

**GENERAL NOTES**

- SIDEWALKS ARE 5' UNLESS NOTED OTHERWISE.
- ALL RADI ARE 5' UNLESS NOTED OTHERWISE.
- RIGHT OF WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY TRANSPORTATION PLANNING.
- 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.
- KTC APPROVAL REQUIRED FOR DRAINAGE OUTLET.
- 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.
- THE SITE MUST BE DESIGNED IN COMPLIANCE WITH ADA REQUIREMENTS.
- 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.
- ALL DUMPSTER ENCLOSURES SHALL MEET OR EXCEED CHAPTER 10, PART 2 OF LDC.
- CONSTRUCTION PLANS, KTC BOND AND PERMIT REQUIRED PRIOR TO METRO PUBLIC WORKS APPROVAL.
- COMPATIBLE UTILITIES TO BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXITING ROAD AND NEIGHBORING PROPERTIES.
- 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.
- 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 DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- 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.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ALL RADI ARE 5' UNLESS OTHERWISE NOTED.
- ALL DUMPSTERS, PARKING AND LOADING AREAS TO BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- ALL SIGNAGE AND LIGHTING TO COMPLY WITH LAND DEVELOPMENT CODE.
- ALL EXISTING STRUCTURES TO BE REMOVED. KENTUCKY HISTORIC PROPERTIES SURVEY FORM TO BE SUBMITTED TO HISTORIC PRESERVATION STAFF PRIOR TO GROUND DISTURBANCE AND DEMOLITION.
- IF DETERMINED TO BE NECESSARY, ACCE APPROVAL WILL BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL FOR ANY WORK WITHIN THE BANKS OF THE INTERMITTENT BLUE LINE STREAM.
- SIDEWALK CONNECTION TO C-1 ZONING TO BE PROVIDED AT TIME OF ITS DEVELOPMENT.
- ALL PARKING SPACES AND VEHICLE USE AREAS TO BE A HARD AND DURABLE SURFACE.
- WHEEL STOPS OR CURBING WILL BE PROVIDED TO PROTECT LANDSCAPING AS REQUIRED.
- NO KARST FEATURES NOTED IN GEOTECHNICAL REPORT PREPARED BY TERRACON DATED AUGUST 15, 2016.
- 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  
PROPOSED IMPROVED AREA 6.31 AC/274,864 SF NET  
30' (MAX.)  
HEIGHT PROP 16,800 S.F.  
BUILDING AREA (M-2) VACANT/RESIDENTIAL  
EXISTING USE: M-2 CONSTRUCTION EQUIPMENT RENTAL/SALES AND STORAGE  
PROPOSED USE: 16,800 S.F./6.31 AC. = 0.06

**M-2 ZONING AREA PARKING SUMMARY**

CONSTRUCTION EQUIPMENT RENTAL/SALES AND STORAGE - INTERIOR DISPLAY SPACE ~ 600 S.F.	MINIMUM PARKING SPACES REQUIRED 1 SP/250 S.F. = 24 SPACES
MINIMUM PARKING SPACES REQUIRED 1 SP/150 S.F. = 40 SPACES	MAXIMUM PARKING SPACES REQUIRED 1 SP/7,000 S.F. = 14 SPACES
OUTDOOR DISPLAY SPACE ~ 100,000 S.F.	MINIMUM PARKING SPACES REQUIRED 1 SP/5,000 S.F. = 20 SPACES
MAXIMUM PARKING SPACES REQUIRED	
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 TREE 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%)

