GENERAL NOTES

1. Parking areas and drive lanes to be asphalt pavement.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0114 E dated December 5, 2006. site.
3. Drainage pattern depicted by arrows (⟹) is for conceptual purposes. 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.
4. Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
5. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees off-site. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
6. All dumpsters and service structures are to be screened per Chapter 10.
7. An updated bond & construction permit are required prior to construction approval by Metro Works.
8. Existing Storm and Sanitary sewer systems to remain and to be removed as shown. Existing easements associated with the removed system will be released with an easement release plat prior to construction plan approval.
9. An updated Corps. of Engineers permit will be required prior to construction.
10. Sanitary Sewer Service will be provided at the Cedar Creek Waste Water Treatment Plant by lateral extension and subject to applicable fees.
11. Easements for thru drainage will be required prior to construction approval. Releasing of existing easement may be required.
12. A Downstream Facilities Request has been submitted to MSD.
13. No storage of toxic or hazardous materials shall be allowed on property.
14. There shall be no retail or wholesale sales or distributing activities on site.
15. All structures shall be one-story.
16. The Section 5.1.9 Maximum Setback Alternatives for Suburban Form Districts is being applied to meet the Front Minimum and Maximum Setback.
17. Mitigation measures for dust control shall be in place during construction to prevent fugitive emissions from reaching neighboring properties and roadways.
18. 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.
19. Existing sanitary pump station and access road, encroaching into the 25' LBA, are the property of Louisville MSD and not the property of the owner or developer.
20. Site is subject to MSD Regional facility fee.
21. An encroachment permit and bond will be required for all work done in the Right-of-way.
22. The existing construction entrance off Old Bardstown Road shall be restored to grass per MPW Standard Specifications prior to construction completion.

EPSC NOTES

1. 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 approval EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
2. 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.
3. 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.
4. 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.
5. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
6. Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilizaton measures shall be required as soon as practicable, but no later than 14 calender days after the activity has ceased.
7. Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin.
8. All storm drainage shall conform to MSD standard specifications.
9. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

WAIVERS REQUESTED:

1. A Waiver is requested from Section 5.12.2 of the Louisville Metro Land Development Code to waive the outdoor amenity area.
2. A Waiver is requested from Section 10.2.4.B of the Louisville Metro Land Development Code to waive the encroachment into the north property line 25' Landscape Buffer Area of the existing MSD Pump Station, its access drive, the LG&E easement and MSD easement associated with the pump station.

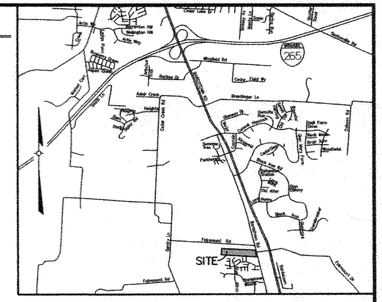
PROJECT DATA

TOTAL SITE AREA	= 8.7± ACRES
EXISTING ZONING	= C-M
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= VACANT
PROPOSED USE	= STORAGE AREA
BUILDING AREA	
STORAGE BUILDINGS	= 105,400 S.F.
OFFICE AREA	= 1,650 S.F.
MNGR & MAINT. RESIDENCE	= 4,050 S.F.
TOTAL BUILDING AREA	= 111,100 S.F.
BUILDING HEIGHT	= 25'-2" (35' MAX.)
F.A.R.	= 0.3 (5.0 MAX)

