GENERAL NOTES:

1. 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.
2. 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.
3. 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.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
6. ALL LUMINARIES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARIES TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT–OF–WAYS PER CHAPTER 4.1.3. OF THE LDC.
7. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10.4.4.9 & 5.5.2.B.2 OF THE LDC.
8. BUILDING ARCHITECTURE & SIGNAGE TO COMPLY WITH THE LDC DESIGN GUIDELINES.
9. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM. THE DEVELOPMENT DESIGN SHALL COMPLY WITH VEHICLE OVERHANG PROVISION 9.1.12.C OF THE LDC..
10. ALL NEW OR EXISTING SIDEWALKS SHALL BE BUILT OR BROUGHT UP TO ADA STANDARDS.
11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
12. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED EXCEPT AS NOTED ON PLAN.
13. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK A. SITES ON 01–11–17 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.

MSD NOTES:

1. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE DEREK GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
2. DRAINAGE/STORMWATER DETENTION:
   DEVELOPER TO PAY REGIONAL FACILITY FEE X 1.5. DOWNSTREAM CAPACITY TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
3. 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.
5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111CO 111E).
6. 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.
7. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
8. AN EASEMENT PLAT FOR THRU DRAINAGE IS REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL BY MSD.
8. SITE IS SUBJECT TO REGIONAL FACILITY FEE.

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT–OF–WAY.
2. 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.
3. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
4. 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.
5. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
6. 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.
7. NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT–OF–WAY.
8. DEVELOPER AGREES TO PROVIDE FUTURE ACCESS TO ALL RESIDUAL LOTS.
9. DEVELOPER AGREES TO IMPROVE MAPLE SPRINGS DR. TO PROVIDE 18' OF PAVEMENT ACROSS THE SITES FRONTAGE.
10. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT–OF–WAY SHALL BE STATE DESIGN.

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 SEEDED AND STABILIZED.

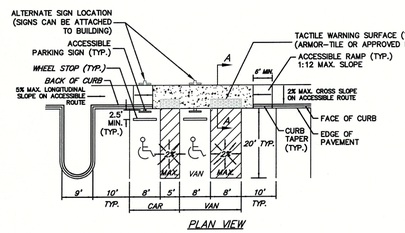
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, 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.



TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE

DETENTION CALCULATIONS

2.9/12 (0.85 – 0.50) (33.35) (1.5)= 4.23 AC–FT

WAIVER REQUESTS:

1) A WAIVER IS REQUESTED OF SECTION 9.1.3 OF THE LDC AND TABLE 9.1.2.C TO REDUCE THE MINIMUM NUMBER OF PARKING SPACES PROVIDED.
2) A WAIVER IS REQUESTED OF SECTION 5.5.5.A.1 TO ALLOW THE SCALE OF THE ACCESSORY STORAGE BUILDING TO EXCEED THE SCALE OF THE ADJACENT RESIDENTIAL STRUCTURES.

