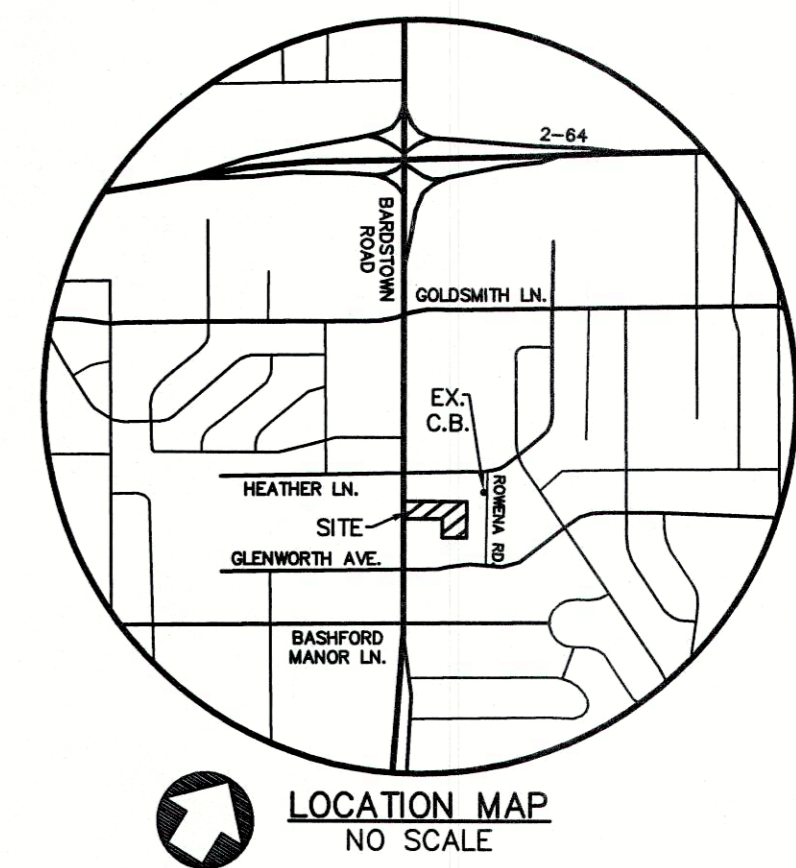


LEGEND

---	EXISTING CONTOUR
---	EXISTING SIGN
---	EXISTING TREE MASS
---	EXISTING FENCE
---	EXISTING OVERHEAD UTILITIES
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING UTILITY POLE
---	EXISTING DOWN GUY
---	EXISTING CATCH BASIN & YARD DRAIN W/ PIPE
---	EXISTING HEADWALL W/ PIPE
---	EXISTING SANITARY MANHOLE W/PIPE AND FLOW ARROW
---	EXISTING 6" PROPERTY SERVICE CONNECTION
---	PROPOSED FIRE HYDRANT
---	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
---	PROPOSED DITCH/SWALE
---	PROPOSED SANITARY MANHOLE W/PIPE
---	PROPOSED DRAINAGE ARROW
---	TRANSITION ZONE LINE
---	FORM DISTRICT LINE



PROJECT DATA:

EXISTING FORM DISTRICT	SUBURBAN MARKETPLACE CORRIDOR
EXISTING ZONING	C-2
EXISTING USE	OFFICE/RETAIL
PROPOSED USE	STORAGE
SITE AREA	1.77 ± AC.
EXISTING BUILDING HEIGHT (MAX 60')	43.4'
REAR BUILDING HEIGHT (MAX 45')	38 ± HT.
BUILDING AREA:	
EXISTING BUILDING-STORAGE/MECH.	46,682 ± S.F.
EXISTING BUILDING-OFFICE	1,200 ± S.F.
PROPOSED BUILDING-STORAGE	57,600 ± S.F.
TOTAL	105,482 ± S.F.
FLOOR AREA RATIO (5.0 MAX)	1.37
PARKING REQUIRED:	
OFFICE (MIN. 1SP/350 S.F.-MAX. 1SP/200 S.F.)	4-6 SPACES
EMPLOYEE (MIN. 1SP/1.5 EMP.-MAX. 1SP/1 EMP.)	1-2 SPACES
TOTAL	5-8 SPACES
PARKING PROVIDED (INCLUDING 1 HOCP SPACE)	7 SPACES

