

GENERAL NOTES:

1. DOMESTIC WATER SUPPLY: SUBJECT SITE IS SERVED BY THE LOUISVILLE WATER COMPANY. ANY 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/OCCUPANCY.
5. THE DEVELOPMENT LIES IN THE SHIPLEY FIRE DISTRICT.
6. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE 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 6.1.3 OF THE LDC.
7. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
8. ALL INTERIOR SIDEWALKS THAT ADJUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
9. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
10. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL REMAIN.
11. NO USES SHALL BE PERMITTED ON THE SUBJECT SITE EXCEPT THOSE PERMITTED IN THE O-2 AND M-1 ZONING DISTRICTS WITHOUT APPROVAL BY THE PLANNING COMMISSION PER SHIPLEY LAND DEVELOPMENT CODE SECTION 2.6.1.A.1.

PUBLIC WORKS NOTES:

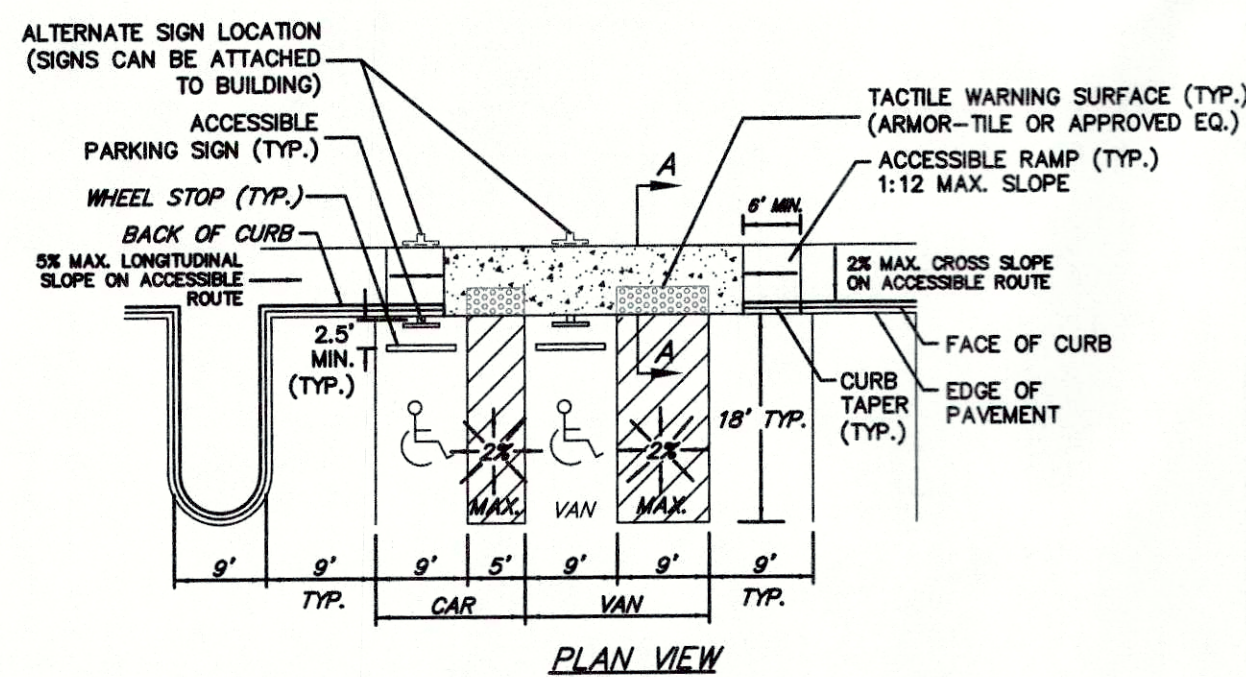
1. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
2. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
3. 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.
4. 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.
5. SIDEWALK FEE IN LEU PAID TO CONSTRUCT SIDEWALK OF SIMILAR LENGTH ON OPPOSITE SIDE OF BERNHEIM LANE.
6. A BLANKET CROSSOVER ACCESS EASEMENT AND AGREEMENT SHALL BE GRANTED ON LOT 1 TO PROVIDE ACCESS TO LOT 2. THE AGREEMENT NEEDS PDS LEGAL COUNSEL APPROVAL. IT SHALL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.

MSD NOTES:

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FORMAN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION: SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100-YEAR POST-DEVELOPDISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL.
4. 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.
5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111100400).
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. THIS SITE SHALL MEET MSD'S FATS, OILS AND GREASE (FOG) POLICY AND DESIGN REQUIREMENTS.
8. ANY REQUIRED FILL IN THE COMBINED SEWER OVERFLOW FLOODPLAIN SHALL BE MITIGATED ON SITE AT 1.5:1 OUTSIDE OF THE DETENTION BASIN LIMITS.