PROPERTY OWNERS

BROOKS & WREN, LLC.
10800 BRENTLINGER LN.
LOUISVILLE, KY 40219

PATRICIA SHAVER
5001 MAPLE SPRING DR.
LOUISVILLE, KY 40229

JACK & SHIRLEY WILSON
4917 MAPLE SPRING DR.
LOUISVILLE, KY 40229

RICHARD & MARCELLA BROOKS
10800 BRENTLINGER LN.
LOUISVILLE, KY 40219

MARCELLA R. BROOKS
10800 BRENLINGER LN.
LOUISVILLE, KY 40219

ERNEST P. BROOKS PROPERTIES, LLC.
10800 BRENTLINGER LN.
LOUISVILLE, KY 40219

JAMES F. GOOMEY REVOCABLE TRUST
JOYCE M. GOOMEY REVOCABLE TRUST
4900 COOPER CHAPEL RD.
LOUISVILLE, KY 40229

CHARLES SR. & BARBARA DAVIS
4904 COOPER CHAPEL RD.
LOUISVILLE, KY 40229

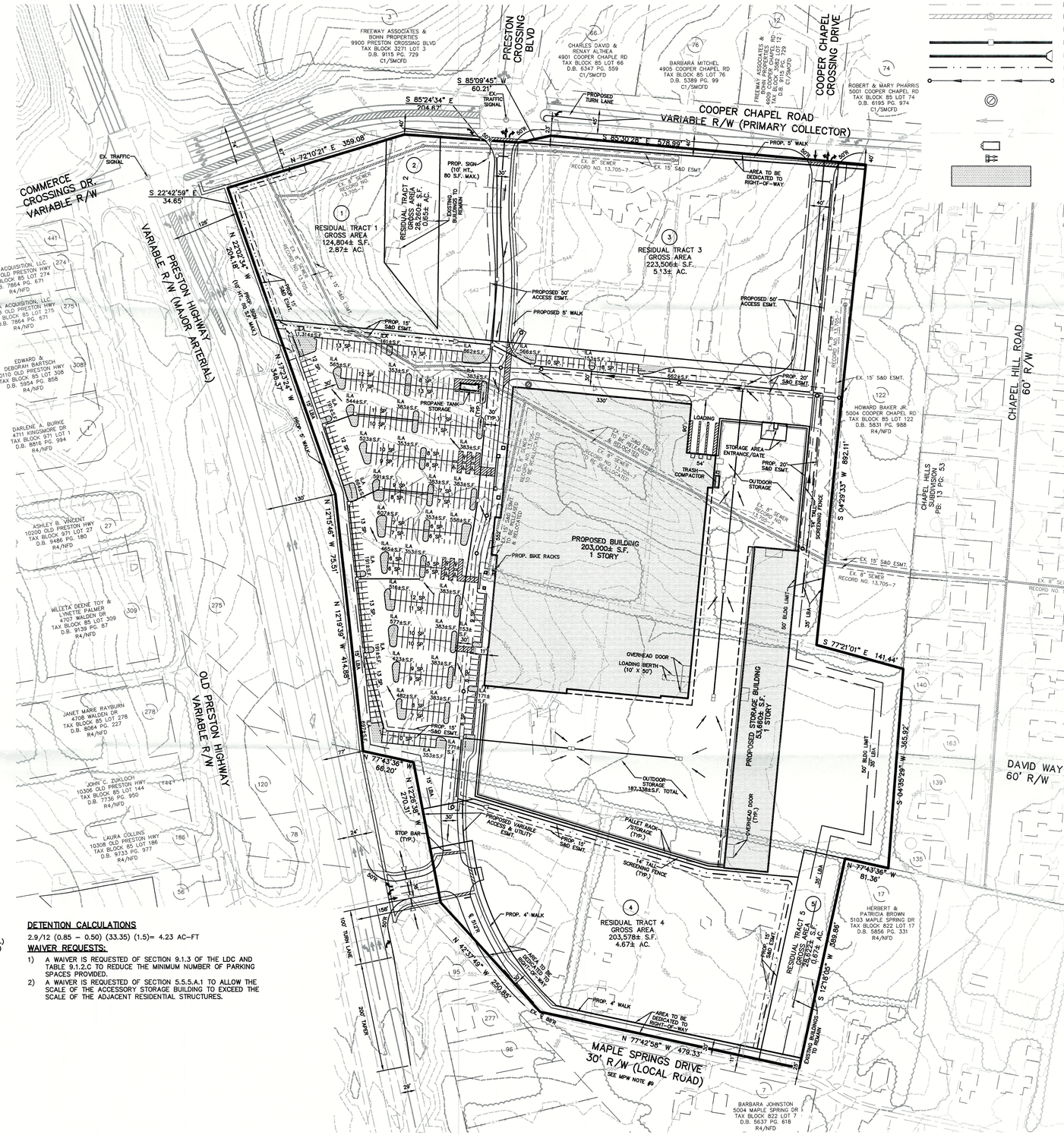
GERVIS B. WILLIAMS
4902 COOPER CHAPEL RD.
LOUISVILLE, KY 40229

LARRY & BEVERLY WYMAN
4908 COOPER CHAPEL RD.
LOUISVILLE, KY 40229

KENT CLAYCOMB
5000 COOPER CHAPEL RD.
LOUISVILLE, KY 40229

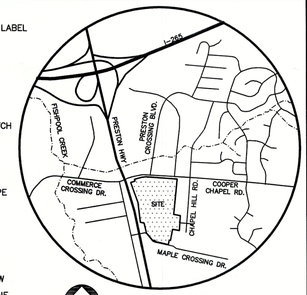
PAUL & PAULINE RAISOR
5007 MAPLE SPRING DRIVE
LOUISVILLE, KY 40229

BILLY & HELEN RILEY
4800 COOPER CHAPEL RD.
LOUISVILLE, KY 40299



LEGEND

- EXISTING PROPERTY OWNER LABEL
- EXISTING LOT NUMBER
- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING TOE OF SLOPE/DITCH
- EXISTING SANITARY SEWER
- EXISTING TRAFFIC SIGNAL
- PROPOSED CATCH BASIN
- PROPOSED HEADWALL W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY SEWER CONCEPT
- PROPOSED 6" PROPERTY SERVICE CONNECTION
- PROPOSED DRAINAGE ARROW
- PROPOSED BOUNDARY Z–LINE
- PROPOSED DUMPSTER
- PROPOSED BIKE RACK
- PROPOSED ILA



LOCATION MAP
NO SCALE

GENERAL SITE DATA:

EXISTING FORM DISTRICT	NFD
PROPOSED FORM DISTRICT	SMCFD
EXISTING ZONING	R4
PROPOSED ZONING	C2
EXISTING LAND USE	RESIDENTIAL
PROPOSED LAND USE	RETAIL
GROSS LAND AREA	33.83± AC.
