

GENERAL NOTES

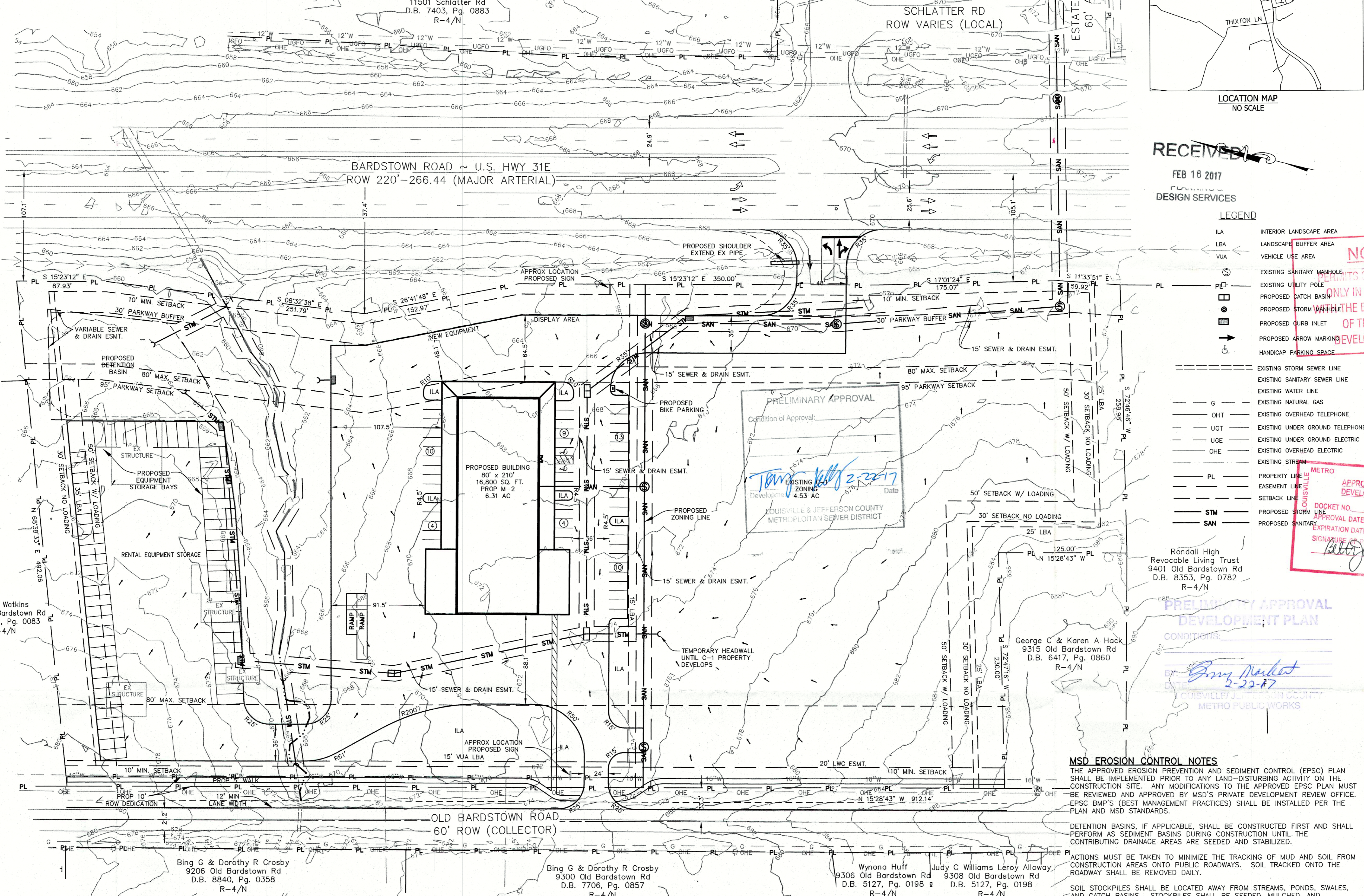
- SIDEWALKS ARE 5' UNLESS NOTED OTHERWISE.
- ALL RADII ARE 5' UNLESS NOTED OTHERWISE.
- RIGHT OF WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY TRANSPORTATION PLANNING.
- PRIOR TO CONSTRUCTION PLAN APPROVAL THE DEVELOPER SHALL BE REQUIRED TO OBTAIN THE APPROVAL FROM THE FERN CREEK FIRE DEPARTMENT FOR FIRE HYDRANT AND KNOX BOX LOCATIONS.
- KTC APPROVAL REQUIRED FOR DRAINAGE OUTLET.
- MSD SANITARY SEWERS ARE AVAILABLE BY I.E. SUBJECT TO FEES AND CHARGES. SANITARY SEWER FLOW TO BE DIRECTED TO EXISTING SANITARY SEWER LINE RECORD NUMBER 14374 ALONG ESTATE RIDGE BOULEVARD, NEAREST MANHOLE NUMBER 103549.
- THE SITE MUST BE DESIGNED IN COMPLIANCE WITH ADA REQUIREMENTS.
- OLD BARDSTOWN ROAD IMPROVEMENTS ALONG PROPERTY FRONTAGE ARE REQUIRED TO PROVIDE 12 FT FROM CENTERLINE PAVEMENT WIDENING (MIN. 2' WIDENING) AND 6-8' SHOULDERS PER METRO PUBLIC WORKS STANDARDS.
- ALL DUMPSTER ENCLOSURES SHALL MEET OR EXCEED CHAPTER 10, PART 2 OF LDC.
- CONSTRUCTION PLANS, KTC BOND AND PERMIT REQUIRED PRIOR TO METRO PUBLIC WORKS APPROVAL.
- COMPATIBLE UTILITIES TO BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROAD AND NEIGHBORING PROPERTIES.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- 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.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- ALL DUMPSTERS, PARKING AND LOADING AREAS TO BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- ALL SIGNAGE AND LIGHTING TO COMPLY WITH LAND DEVELOPMENT CODE.
- ALL EXISTING STRUCTURES TO BE REMOVED. KENTUCKY HISTORIC PROPERTIES SURVEY FORM TO BE SUBMITTED TO HISTORIC PRESERVATION STAFF PRIOR TO GROUND DISTURBANCE AND DEMOLITION.
- IF DETERMINED TO BE NECESSARY, ACOE APPROVAL WILL BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL FOR ANY WORK WITHIN THE BANKS OF THE INTERMITTENT BLUE LINE STREAM.
- SIDEWALK CONNECTION TO C-1 ZONING TO BE PROVIDED AT TIME OF ITS DEVELOPMENT.
- ALL PARKING SPACES AND VEHICLE USE AREAS TO BE A HARD AND DURABLE SURFACE.
- WHEEL STOPS OR CURBING WILL BE PROVIDED TO PROTECT LANDSCAPING AS REQUIRED.
- NO KARST FEATURES NOTED IN GEOTECHNICAL REPORT PREPARED BY TERRACON DATED AUGUST 15, 2016.
- NEED FOR SOUTHBOUND RIGHT TURN LANE TO BE EVALUATED WITH DEVELOPMENT OF EXISTING C-1 ZONING AREA.