ADJACENT PROPERTY OWNERS

T.B. & LOT#	PROPERTY OWNER	PROPERTY ADDRESS	D.B. & PAGE#
41L X 32	SHIRLEY JAMES	1748 BERNHEIM LN.	11509 X 200
41L X 33	KEVIN HUNTER	1750 BERNHEIM LN.	9521 X 674
41L X 51	VICKI WRIGHT	2101 MCCLOSKEY AVE	7851 X 528
41L X 52	FELICIA PATTERSON	2103 MCCLOSKEY AVE	11423 X 96
41L X 53	ANDRE COLEMAN	2105 MCCLOSKEY AVE	9379 X 446
41L X 54	LILLIE CRUMPTON	2107 MCCLOSKEY AVE	4911 X 766
41L X 55	JEANETTE HOWARD	2109 MCCLOSKEY AVE	6062 X 541
41L X 56	NEW DAY PROPERTIES, LLC	2111 MCCLOSKEY AVE	9314 X 220
41L X 57	BETTY JEAN POYNTER	2113 MCCLOSKEY AVE	4729 X 173
41L X 58	DOMICA IRVIN	2115 MCCLOSKEY AVE	9061 X 336
41L X 59	ROGER PETTY	2117 MCCLOSKEY AVE	7165 X 580
41L X 60	SHALONDA RUCKER	2119 MCCLOSKEY AVE	6700 X 946
41L X 61	LEWIS & CHERYL SHEPHERD	2121 MCCLOSKEY AVE	6784 X 456
41L X 62	JANICE COX	2123 MCCLOSKEY AVE	6484 X 235
41L X 63	LOUISVILLE RENTAL HOUSES, LLC	2125 MCCLOSKEY AVE	10040 X 776
41K X 50	TRIPLE JAYS LLC	1621 BERNHEIM LN	11707 X 430
41K X 51	YVETTE E MILES	1627 BERNHEIM LN	10250 X 0667
41K X 52	JOSE MANUEL GUTIERREZ OSEGUERA	1625 BERNHEIM LN	12313 X 265
41K X 53	CARROLL & DELLA PERRY	1623 BERNHEIM LN	4705 X 0173
41K X 65	BRENDA BOYD	1631 BERNHEIM LN	5092 X 0866
41K X 67	TIMOTHY W & BONNIE S ALORD	1647 BERNHEIM LN	5691 X 0756
41K X 68	SELMA R & RANDOLPH ELLIS	1643 BERNHEIM LN	8017 X 0972
41K X 69	RALPH HENRY JR & NANCY RUTH JENKINS	1645 BERNHEIM LN	11391 X 100
41K X 70	STEWART FERRELL	1629 BERNHEIM LN	4944 X 0105
41L X 82	ROBERTA LONG	2127 MCCLOSKEY AVE.	10890 X 288
41L X 83	SILVIA ARRIETA	2129 MCCLOSKEY AVE.	9595 X 139
41L X 84	MARY WHEAT	2131 MCCLOSKEY AVE.	6806 X 107
41L X 85	CAROL LONG	2133 MCCLOSKEY AVE.	6210 X 493
41L X 86	CURRY VALERIE SHELTON	2135 MCCLOSKEY AVE.	10787 X 36
41L X 87	POMERANCE PROPERTIES, LLC	2137 MCCLOSKEY AVE.	7196 X 967
1090 X 37	W.M. & LORA PRICE	1667 HAROLD AVE.	4375 X 598
1090 X 38	MEHRDAD SABRI	1665 HAROLD AVE.	12162 X 698
1090 X 39	BERNHEIM PROPERTIES, LLC.	1663 HAROLD AVE.	1360 X 164
1090 X 40	EQUITY TRUST COMPANY	1661 HAROLD AVE.	10854 X 991
1090 X 41	EAGLE SKYY PROPERTIES, LLC	1659 HAROLD AVE.	10725 X 702
1090 X 42	JEFFREY GREEN & KIEFER MAR	1657 HAROLD AVE.	6974 X 754



TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE

LOT 2 - SITE DATA:

EXISTING FORM DISTRICT	TRADITIONAL WORKPLACE
EXISTING ZONING	EZ1
EXISTING/PROPOSED LAND USE	WAREHOUSE
(WAREHOUSE - STORAGE OF LOW HAZARD ITEMS)	
TOTAL LAND AREA	3.02 AC.
BUILDING AREA	
OFFICE	4,000± S.F.
STORAGE	112,848± S.F.
TOTAL	116,848± S.F.
PARKING REQUIRED:	
OFFICE	12 SPACES
MINIMUM (1 SPACE/350 S.F.)	20 SPACES
MAXIMUM (1 SPACE/200 S.F.)	
STORAGE (16 EMPLOYEES, MAIN+2ND SHIFT)	
MINIMUM (1 SPACE/1.5 EMPLOYEES)	11 SPACES
MAXIMUM (1 SPACE/EMPLOYEE)	16 SPACES
TOTAL (MINIMUM-MAXIMUM)	23-38 SPACES
PARKING PROVIDED	30 SPACES
(INCLUDES 1 ACCESSIBLE & 2 CARPOOL SPACES)	
BICYCLE PARKING - LONGTERM REQUIRED/PROPOSED	2 SPACES

LOT 2 - IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	38,317± S.F.
PROPOSED IMPERVIOUS AREA	16,651± S.F.
(NEWER EX. PAVEMENT T.B.R.)	
TOTAL	54,967± S.F.

