

**SITE DATA:**

EXISTING FORM DISTRICT	SUBURBAN MARKETPLACE CORRIDOR
EXISTING ZONING	C2
EXISTING LAND USE	VACANT
PROPOSED LAND USE	MINI WAREHOUSE
TOTAL LAND AREA	3.19 ± AC
BUILDING AREA	
OFFICE	1,200 ± S.F.
STORAGE	86,836 ± S.F.
TOTAL	88,036 ± S.F.
BUILDING HEIGHT	
1 STORY	15'
3 STORY (MAX 45' PER TRANSITION ZONE)	45'
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.63
PARKING REQUIRED	
OFFICE	
MINIMUM (1 SPACE/350 S.F.)	3 SPACES
MAXIMUM (1 SPACE/200 S.F.)	6 SPACES
2 EMPLOYEES	
MINIMUM (1 SPACE/1.5 EMPLOYEES)	1 SPACES
MAXIMUM (1 SPACE/1 EMPLOYEE)	2 SPACES
TOTAL (MIN.-MAX)	4-8 SPACES
PARKING PROVIDED	5 SPACES
(INCLUDES 1 ACCESSIBLE)	

- GENERAL NOTES:**
- 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.
  - 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.
  - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED 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.
  - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
  - THE DEVELOPMENT LIES IN THE BUCHEL FIRE DISTRICT.
  - 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 PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
  - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
  - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
  - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
  - SINCE MORE THAN 50% OF SITE IS WITHIN THE TRANSITION ZONE, THE TRANSITION ZONE STANDARDS SHALL APPLY TO THE ENTIRE SITE.
  - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY MARK A. SITES ON 3/24/2014 AND NO KARST TOPOGRAPHY WAS FOUND PER MSA JOB #2928. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.

**LANDSCAPE DATA:**

V.U.A.	
LOADING/MANUEVERING & STORAGE	41,839 ± S.F.
EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE	3,031 ± S.F.
TOTAL V.U.A.	44,870 ± S.F.
ILL.A. REQUIRED (< 10 SPACES 0%)	0 S.F.
*N.I.C. LOADING/MANUEVERING & STORAGE AREAS	

**TREE CANOPY DATA:**

GROSS SITE AREA	138,956 ± S.F.
TREE CANOPY CATEGORY CLASS C	
EXISTING TREE CANOPY	0 ± S.F.
TOTAL TREE CANOPY REQUIRED/PROVIDED	27,791 ± S.F. (20%)