SITE DATA
 9205 OLD BARDSTOWN ROAD
 DB 9689 PG 788
 TAX BLOCK 61, LOT 116
 11.05 AC./VACANT NEIGHBORHOOD FORM DISTRICT COUNCIL DISTRICT 20 FERN CREEK FIRE DISTRICT
 EXISTING USE: VACANT/RESIDENTIAL
 EXISTING ZONING: C-1
 PROPOSED ZONING:
 M-2 ZONING CHANGE
 6.44 AC TOTAL
 6.31 AC NET
 C-1 TO REMAIN
 4.61 TOTAL
 4.53 NET

M-2 ZONING AREA
 SITE AREA 6.44 AC/280,526 SF TOTAL
 PROPOSED IMPERVIOUS AREA 6.31 AC/274,864 SF NET
 30' (MAX.)
 PROP 16,800 S.F.
 VACANT/RESIDENTIAL
 M-2 CONSTRUCTION EQUIPMENT RENTAL/SALES AND STORAGE
 16,800 S.F./6.31 AC. = 0.06 IMPERVIOUS COEFFICIENT
 190,086 S.F.
M-2 ZONING AREA PARKING SUMMARY
 CONSTRUCTION EQUIPMENT RENTAL/SALES AND STORAGE -
 INTERIOR DISPLAY SPACE ~ 6,000 S.F.
 MINIMUM PARKING SPACES REQUIRED 1 SP/250 S.F. = 24 SPACES
 MAXIMUM PARKING SPACES REQUIRED 1 SP/150 S.F. = 40 SPACES
 OUTDOOR DISPLAY SPACE ~ 100,000 S.F.
 MINIMUM PARKING SPACES REQUIRED 1 SP/7,000 S.F. = 14 SPACES
 MAXIMUM PARKING SPACES REQUIRED 1 SP/5,000 S.F. = 20 SPACES
 TOTAL MINIMUM PARKING SPACES REQUIRED 38 SPACES
 TOTAL MAXIMUM PARKING SPACES REQUIRED 60 SPACES
 TOTAL PARKING SPACES PROVIDED (INCLUDES 2 HANDICAP SPACES) 50 SPACES
 BICYCLE PARKING REQUIRED 2 SHORT/2 LONG TERM SPACES (LONG TERM SPACES TO BE PROVIDED WITHIN BUILDING)