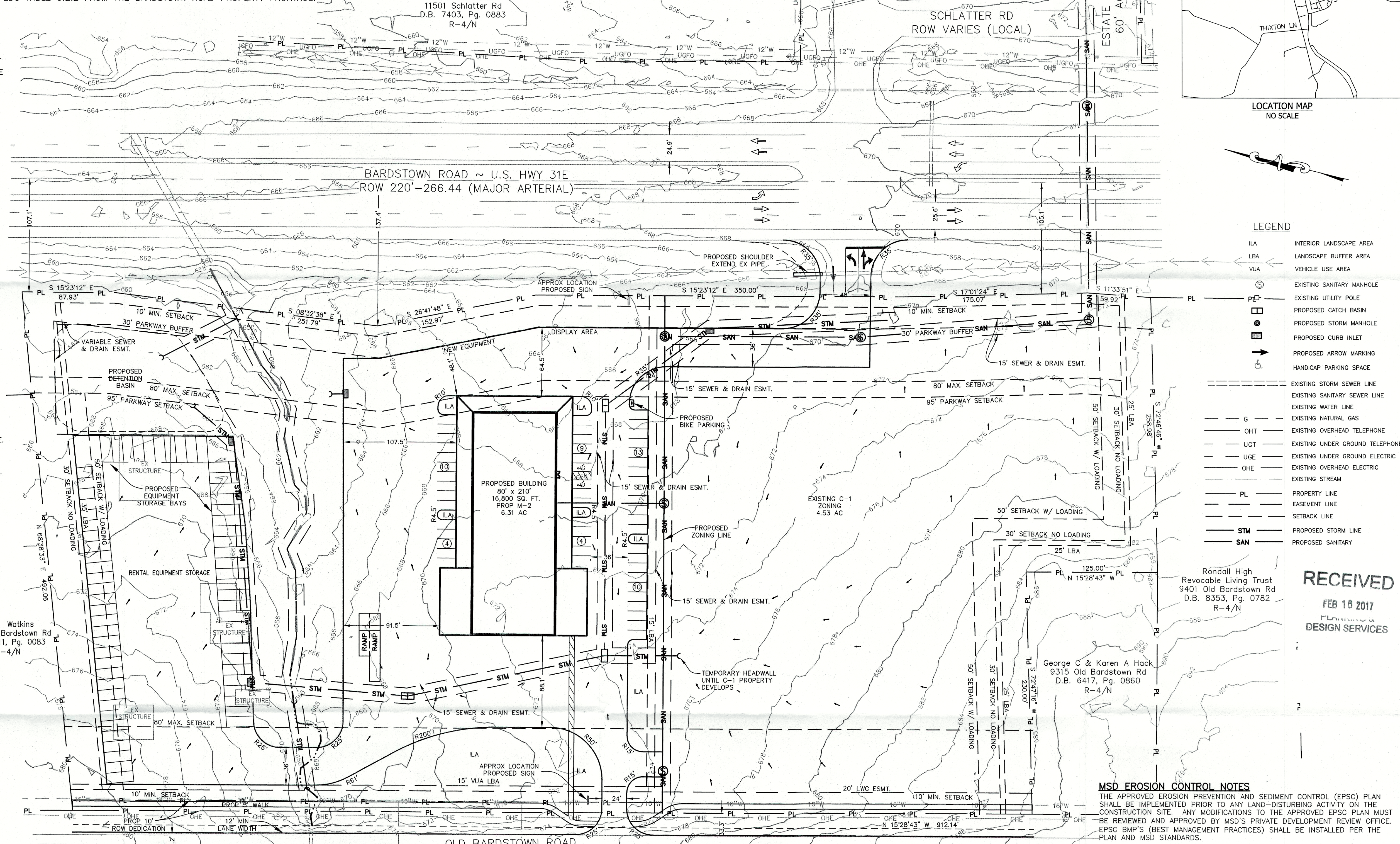
**VARIANCE GRANTED PER CASE 11946**

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**

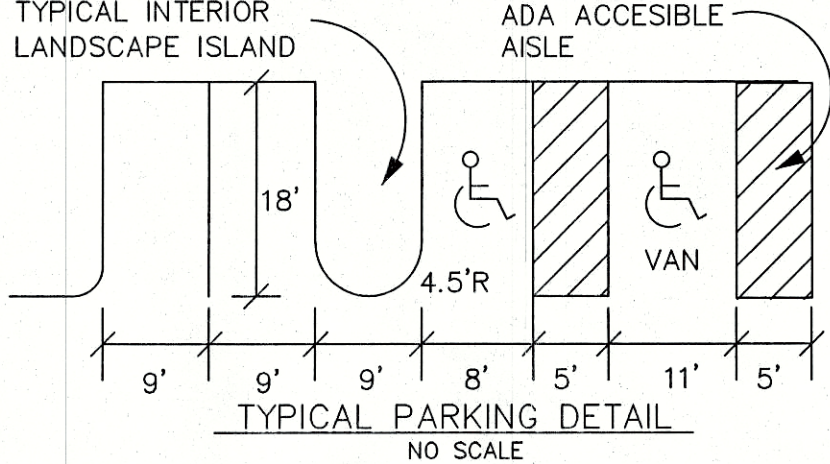
WAIVER OF LDC 10.2.4.B TO ALLOW VUA LANDSCAPE BUFFER AREA ALONG OLD BARDSTOWN RD TO OVERLAP WITH EASEMENTS FOR MORE THAN 50% OF THE WIDTH OF THE REQUIRED BUFFER AS SHOWN ON THE PLAN.

WAIVER TO ELIMINATE THE REQUIRED 5 FOOT WIDE SIDEWALK PER LDC TABLE 6.2.2 FROM THE BARDSTOWN ROAD PROPERTY FRONTAGE.



