FERN CREEK FIRE DISTRICT
 EXISTING USE: VACANT/RESIDENTIAL
 EXISTING ZONING: C-1
 PROPOSED ZONING:
 M-2 ZONING CHANGE
 6.44 AC TOTAL
 6.31 AC NET
 C-1 TO REMAIN
 4.61 TOTAL
 4.53 NET

M-2 ZONING AREA
 SITE AREA 6.44 AC/280,526 SF TOTAL
 6.31 AC/274,864 SF NET
 30' (MAX.)
 BUILDING AREA (M-2) PROP 16,800 S.F.
 EXISTING USE: VACANT/RESIDENTIAL
 PROPOSED USE: M-2 CONSTRUCTION EQUIPMENT RENTAL/SALES AND STORAGE
 FLOOR AREA RATIO (M-2) 16,800 S.F./6.31 AC. = 0.06
 PROPOSED IMPERVIOUS AREA 190,086 S.F.

M-2 ZONING AREA PARKING SUMMARY
 CONSTRUCTION EQUIPMENT RENTAL/SALES AND STORAGE --
 INTERIOR DISPLAY SPACE ~ 6,000 S.F.
 MINIMUM PARKING SPACES REQUIRED 1 SP/250 S.F. = 24 SPACES
 MAXIMUM PARKING SPACES REQUIRED 1 SP/150 S.F. = 40 SPACES
 OUTDOOR DISPLAY SPACE ~ 100,000 S.F.
 MINIMUM PARKING SPACES REQUIRED 1 SP/7,000 S.F. = 14 SPACES
 MAXIMUM PARKING SPACES REQUIRED 1 SP/5,000 S.F. = 20 SPACES

TOTAL MINIMUM PARKING SPACES REQUIRED 38 SPACES
 TOTAL MAXIMUM PARKING SPACES REQUIRED 60 SPACES

TOTAL PARKING SPACES PROVIDED (INCLUDES 2 HANDICAP SPACES) 50 SPACES

BICYCLE PARKING REQUIRED 2 SHORT/2 LONG TERM SPACES (LONG TERM SPACES TO BE PROVIDED WITHIN BUILDING)