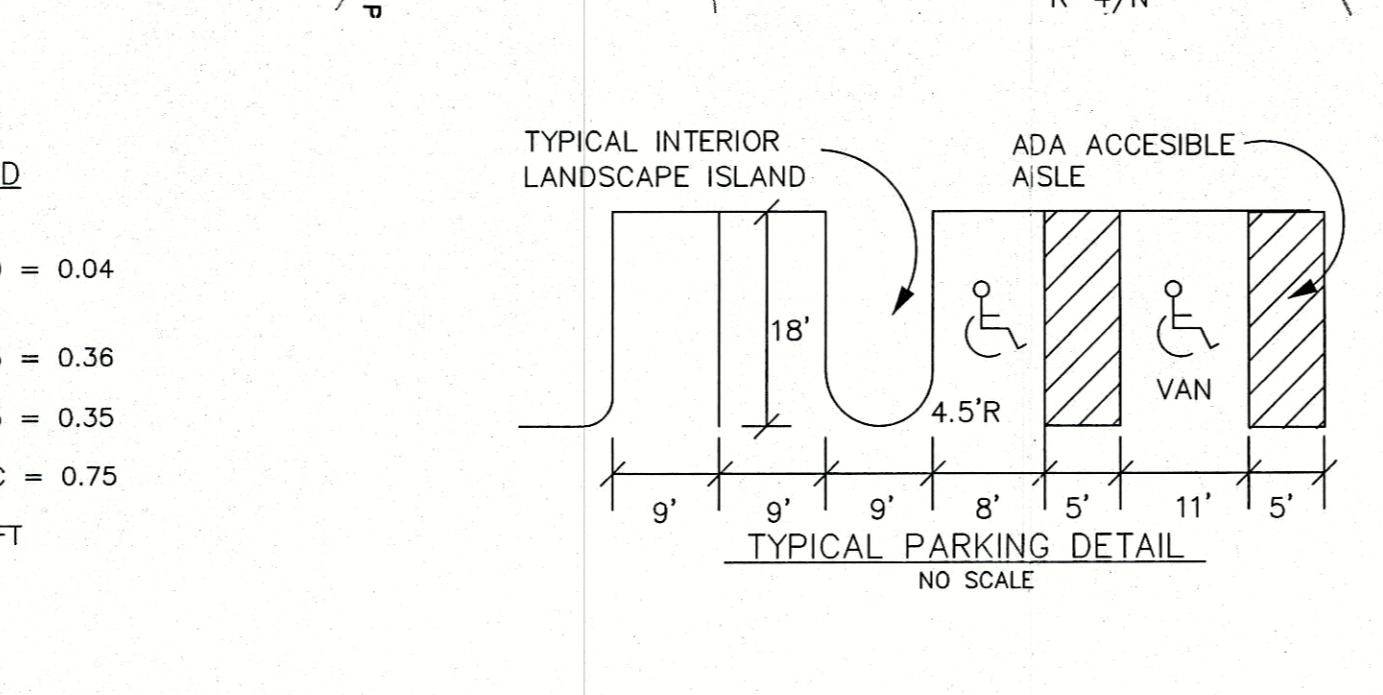
M-2 ZONING AREA TREE CANOPY CALCULATIONS
 NET SITE AREA 274,864 SF
 SITE CANOPY CLASS CLASS C
 EXISTING TREE CANOPY COVERAGE 0% - 40%
 TREE CANOPY REQUIRED 25%
 TREE CANOPY TO BE PROVIDED 68,716 SF
 EXISTING TREES ON SITE WILL BE PRESERVED AND ADDITIONAL TREE WILL BE PROVIDED AS REQUIRED TO MEET TOTAL TREE CANOPY REQUIREMENTS.
M-2 ZONING AREA LANDSCAPE DATA
 VEHICULAR USE AREA 91,882 S.F.
 REQUIRED INTERIOR LANDSCAPING 6,891 S.F. (7.5%)
 INTERIOR LANDSCAPING TO BE PROVIDED 6,891 S.F. (7.5%)

VARIANCE GRANTED PER CASE 11946
 VARIANCE TO ALLOW BUILDING TO SETBACK MORE THAN 80 FEET FROM OLD BARDSTOWN ROADS. CHAPTER 5.3.1.C.5 (TABLE 5.3.2).
WAIVERS REQUESTED
 WAIVER OF LDC 10.2.4.B TO ALLOW VUA LANDSCAPE BUFFER AREA ALONG OLD BARDSTOWN RD TO OVERLAP WITH EASEMENTS FOR MORE THAN 50% OF THE WIDTH OF THE REQUIRED BUFFER AS SHOWN ON THE PLAN.
 WAIVER TO ELIMINATE THE REQUIRED 5 FOOT WIDE SIDEWALK PER LDC TABLE 6.2.2 FROM THE BARDSTOWN ROAD PROPERTY FRONTAGE.