NET LAND AREA	33.01± AC.

MENARDS SITE DATA:

GROSS LAND AREA	19.17± AC.
NET LAND AREA	19.12± AC.
BUILDING HEIGHT (35' MAX)	
MAIN BUILDING	1 STORY/34'
ACCESSORY STRUCTURE	1 STORY/27'
BUILDING AREA	
RETAIL AREA	203,000 ± S.F.
STORAGE AREA	53,660 ± S.F.
TOTAL	256,660 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.31
PARKING REQUIRED	
RETAIL	
MINIMUM (1 SP./300 S.F.)	677 SPACES
MAXIMUM (1 SP./200 S.F.)	1,015 SPACES
OUTDOOR STORAGE/WAREHOUSE (NO SEPARATE EMPLOYEES)	
10% TRANSIT ROUTE REDUCTION (677 X 10% = 68 SPACES)	
TOTAL PARKING REQUIRED	609–1,015
PARKING PROVIDED	
CAR PARKING (INCLUDES 9 ACCESSIBLE)	418 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	
SHORT TERM	8 SPACES
LONG TERM (PROVIDED IN BLDG.)	4 SPACES

TREE CANOPY DATA (N.I.C. RESIDUAL TRACTS):

GROSS SITE AREA	835,045 ± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	126,901± S.F. (15%)
TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TREE CANOPY TO BE PLANTED	167,009± S.F. (20%)
TREE CANOPY REQUIRED	167,009± S.F. (20%)
TOTAL TREE CANOPY PROVIDED	167,009± S.F. (20%)

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

LANDSCAPE DATA:

V.U.A.

LOADING/MANEUVERING	27,263± S.F.
EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE	229,134± S.F.
TOTAL V.U.A.	256,397± S.F.
I.L.A. REQUIRED* (7.5% X VUA)	17,185 S.F.
I.L.A. PROVIDED	17,810± S.F.
*N.I.C. LOADING/MANEUVERING	

RESIDUAL TRACT 1

GROSS LAND AREA	3.54± AC.
NET LAND AREA	3.54± AC.

RESIDUAL TRACT 2

GROSS/NET LAND AREA	0.65± AC.

RESIDUAL TRACT 3

GROSS LAND AREA	5.13± AC.
NET LAND AREA	4.97± AC.

RESIDUAL TRACT 4

GROSS LAND AREA	4.67± AC.
NET LAND AREA	4.07± AC.

RESIDUAL TRACT 5

GROSS LAND AREA	0.67± AC.
NET LAND AREA	0.66± AC.

