



LEGEND

- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- X469.62 EXISTING SPOT ELEVATION
- EXISTING STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- OHE EXISTING OVERHEAD ELECTRIC
- OHU EXISTING OVERHEAD UTILITY
- 100 EXISTING MAJOR CONTOUR
- 99 EXISTING MINOR CONTOUR
- PL PROPERTY LINE
- - - SETBACK LINE
- DRAINAGE FLOW ARROW
- PROPOSED BOLLARD

PROJECT SUMMARY

PROPERTY ADDRESS
TAX BLOCK
PRIMARY DEED BOOK/PAGE
PROPERTY AREA
EXISTING FORM DISTRICT
EXISTING ZONING
PROPOSED ZONING
EXISTING USE
PROPOSED USE

1300-1306 BARDSTOWN RD
75B LOTS 55 & 56
DB 11099 PG 545, DB 11099 PG 539
0.3642 AC±
TRADITIONAL MARKET PLACE CORRIDOR
C-2
C-2
STORAGE WAREHOUSE/OFFICE
STORAGE (16,310 SF)
SHORT TERM RENTAL APARTMENT (1 UNIT)
RETAIL (1,000 SF AND 820 SF PATIO)

GROSS BUILDING AREA 19,010 SF
MAX FLOOR AREA RATIO 5.00
FLOOR AREA RATIO 1.20
MAX BUILDING HEIGHT 50' MAX
EX BUILDING HEIGHT 32.72'
MIN FRONT YARD SETBACK NONE (5 FT FOR CORNER BUILDINGS)
MAX FRONT YARD SETBACK 15 FT
STREET SIDE SETBACK 5 FT
SIDE YARD SETBACK NONE FT
REAR YARD SETBACK 5 FT

PARKING SUMMARY

APARTMENT MIN/MAX
STORAGE MIN/MAX
RETAIL MIN/MAX
TOTAL MIN/MAX PARKING

1.5 SPACES/UNIT, 2.5 SPACES/UNIT
1.5 SPACES/EMPLOYEE, 1 SPACE/EMPLOYEE
1 SPACE/500 SF, 1 SPACE/150 SF
1.5 SPACES/2.5 SPACES
1 SPACES/1 SPACE
2 SPACES/7 SPACES
5 SPACES/11 SPACES

TRANSIT REDUCTION LDC 9.1.3.F.1 (10%)
REDUCTION LDC 9.1.3.F.9 (20%)
REDUCTION LDC 9.1.3.F.8 (20%)
TOTAL MIN PARKING WITH REDUCTION
TOTAL MAXIMUM PARKING PERMITTED
PARKING PROVIDED ON-SITE
PARKING PROVIDED ON-STREET

0.5 SPACE
1.0 SPACES
1.0 SPACES
3 SPACES
11 SPACES
4 SPACES
7 SPACES

VUA/ILA DATA

VEHICLE USE AREA: 625 SF
INTERIOR LANDSCAPE AREA REQUIRED (0%): 0 %
PROPOSED: 0 SF

TREE CANOPY CALCULATIONS

PROPERTY AREA 0.3645 AC± (15,865 SQ. FT.)
EXISTING TREE CANOPY 0.6% (0-40%) 95 SF
EXISTING TREE CANOPY TO BE PRESERVED 0%
PROPOSED TREE CANOPY TO BE PLANTED 10% OF AREA (1587 SQ. FT.)

MSD EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

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 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 AREAS ARE SEEDING AND STABILIZED.