LANDSCAPE DATA:

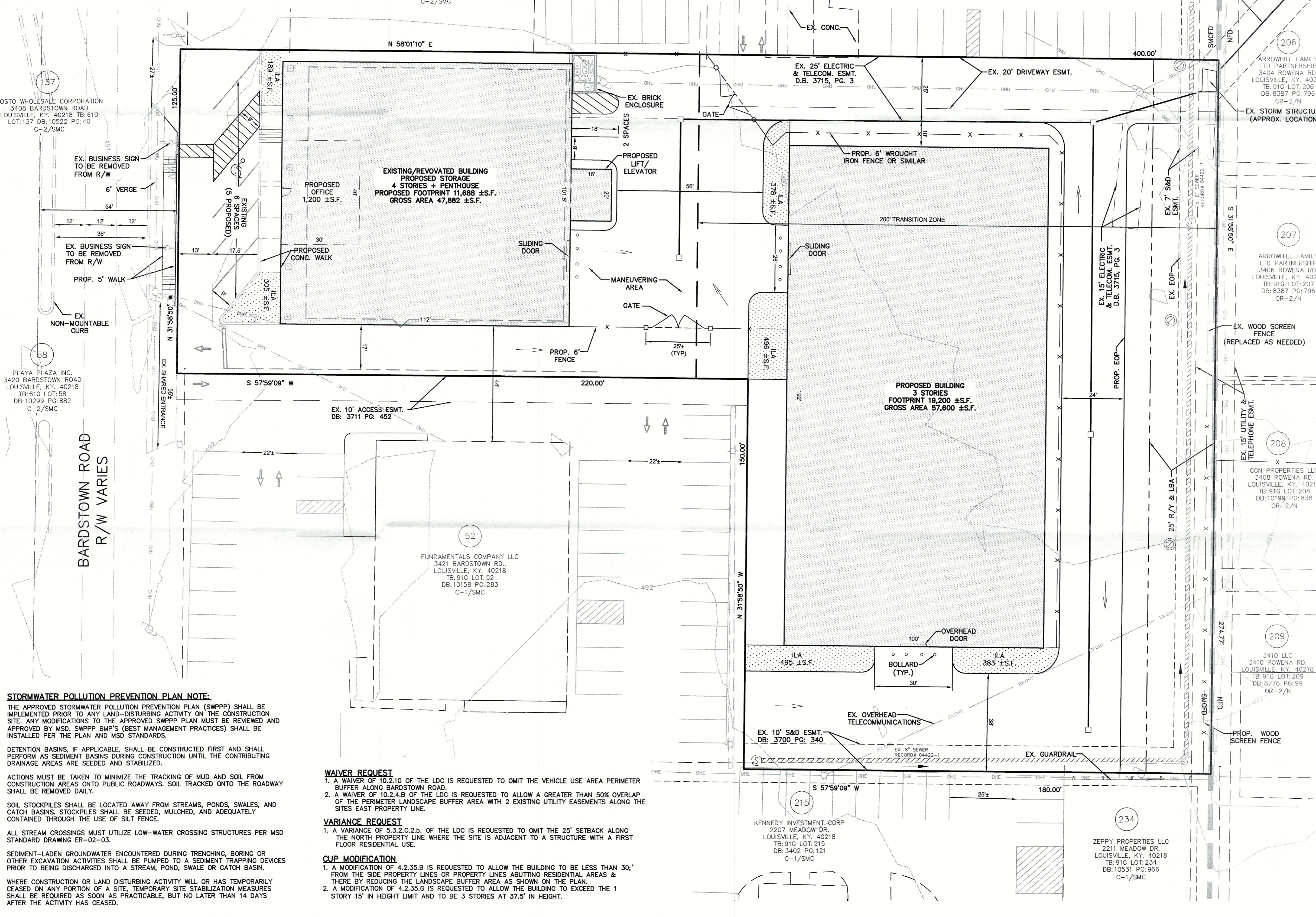
V.U.A.	29,902± S.F.
I.L.A. REQUIRED (7.5%/5% X V.U.A.)	2,243 S.F.
I.L.A. PROVIDED	2,246± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	76,955± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	0 S.F. (0%)
TREE CANOPY TO BE PRESERVED	0 S.F. (0%)
TREE CANOPY TO BE PLANTED	15,391± S.F. (20%)
TREE CANOPY REQUIRED	15,391± S.F. (20%)
TOTAL TREE CANOPY PROVIDED	15,391± S.F. (20%)