LOT 2 - LANDSCAPE DATA:

PROPOSED V.U.A.	24,476± S.F.
REQUIRED (7.5% X V.U.A.)	1,836± S.F.
I.L.A. PROVIDED	2,032± S.F.

LOT 2 - TREE CANOPY DATA:

GROSS SITE AREA	130,630± S.F.
LAND USE	INDUSTRIAL
EXISTING TREE CANOPY	17,905± S.F.
TOTAL TREE CANOPY REQUIRED/PROVIDED	6,532± S.F. (5%)

*THE IMPERVIOUS AREA INCREASE PROPOSED IS BETWEEN 25-50% SO REQUIRED TO PROVIDE 1/2 TREE CANOPY TYPICALLY REQUIRED OR 1/2 OF 10%.

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

LOT 2 - DETENTION CALCULATIONS

2.9/12 (0.85-0.48) (3.0 AC) = 0.27 AC-FT
(A 2' DEEP BASIN IS REQUIRED FOR STORM DETENTION)

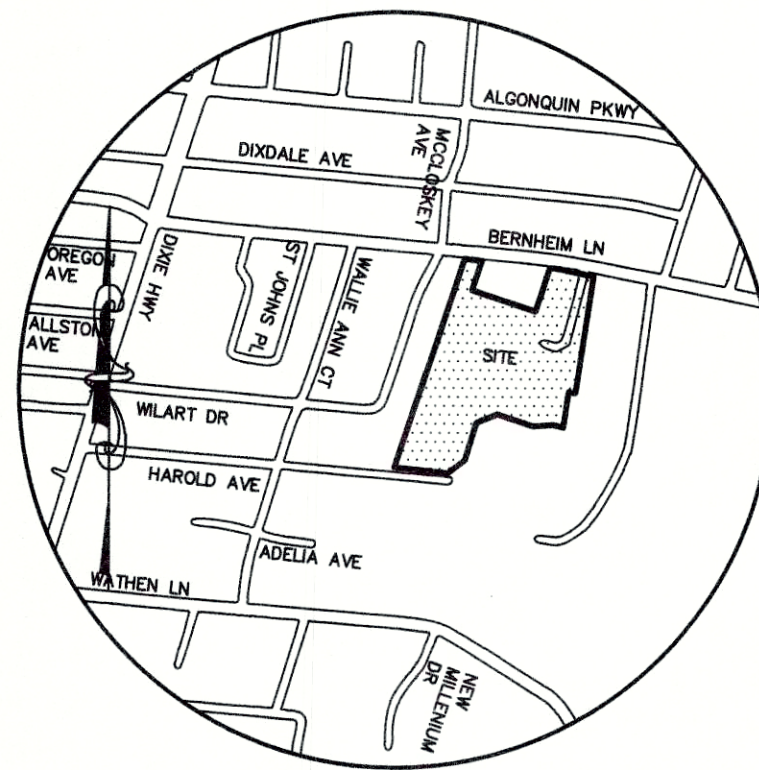
WAIVER REQUEST:

1. A WAIVER OF 5.5.2.1.A.3. OF THE LDC TO ALLOW THE PARKING LOT TO BE LOCATED CLOSER TO THE RIGHT OF WAY THAN THE PRINCIPLE STRUCTURE.
2. A WAIVER OF 5.5.2.1.B.1 OF THE LDC TO OMIT THE PEDESTRIAN ACCESS REQUIRED FROM THE RIGHT OF WAY TO EACH BUILDINGS ENTRANCE.
3. A WAIVER OF 10.2.4.A OF THE LDC TO ALLOW AN EXISTING BUILDING TO ENROACH IN TO THE 50' LBA BY 30'.
4. A WAIVER OF 10.2.11 OF THE LDC TO EXCEED THE MAXIMUM DISTANCE OF 120' BETWEEN INTERIOR LANDSCAPE AREAS.