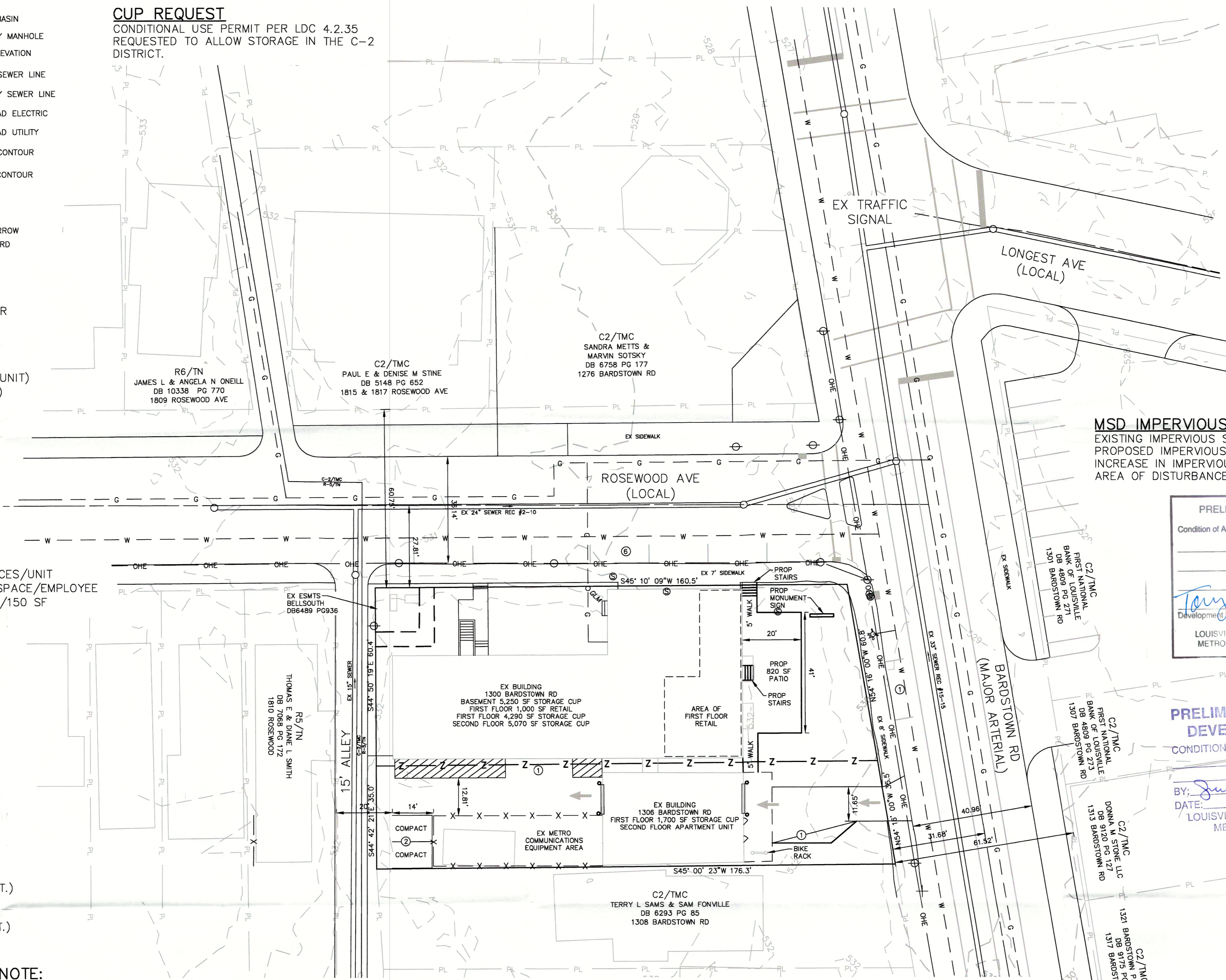
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

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

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.

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 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

CUP REQUEST
CONDITIONAL USE PERMIT PER LDC 4.2.35
REQUESTED TO ALLOW STORAGE IN THE C-2 DISTRICT.



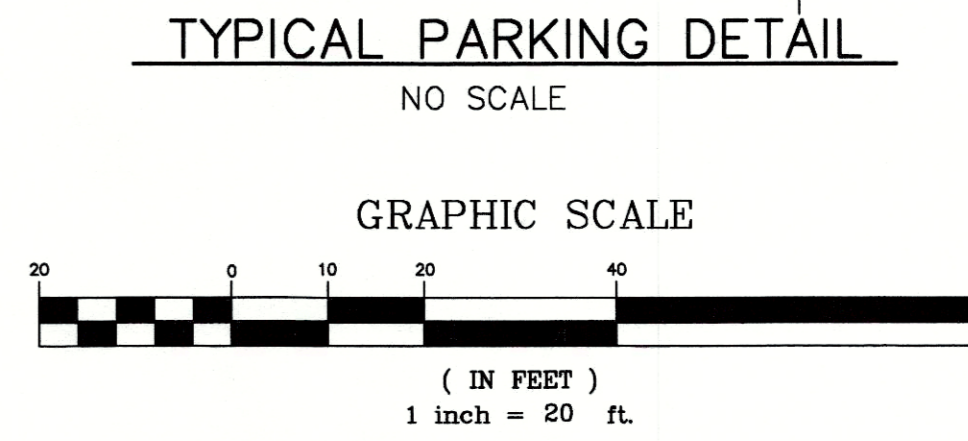
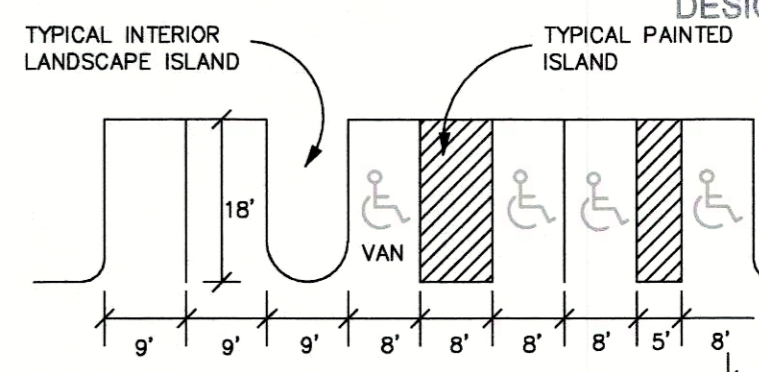
MSD IMPERVIOUS AND DISTURBANCE