M-2 ZONING AREA TREE CANOPY CALCULATIONS
 NET SITE AREA 274,864 SF

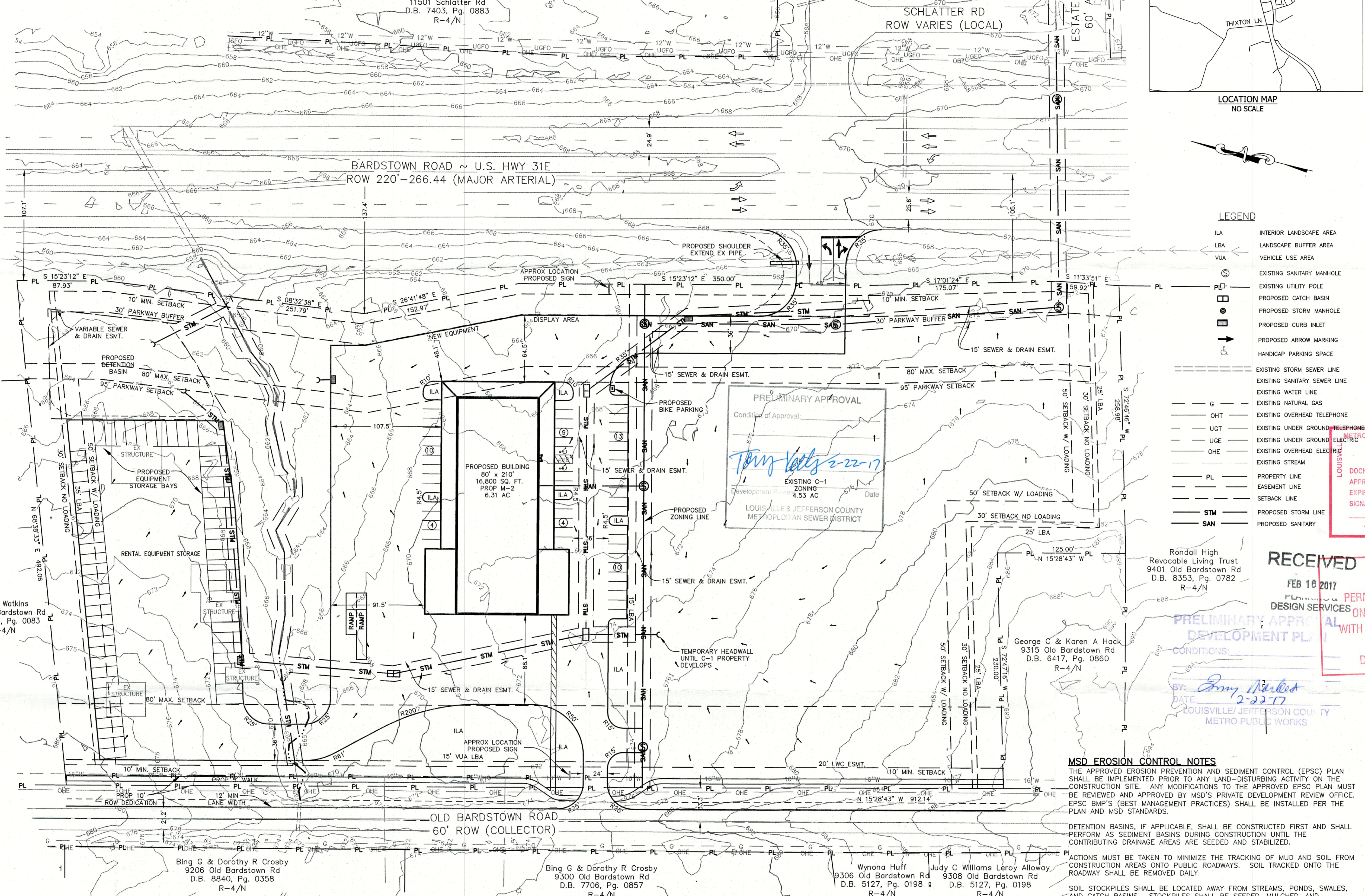
SITE CANOPY CLASS	CLASS C
EXISTING TREE CANOPY COVERAGE	0% - 40%
TREE CANOPY REQUIRED	25%
TREE CANOPY TO BE PROVIDED	68,716 SF
EXISTING TREES ON SITE WILL BE PRESERVED AND ADDITIONAL TREE WILL BE PROVIDED AS REQUIRED TO MEET TOTAL CANOPY REQUIREMENTS.	

M-2 ZONING AREA LANDSCAPE DATA
 VEHICULAR USE AREA 91,882 S.F.
 REQUIRED INTERIOR LANDSCAPING 6,891 S.F. (7.5%)
 INTERIOR LANDSCAPING TO BE PROVIDED 6,891 S.F. (7.5%)

VARIANCE GRANTED PER CASE 11946
 VARIANCE TO ALLOW BUILDING TO SETBACK MORE THAN 80 FEET FROM OLD BARDSTOWN ROADS. CHAPTER 5.3.1.C.5 (TABLE 5.3.2).