ADJACENT PROPERTY OWNERS

DAVID R. WOLFE
5112 DAVID WAY
TAX BLOCK 832 LOT 139
D.B. 7185 PG. 964
R4/NFD

KEVIN TAYLOR & TAMMY COULTER
11022 CHAPEL HILL ROAD
TAX BLOCK 832 LOT 140
D.B. 8060 PG. 304
R4/NFD

CHARLES & CHARLOTTE BUCKMAN
11024 CHAPEL HILL ROAD
TAX BLOCK 832 LOT 163
D.B. UNKNOWN PG. UNKNOWN
R4/NFD

FRED WILLIAM & MARTHA PULLIAM
11102 CHAPEL HILL ROAD
TAX BLOCK 832 LOT 135
D.B. 1071 PG. 559
R4/NFD

BETHANY UNITED CHURCH OF CHRIST
10400 OLD PRESTON HWY
TAX BLOCK 85 LOT 56
D.B. UNKNOWN PG. UNKNOWN
R4/NFD

COMMONWEALTH OF KENTUCKY
PRESTON HWY
TAX BLOCK 85 LOT 78
D.B. UNKNOWN PG. UNKNOWN
R4/NFD

COMMONWEALTH OF KENTUCKY
10405 PRESTON HWY
TAX BLOCK 85 LOT 95
D.B. UNKNOWN PG. UNKNOWN
R4/NFD

SHARON STRICKLAND
MAPLE SPRING DRIVE
TAX BLOCK 85 LOT 96
D.B. 7329 PG. 36
R4/NFD

COMMONWEALTH OF KENTUCKY
10307 PRESTON HWY
TAX BLOCK 85 LOT 120
D.B. UNKNOWN PG. UNKNOWN
R4/NFD

COMMONWEALTH OF KENTUCKY
10203 PRESTON HWY
TAX BLOCK 85 LOT 261
D.B. UNKNOWN PG. UNKNOWN
R4/NFD

SHARON STRICKLAND
5000 MAPLE SPRING DRIVE
TAX BLOCK 85 LOT 277
D.B. 7329 PG. 36
R4/NFD

ELDA ACQUISITION, LLC.
5210 COMMERCE CROSSINGS DRIVE
TAX BLOCK 85 LOT 441
D.B. 7514 PG. 645
R4 & OR3/NFD & SWFD

RECEIVED
FEB 06 2017
PLANNING & DESIGN SERVICES

GRAPHIC SCALE 1"=100'
0 50 100 200

CASE # 16ZONE1070
MSD WM # 11507

Mindel, Scott & Associates, Inc.
Planning · Engineering · Surveying · Landscape Architecture
Utility Consulting · Property Management
5151 Jefferson Boulevard, Louisville, KY 40219
Phone (502) 485-1090 · Fax (502) 485-1094 · E-Mail: mail@msadesign.com

DEVELOPER
MENARD, INC.
5105 MENARD DRIVE
EAUCLAIRE, WI 54703

GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN
MENARDS

10211 PRESTON HWY, 4700, 4800, 4900, 4902, 4904, 4908 & 5000 COOPER CHAPEL ROAD, 4915, 4917, 5001, 5005 & 5007 MAPLE SPRING DRIVE, LOUISVILLE, KY. 40299
TB. 85 LOTS 42, 257, 271, 317, 318, 342, 424, 425 & 456; TB. 822 LOTS 3, 14, 24, 30, 38 & 3001
D.B. 9375 PG. 187, D.B. 6312 PG. 715, D.B. 10164 PG. 890, D.B. 5680 PG. 21, D.B. 6016 PG. 935, D.B. 5126 PG. 736, D.B. 5922 PG. 873, D.B. 8995 PG. 101, D.B. 9355 PG. 91, D.B. 10217 PG. 368, D.B. 8785 PG. 265, D.B. 7161 PG. 534, D.B. 7942 PG. 824 & D.B. 5077 PG. 236

Revisions	
12/30/16	PER AGENCY COMMENTS & BLDG. FOOTPRINT
1/23/17	PER AGENCY COMMENTS & TRACT 3
2/6/17	PER MSD COMMENTS

Vertical Scale: N/A

Horizontal Scale: 1"=100'

Date: 12/5/16

Job Number: 3358

Sheet 1 of 1

16ZONE1070