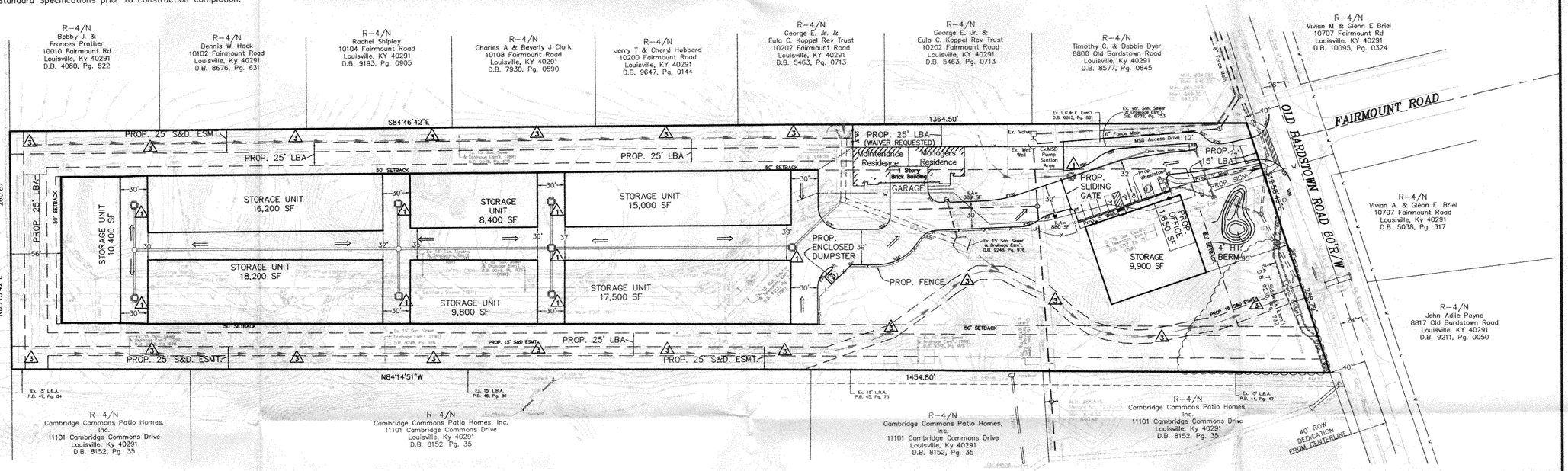
PARKING REQUIRED	MIN.	MAX.
RESIDENCE		
2/UNIT MIN., 5/UNIT MAX.	= 4 SPACES	10 SPACES
OFFICE		
1,650/350S.F. MIN., 1,650/200S.F. MAX.	= 5 SPACES	8 SPACES
STORAGE UNITS		
1/1.5 EMP. MIN., 1/1 EMP. MAX.	= 2 SPACES	2 SPACES
TOTAL PARKING REQUIRED	= 11 SPACES	20 SPACES
TOTAL PARKING PROVIDED	= 15 SPACES	

(INCLUDES (2) ACCESSIBLE SPACES & (4) RESIDENTIAL GARAGE SPACES)

VEHICULAR USE AREA	
PARKING VEHICULAR USE AREA	= 22,189 S.F.
STORAGE VEHICULAR USE AREA	= 43,093 S.F.
TOTAL VEHICULAR USE AREA	= 65,282 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 1,664 S.F. (7.5%)(22,189 S.F.)
INTERIOR LANDSCAPE AREA PROVIDED	= 2,171 S.F.



LOCATION MAP
NOT TO SCALE



PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY:
DATE: 11/04/15
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS

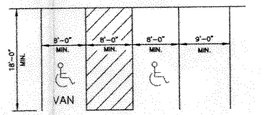
PRELIMINARY APPROVAL
Condition of Approval:
Development Review — Date 11/4/15
LOUISVILLE & JEFFERSON COUNTY
METROPLOITAN SEWER DISTRICT

RECEIVED
OCT 26 2015
PLANNING & DESIGN SERVICES

MSD STANDARD EROSION CONTROLS	
1	STONE BAG INLET PROTECTION
2	WINGED HEADWALL INLET PROTECTION
3	STONE BAG CHECK DAM IN SMALL DITCH

LEGEND

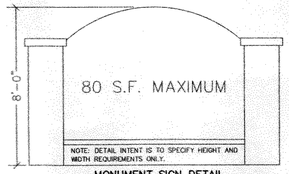
- = NO PARKING AREAS
- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED DRAINAGE SWALE
- = PROPOSED SILT FENCE
- = PROPOSED STONE BAG INLET PROTECTION



24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.



MONUMENT SIGN DETAIL
NOT TO SCALE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 376,917 S.F.
TOTAL EXISTING TREE CANOPY	= 16,671 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (75,383 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0%
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (75,383 S.F.)
TOTAL TREE CANOPY PROVIDED	= 20% (75,383 S.F.)

COUNCIL DISTRICT - 22
FIRE PROTECTION DISTRICT - FERN CREEK

SITE ADDRESS:
8814 OLD BARDSTOWN ROAD
TAX BLOCK 657, LOT 18
D.B. 10306, PG. 0577

CASE: 15DEVPLAN1154
RELATED CASES:
DP-17867-12
& 16209
W.M. #155

REVISIONS

NO.	DATE	DESCRIPTION	BY

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 11069-RDDDP.dwg
DATE: 10-28-15
SCALE: AS SHOWN
CHECKED BY: AR
DRAWN BY: JH

L D&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
ESTABLISHED IN 1985
529 WORTHINGTON BUILDING, 2100 WEST MAIN STREET, LOUISVILLE, KENTUCKY 40212
PHONE 502.814.9979
FAX: 502.814.9979
WEB SITE: WWW.LDD-INC.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

OLD BARDSTOWN ROAD STORAGE
OWNER
KWB INVESTMENTS LLC
607 GLEN CT.
LOUISVILLE, KY 40207

15 DEV PLAN 1154

LDDD RELATED: 08190 & 11069

JOB NO. 11069

SHEET 1 OF 1

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