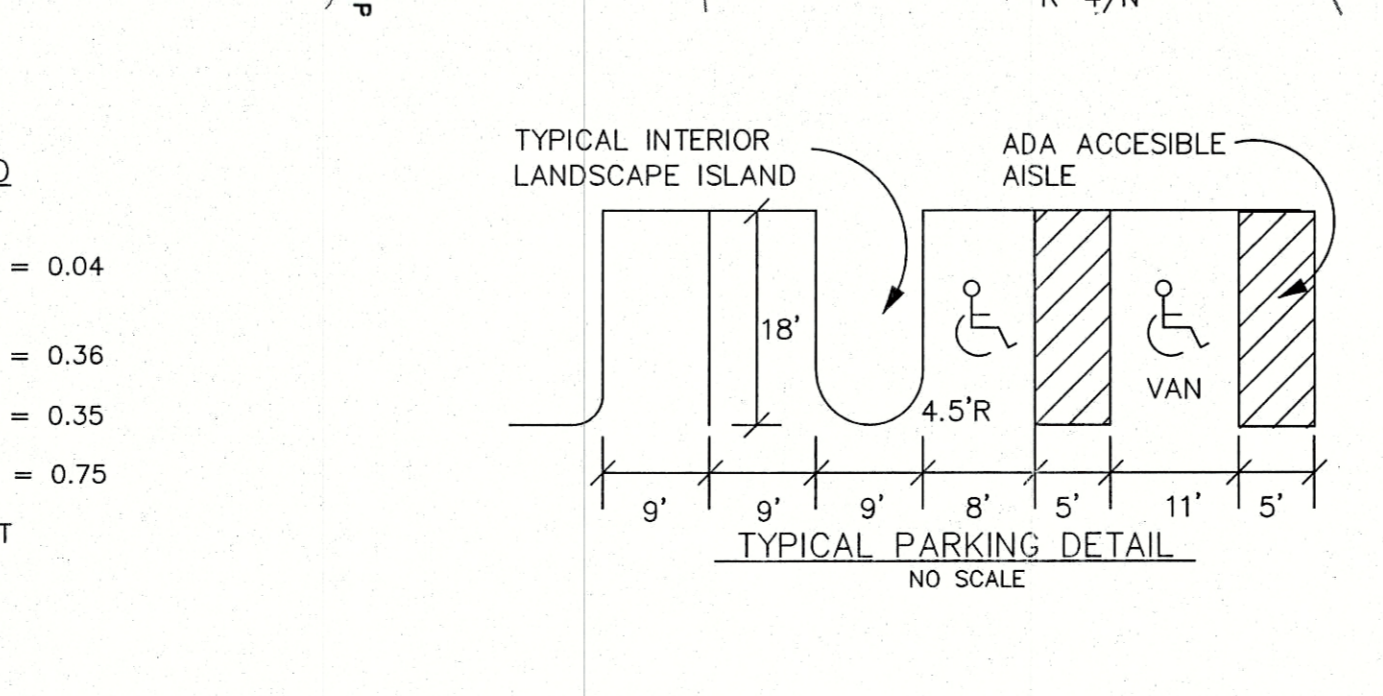
WAIVERS REQUESTED
 WAIVER OF LDC 10.2.4.B TO ALLOW VUA LANDSCAPE BUFFER AREA ALONG OLD BARDSTOWN RD TO OVERLAP WITH EASEMENTS FOR MORE THAN 50% OF THE WIDTH OF THE REQUIRED BUFFER AS SHOWN ON THE PLAN.
 WAIVER TO ELIMINATE THE REQUIRED 5 FOOT WIDE SIDEWALK PER LDC TABLE 6.2.2 FROM THE BARDSTOWN ROAD PROPERTY FRONTAGE.

William D Mattingly
 Education Center
 11501 Schlatter Rd
 D.B. 7403, Pg. 0883
 R-4/N



APPROXIMATE DETENTION CALCULATIONS

PRE-DEVELOPED	POST DEVELOPED
PERVIOUS 10.64/11.05 X .20 = 0.20	PERVIOUS 2.26/11.05 X 0.20 = 0.04
IMPERVIOUS 0.41/11.05 X .95 = 0.02	IMPERVIOUS 4.18/11.05 X 0.95 = 0.36
COMMERCIAL 4.61/11.05 X 0.85 = 0.35	
PRE-DEVELOPED C = 0.22	POST DEVELOPED C = 0.75
REQUIRED VOLUME (0.75-0.22) X 2.9/12 X 11.05 = 1.41 AC-FT	
PROVIDED VOLUME = 1.49 AC-FT (ELEV. 658 TO ELEV. 665.5)	



TREE PRESERVATION NOTE
 CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE TO BE PERMITTED WITHIN THESE PROTECTED AREAS.

UTILITY PROTECTION NOTE
 ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT.

MSD EROSION CONTROL NOTES
 THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDING AND STABILIZED.