APPROXIMATE DETENTION CALCULATIONS

PRE-DEVELOPED	POST DEVELOPED
PERVIOUS 10.64/11.05 X .20 = 0.20	PERVIOUS 2.26/11.05 X 0.20 = 0.04
IMPERVIOUS 0.41/11.05 X .95 = 0.02	IMPERVIOUS 4.18/11.05 X 0.95 = 0.36
COMMERCIAL PRE-DEVELOPED C = 0.22	POST DEVELOPED C = 0.75
REQUIRED VOLUME (0.75-0.22) X 2.9/12 X 11.05 = 1.41 AC-FT	
PROVIDED VOLUME = 1.49 AC-FT (ELEV. 658 TO ELEV. 665.5)	



TREE PRESERVATION NOTE
 CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE TO BE PERMITTED WITHIN THESE PROTECTED AREAS.

UTILITY PROTECTION NOTE
 ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT.

MSD EROSION CONTROL NOTES
 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 (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.

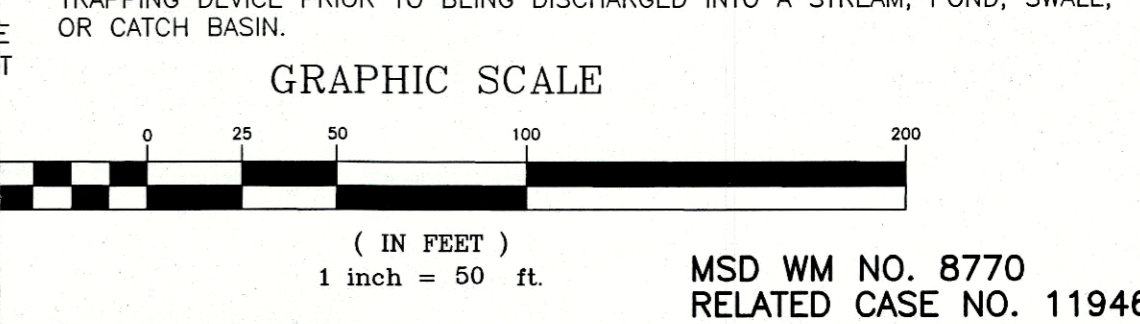
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SILT FENCE.

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

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.

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.



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 DESIGN SERVICES

LEGEND

- ILA INTERIOR LANDSCAPE AREA
- LBA LANDSCAPE BUFFER AREA
- VUA VEHICLE USE AREA
- EXISTING SANITARY MANHOLE
- EXISTING UTILITY POLE
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED ARROW MARKING
- HANDICAP PARKING SPACE
- EXISTING STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING NATURAL GAS
- OHT EXISTING OVERHEAD TELEPHONE
- UGT EXISTING UNDER GROUND TELEPHONE
- UGE EXISTING UNDER GROUND ELECTRIC
- OHE EXISTING OVERHEAD ELECTRIC
- EXISTING STREAM
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- PROPOSED STORM LINE
- PROPOSED SANITARY

NOTICE
 PERMITS SHALL BE OBTAINED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

Scale: 1" = 50'
 Designed By: JCK
 Drawn By: JCK
 Design Date: 10-05-16
 Print Date & Time: 1/20/2017 1:40 PM
 CAD Drawing Name: RDDDP_12-15-16_K08-18-01 Second Sub
 Surveyed By: LIDAR
 Survey Date: XX-XX-09

ACCURUS ENGINEERING
 2780 JEFFERSON HWY, SUITE 204
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 WWW.ACCURUSENGINE.COM

Project: 9205 OLD BARDSTOWN ROAD
 PARCEL NO. TAX BLOCK 61, LOT 116
 Owner: BLUEGRASS HOLDINGS LLC
 882 LOW COUNTRY BLVD, UNIT 100A
 MOUNT PLEASANT, SC 29464

Engineer: KOETTER FIVE STAR KY
 7389 PETE ANDRES RD
 FLOYDS KNOBS, IN 47119

Sheet Title: REZONING AND REVISED DETAILED DISTRICT DEVELOPMENT PLAN
 Sheet: 1 of 1