RECEIVED
FEB 24 2024
PLANNING &
DESIGN SERVICES

CASE #22-CAT2B-0049
MSD WM #12525

GRAPHIC SCALE 1"=60'
0 30 60 120



LOCATION MAP
NO SCALE

LEGEND

EXISTING CONTOUR	
EXISTING TREE MASS	
EXISTING FENCE	
EXISTING SANITARY MANHOLE W/PIPE	
PROPOSED SANITARY MANHOLE W/PIPE	
EXISTING CATCH BASIN & YARD DRAIN W/PIPE	
PROPOSED CATCH BASIN & YARD DRAIN W/PIPE	
PROPOSED SLOPED & FLARED HEADWALL W/PIPE	
PROPOSED DRAINAGE ARROW	
FORM DISTRICT BOUNDARY	
PROPOSED CARPOOL SPACE	

LOT 1 - SITE DATA:

EXISTING FORM DISTRICT	TRADITIONAL WORKPLACE
EXISTING ZONING	EZ1
EXISTING LAND USE	PRIVATE CLUB/VACANT
PROPOSED LAND USE	PRIVATE CLUB/WAREHOUSE
(BLDG 1 - STORAGE OF LOW HAZARD ITEMS; BLDG 2 - BOURBON STORAGE - AMENDMENT TO LDC 2.6.1.A.1. REQUESTED)	
TOTAL LAND AREA	7.25± AC.
BUILDING AREA	
BUILDING #1	
1ST FLOOR:	
OFFICE	4,214± S.F.
CLUB/EVENT VENUE	15,545± S.F.
STORAGE	11,313± S.F.
2ND-4TH FLOOR: STORAGE	87,636± S.F.
TOTAL	116,848± S.F.
BUILDING #2	
1ST FLOOR: OFFICE	4,000± S.F.
1ST-4TH FLOOR: STORAGE	112,848± S.F.
TOTAL	116,848± S.F.

PARKING REQUIRED

OFFICE	
MINIMUM (1 SPACE/350 S.F.)	12 SPACES
MAXIMUM (1 SPACE/200 S.F.)	21 SPACES
CLUB/EVENT VENUE	
MINIMUM (1 SPACE/150 S.F.)	103 SPACES
MAXIMUM (1 SPACE/75 S.F.)	207 SPACES
STORAGE (24 EMPLOYEES, MAIN+2ND SHIFT)	
MINIMUM (1 SPACE/1.5 EMPLOYEES)	16 SPACES
MAXIMUM (1 SPACE/EMPLOYEE)	24 SPACES
TOTAL (MINIMUM-MAXIMUM)	131-252 SPACES
PARKING PROVIDED	134 SPACES
(INCLUDES 5 ACCESSIBLE & 5 CARPOOL SPACES)	
BICYCLE PARKING - LONGTERM REQUIRED/PROPOSED (INSIDE BLDG)	2 SPACES

LOT 1 - IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	108,515± S.F.
PROPOSED IMPERVIOUS AREA	70,921± S.F.
(INCLUDES NEWER EX. PAVEMENT)	
TOTAL	179,437± S.F.

LOT 1 - LANDSCAPE DATA:

EX. V.U.A.	48,844± S.F.
NEWER EX. V.U.A.	10,389± S.F.
PROPOSED V.U.A.	60,532± S.F.
TOTAL V.U.A.	120,765± S.F.
REQUIRED (7.5% X V.U.A.)	9,057± S.F.
I.L.A. PROVIDED	9,406± S.F.

LOT 1 - TREE CANOPY DATA:

GROSS SITE AREA	315,810± S.F.
LAND USE	INDUSTRIAL
EXISTING TREE CANOPY	0± S.F.
TOTAL TREE CANOPY REQUIRED/PROVIDED	15,791± S.F. (5%)

*THE IMPERVIOUS AREA INCREASE PROPOSED IS BETWEEN 25-50% SO REQUIRED TO PROVIDE 1/2 TREE CANOPY TYPICALLY REQUIRED OR 1/2 OF 10%.

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

LOT 1 - DETENTION CALCULATIONS

2.9/12 (0.85-0.48) (7.25 AC) = 0.65 AC-FT
(DETENTION PROVIDED IN BASIN ON LOT 2)

CATEGORY 2B PLAN

THE BERNHEIM - PRIVATE CLUB,
WAREHOUSE STORAGE & DISTRIBUTION
1600, 1602 & 1604 BERNHEIM LN., LOUISVILLE, KY 40210
TAX BLOCK 1005, LOT 208 & 206
DEED BOOK 12034, PAGE 986

Revisions
11/14/22 PER AGENT COMMENTS
07/23/23 PER AGENT & CLIENT COMMENTS
02/09/23 PER AGENT & CLIENT COMMENTS
02/13/23 PER AGENT & CLIENT COMMENTS

Vertical Scale: N/A

Horizontal Scale: 1"=60'

Date: 10/17/22

Job Number: 3959-000

Sheet

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of 1