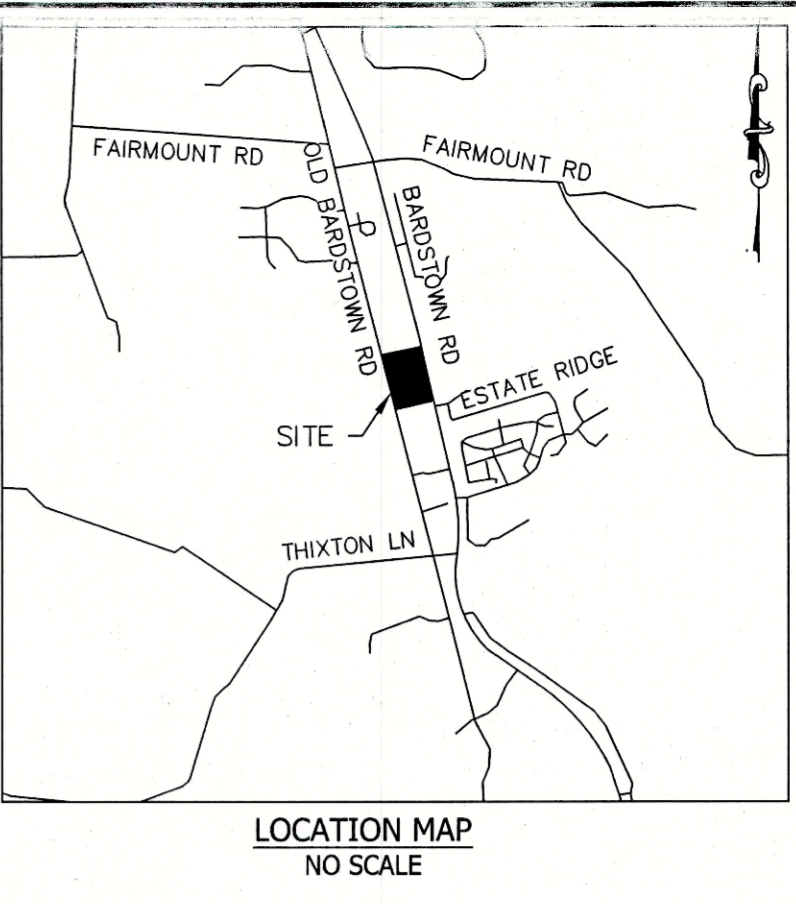
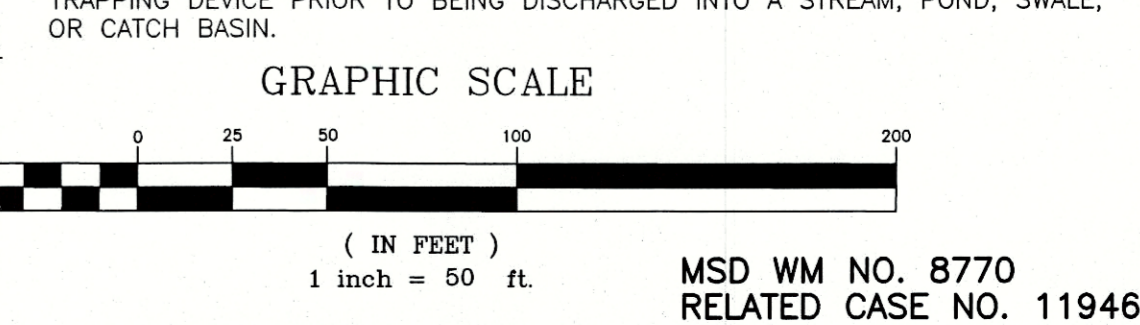
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.