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

**IMPERVIOUS AREA:**

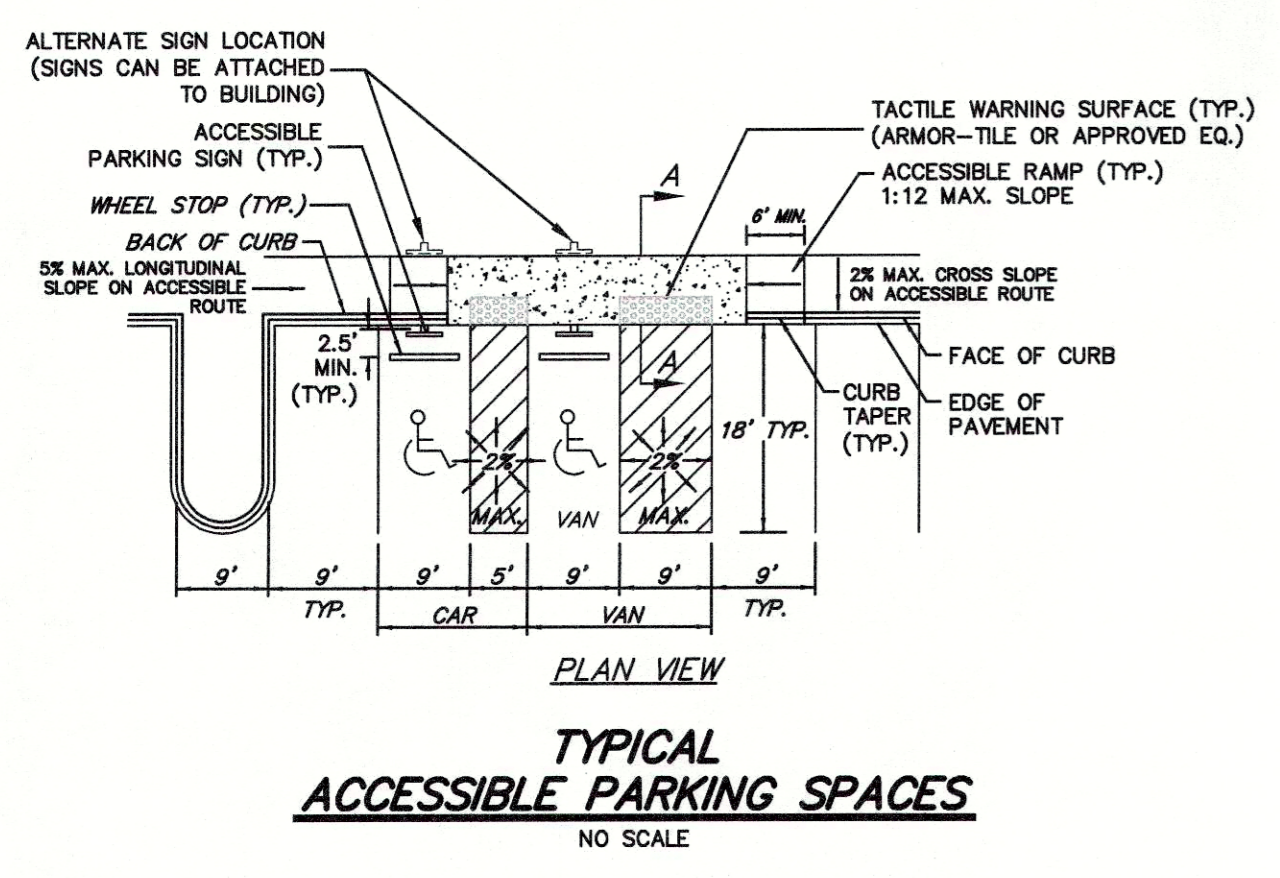
EXISTING IMPERVIOUS AREA	0 ± S.F.
PROPOSED IMPERVIOUS AREA	100,731 ± S.F.

**DETENTION CALCULATIONS**  
2.9/12 (0.85-0.25) (3.19) = 0.46 AC-FT

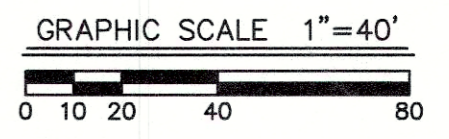
- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
  - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
  - VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
  - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
  - 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.
  - NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.
  - CONSTRUCTION PLANS, BOND, AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
  - SEE BINDING ELEMENT #5 FOR ACCESS EASEMENT REQUIREMENTS.

- C.U.P. RELIEF REQUEST:**
- RELIEF OF 4.2.35.B. IS REQUESTED TO ALLOW BUILDING, STRUCTURES AND PAVEMENT TO BE LESS THAN 30' FROM THE SIDE PROPERTY LINES.
  - RELIEF OF 4.2.35.F. IS REQUESTED TO ALLOW LOADING DOORS AND VEHICLE MANUEVERING AREAS TO BE LOCATED ALONG THE WEST PROPERTY LINE.
  - RELIEF OF 4.2.35.G. IS REQUESTED TO ALLOW TO THE CLIMATE CONTROL BUILDING TO BE 3 STORIES/35 FEET TALL AND TO EXCEED THE 1 STORY/15' TALL HEIGHT ALLOWED.

- WAIVER REQUEST:**
- A WAIVER OF 4.4.9.A OF THE LDC IS REQUESTED TO ALLOW THE DUMPSTER TO BE LOCATED IN THE 30' SETBACK/LBA REQUIRED BY 4.2.35.B
  - A WAIVER OF 5.9.2.1.B.II OF THE LDC IS REQUESTED TO OMIT THE REQUIREMENT FOR VEHICULAR CONNECTION TO ADJUTING NON RESIDENTIAL USES.



CASE #18CUP1113, & CASE #18DEVPLAN1217  
MSD WM #11847



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