| | |
|-----------------------------|-----------|
| EXISTING IMPERVIOUS SURFACE | 10,767 SF |
| PROPOSED IMPERVIOUS SURFACE | 11,660 SF |
| INCREASE IN IMPERVIOUS | 893 SF |
| AREA OF DISTURBANCE | 893 SF |

PRELIMINARY APPROVAL
Condition of Approval:
Taylor 8-8-18
Developer/Review Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: *Jessie W. Sted*
DATE: *8/1/18*
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

RECEIVED
JUL 23 2018
PLANNING & DESIGN SERVICES



GENERAL NOTES

- ALL PARKING AND MANEUVERING AREAS ARE TO BE EITHER ASPHALT OR CONCRETE SURFACES.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- BEARINGS AND DISTANCES SHOWN HEREON DO NOT CONSTITUTE A BOUNDARY SURVEY.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY PROPERTY SERVICE CONNECTION. WASTE WATER TREATMENT PROVIDED BY MORRIS FORMAN TREATMENT PLANT.
- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE. ALL DISTURBED AREAS TO BE SEEDING.
- SITE IS NOT LOCATED IN THE FLOODPLAIN PER FIRM MAP NUMBER 21111C0043E, DATED DECEMBER 5, 2006.
- PROPOSED 3' SCREENWALL TO BE MASONRY, CONCRETE OR STONE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- DUMPSTER ENCLOSURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- SIGNAGE TO COMPLY WITH LOCAL ZONING REQUIREMENTS.
- ALL PARKING SPACES TO BE 9' X 18' TYP, EXCEPT AS OTHERWISE NOTED.
- CONSTRUCTION PLANS, BOND, AND KTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- EXTERIOR CHANGES SHALL MEET THE APPROVED PERMIT 18BROD1006.
- ALL SIGNAGE AND LIGHTING TO COMPLY WITH LOUISVILLE METRO LAND DEVELOPMENT CODE AND APPLICABLE ORDINANCES.
- NO OUTSIDE STORAGE OR STORAGE OF TOXIC OR HAZARDOUS MATERIALS SHALL BE ALLOWED ON SITE.
- MSD SINGLE LOT RESIDENTIAL CONSTRUCTION PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.
- NO OUTSIDE STORAGE OR STORAGE OF TOXIC OR HAZARDOUS MATERIALS SHALL BE PERMITTED ON SITE.
- NO RETAIL OR WHOLESALE SALES OR DISTRIBUTING SHALL BE PERMITTED IN THE CUP AREA.

ACCURUS ENGINEERING
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Prepared By: _____ Date: _____
Signature: _____ Date: _____
Signature: _____ Date: _____
Signature: _____ Date: _____
Signature: _____ Date: _____

Scale: _____
Designed By: JCK Drawn By: JCK
Design Date: 04/02/2018 Print Date & Time:
CAD Drawing Name: _____
Surveyed By: _____ Survey Date: _____

| NO. | DATE | REVISION DESCRIPTION |
|-----|------|----------------------|
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Project: 1300 BARDSTOWN RD
1300 & 1306 BARDSTOWN RD
LOUISVILLE, KY 40222

Owner: MS BARDSTOWN RD, LLC
607 W MAIN STREET, SUITE 1
LOUISVILLE, KY 40202

Developer: MASS STORAGE FUND 1, LLC
7400 S PARK PLACE, SUITE 1
LOUISVILLE, KY 40222

Sheet Title: DEVELOPMENT PLAN
Sheet: 1 of 1