ACCURUS ENGINEERING
 2708 JEFFERSON CENTER WAY, SUITE 204
 JEFFERSONVILLE, IN 47130
 OFFICE (502) 749-7442 FAX (502) 333-6844
 WWW.ACCURUS-ENG.COM

Site Plan - SUBDIVISION DESIGN & TRAFFIC ENGINEERING - ROADWAY AND DRAINAGE DESIGN

Date: _____
 Signature: _____
 Date: _____
 Signature: _____

Scale: 1" = 50'

Designed By: JCK	Drawn By: JCK
Design Date: 10-05-16	Print Date & Time: 1/20/2017 1:40 PM
CAD Drawing Name: RDDOP-12-13-16 KOE-16-01 Second Sub	
Surveyed By: _____	Survey Date: XX-XX-09

APPROVAL STAMP: DOCKET NO. 1620E009, APPROVAL DATE 3/16/2017, EXPIRATION DATE 3/16/2019, SIGNATURE [Signature]

RECEIVED
 FEB 16 2017
 PERMITS SHALL BE REVIEWED ONLY IN COMPLETION WITH THE BUREAU OF PERMITS DEVELOPMENT PLAN

BY: [Signature] DATE: 2-22-17
 LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

PROJECT: 9205 OLD BARDSTOWN ROAD
 PARCEL NO. TAX BLOCK 61, LOT 116

OWNER: BLUEGRASS HOLDINGS LLC
 882 LOW COUNTRY BLVD. UNIT 100A
 MOUNT PLEASANT, SC 29464

SHEET TITLE: REZONING AND REVISED DETAILED DISTRICT DEVELOPMENT PLAN

SHEET: 1 OF 1

Binding Elements – 16ZONE1069

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the LDC. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Prior to development (includes clearing and grading) of each site or phase of this project, the applicant, developer, or property owner shall obtain approval of a detailed district development plan in accordance with LDC 11.6. Each plan shall be in adequate detail and subject to additional binding elements.
3. The subject site may not be developed for any manufacture, processing, treatment or storage use, nor as a truck or transfer terminal, freight and motor freight and motor freight stations use, that is permitted by M-2 Industrial zoning. Notwithstanding the limitations above, this binding element shall not prohibit the repair, storage and light assembly of tractors, mower, loaders, utility vehicles, shredders, excavators, trenchers, backhoes or other equipment and implements for agriculture, construction or lawn and garden uses. This binding element shall not be modified, except after a full Planning Commission public hearing.
4. Signs shall be in accordance with LDC Chapter 8 or as presented at the public hearing.
5. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
6. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
7. Prior to any site disturbance permit being issued and prior to any clearing, grading or issuance of a site disturbance permit, a site inspection shall be conducted by PDS staff to ensure proper placement of required tree protection fencing in accordance with the approved Tree Preservation Plan.
8. Before any permit is requested, including but not limited to permits for building, parking lot, change of use, site disturbance, alteration or demolition:
 - a. The development plan must receive full construction approval from Louisville Forward, Louisville Metro Public Works and the Metropolitan Sewer District,
 - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet, and
 - c. The property owner/developer must obtain approval of a detailed plan for screening/buffering/landscaping as described in LDC Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
9. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
10. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
11. The property owner shall provide a cross over access easement if the property to the south is ever developed for a nonresidential use. A copy of the signed easement agreement shall be provided to Planning Commission staff upon request.
12. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the March 16, 2017 Planning Commission meeting.
13. No overnight idling of trucks shall be permitted on-site.
14. At the time a building permit is requested, the applicant shall submit a certification statement to the permit issuing agency, from an engineer, or other qualified professional stating that the lighting of the proposed development is in compliance with LDC 4.1.3 and shall be maintained thereafter. No building permits shall be issued unless such certification statement is submitted.
15. The business at the development shall restrict the hours of operation from 6 AM to 9 PM.
16. If it is determined by KYTC that a traffic signal at the intersection of Thixton Lane and Bardstown Road is warranted in the future, the developer of this site for docket number 16ZONE1069 shall contribute up to \$7,500 of the total cost toward the installation of the traffic signal.
17. At such time as sidewalks are constructed along the portion of Old Bardstown Road adjacent to this property, a clearly defined, safe pedestrian access will be provided by the owner of the property from the public sidewalk through off-street parking to building entrances.
18. Developer shall be responsible for any required utility relocations, final surface overlay, signage, and striping associated with required road improvements to Bardstown Road and Old Bardstown Road.