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

- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
 - TREE PRESERVATION: (NO EXISTING TREES) 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.
 - 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 LOUISVILLE #4 FIRE DISTRICT.
 - ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRES 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 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.
- MSD NOTES:**
- WASTEWATER: SANITARY SEWER- EXISTING & PROPOSED PSC WILL CONNECT TO THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY CONNECTION SUBJECT TO FEES & APPLICABLE CHARGES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE/STORMWATER DETENTION: ON SITE DETENTION MAY BE REQUIRED. DOWNSTREAM CAPACITY TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. 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. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C060C).
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
 - IF REQUIRED, 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.
 - VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - 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 INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY. ALL WORK WITHIN THE RIGHT-OF-WAY REQUIRES CONSTRUCTION PLANS, PERMIT & BOND FROM KYTC.
 - A GENERAL CROSSOVER ACCESS AGREEMENT BETWEEN THE ADJACENT PROPERTIES WILL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL. THE GATED AREAS BETWEEN THE TWO BUILDINGS SHALL NOT BE INCLUDED IN THE CROSSOVER ACCESS AGREEMENT.



STORMWATER POLLUTION PREVENTION PLAN NOTE:
 THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP 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 SEED 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-03.

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

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.

WAIVER REQUEST

- A WAIVER OF 10.2.10 OF THE LDC IS REQUESTED TO OMIT THE VEHICLE USE AREA PERIMETER BUFFER ALONG BARDSTOWN ROAD.
- A WAIVER OF 10.2.4.B OF THE LDC IS REQUESTED TO ALLOW A GREATER THAN 50% OVERLAP OF THE PERIMETER LANDSCAPE BUFFER AREA WITH 2 EXISTING UTILITY EASEMENTS ALONG THE SITES EAST PROPERTY LINE.

VARIANCE REQUEST

- A VARIANCE OF 5.3.2.C.2.b. OF THE LDC IS REQUESTED TO OMIT THE 25' SETBACK ALONG THE NORTH PROPERTY LINE WHERE THE SITE IS ADJACENT TO A STRUCTURE WITH A FIRST FLOOR RESIDENTIAL USE.

CUP MODIFICATION

- A MODIFICATION OF 4.2.35.B IS REQUESTED TO ALLOW THE BUILDING TO BE LESS THAN 30' FROM THE SIDE PROPERTY LINES OR PROPERTY LINES ABUTTING RESIDENTIAL AREAS & THEREBY REDUCING THE LANDSCAPE BUFFER AREA AS SHOWN ON THE PLAN.
- A MODIFICATION OF 4.2.35.C IS REQUESTED TO ALLOW THE BUILDING TO EXCEED THE 1 STORY 15' IN HEIGHT LIMIT AND TO BE 3 STORIES AT 37.5' IN HEIGHT.

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 Utility Consulting - Property Management
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MSA

DEVELOPER
 ERB, WALKER & TWIFORD
 871 RIDGEWAY LOOP ROAD
 SUITE 107
 MEMPHIS TN 38120

OWNER
 BARDSTOWN ROAD CENTRE LLC
 PO BOX 5296
 LOUISVILLE, KY. 40255

CONDITIONAL USE PERMIT PLAN
BARDSTOWN ROAD STORAGE
 3415 BARDSTOWN ROAD
 LOUISVILLE, KY. 40218
 TAX BLOCK: 91G LOT: 53
 D.B. 9812 PG. 207

3/09/17	REVISION LAYOUT & PER
3/20/17	AGENCY COMMENTS
4/03/17	REVISION BUILDING S.F. & GROSS ACCESS AGREEMENT

Vertical Scale: N/A
 Horizontal Scale: 1"=20'
 Date: 1/23/17
 Job Number: 3355
 Sheet: 1 of 1