**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	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)	



**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 SEEDDED 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.

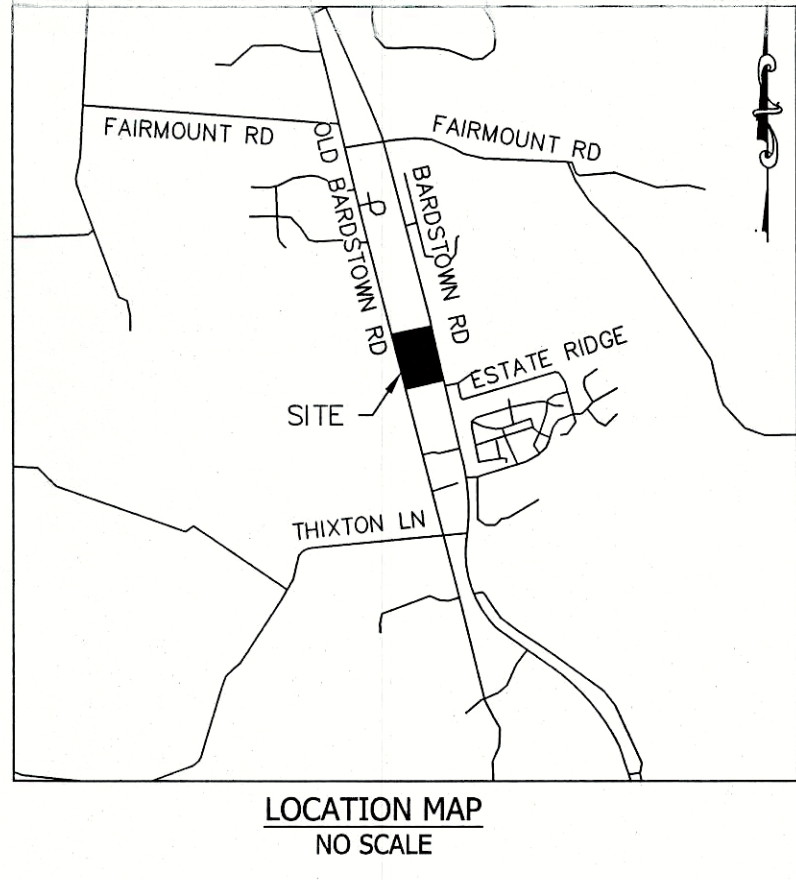
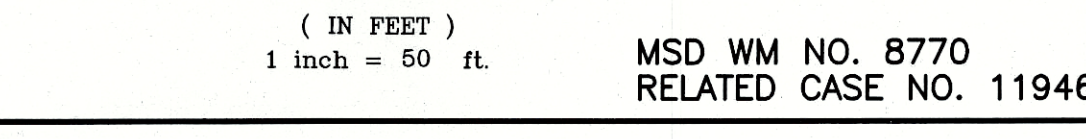
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

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.

**GRAPHIC SCALE**



**LEGEND**

ILA	INTERIOR LANDSCAPE AREA
LBA	LANDSCAPE BUFFER AREA
VUA	VEHICLE USE AREA
⊙	EXISTING SANITARY MANHOLE
⊕	EXISTING UTILITY POLE
□	PROPOSED CATCH BASIN
⊙	PROPOSED STORM MANHOLE
⊕	PROPOSED CURB INLET
→	PROPOSED ARROW MARKING
♿	HANDICAP PARKING SPACE
---	EXISTING STORM SEWER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING WATER LINE
G	EXISTING NATURAL GAS
OHT	EXISTING OVERHEAD TELEPHONE
UGT	EXISTING UNDER GROUND TELEPHONE
UGE	EXISTING UNDER GROUND ELECTRIC
OHE	EXISTING OVERHEAD ELECTRIC
---	EXISTING STREAM
PL	PROPERTY LINE
---	EASEMENT LINE
---	SETBACK LINE
STM	PROPOSED STORM LINE
SAN	PROPOSED SANITARY

**RECEIVED**  
FEB 16 2017  
DESIGN SERVICES

**ACCURUS ENGINEERING**  
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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: RDDP 12-13-16 KOE-16-01 Second Sub	
Surveyed By: LIDAR	Survey Date: XX-XX-09
No.	

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

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

Designer: KOETTER FIVE STAR KY  
7893 PETE ANDRES RD  
FLOYDS KNOBS, IN 47119

Sheet Title: REZONING AND REVISED  
DETAILED DISTRICT  
DEVELOPMENT PLAN

Sheet: 1 of 1