

LOUISVILLE - JEFFERSON CO., KY



**PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE**  
 MALDS, LLC  
 C/O SHARON L. LEAMAN, MEMBER  
 3103 LAKEVIEW DR.  
 LOUISVILLE, KY 40205  
 DEED BOOK 8962 PAGE 0339

**SITE**  
 DIST. TO NEAREST ARTERIAL STREET: 60 FEET - S. HURSTBOURNE PKWY

**VICINITY MAP**  
 (N.T.S.)

- \*NOTES:**
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY KENTUCKY TRANSPORTATION CABINET (KYTC) PRIOR TO CONSTRUCTION APPROVAL FOR ALL WORK WITHIN RIGHT OF WAY.
  - SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
  - ALL NEW AND EXISTING SIDEWALKS SHALL BE BROUGHT UP OR BUILT TO CURRENT ADA STANDARDS.
  - ALL PAVED AREAS SHALL BE AS FOLLOWS: STANDARD DUTY CONCRETE W/8" 3,000 PSI CONCRETE, 4" COMPACTED AGGREGATE BASE AND HEAVY DUTY CONCRETE W/8" 3,000 PSI CONCRETE, 6" COMPACTED AGGREGATE BASE.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
  - MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION. FEES MAY APPLY. BUILDING DOWNSPOUTS TO DRAIN ONTO SURFACE.
  - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE MUST BE MAINTAINED.
  - ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
  - ANY SYSTEM ROUTING OFF-SITE WATER SHALL BE PLACED IN A 15" SEWER AND DRAINAGE EASEMENT.
  - NO OUTSIDE STORAGE SHALL BE ALLOWED ON THE PROPERTY. (LDC 4.2.35)
  - A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY ARNOLD CONSULTING ENGINEERING SERVICES, INC. ON AUGUST 15TH, 2017.
  - NO INCREASE IN VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE.
  - SITE IS SUBJECT TO REGIONAL FACILITY FEE X1.5.
  - 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 MGMT. PRACTICES.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

- THE APPROVED EROSION AND SEDIMENT CONTROL (ESPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED ESPC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. ESPC 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 SEEDED AND STABILIZED.
- ACTIONS MUST BE TAKEN TO MINIMIZE TRACKING OF MUD AND SOIL FROM THE CONSTRUCTION AREAS ONTO PUBLIC ROADSWAYS. 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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SILT FENCE.
- ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING 8102.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY 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.
- SEDIMENT-LOADED 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.

DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	R4 - RESIDENTIAL	C2 - COMMERCIAL
TOTAL SITE AREA	N/A	7.88 AC; 334,358 SQ. FT.
LOT COVERAGE	MAXIMUM FLOOR AREA RATIO = 5	TOTAL FLOOR AREA = 87,850 SQ. FT. FLOOR AREA RATIO = 0.20
BUILDING SETBACKS	FRONT 30' (S. HURSTBOURNE PKWY) SIDE 50' (NORTH) SIDE 50' (EAST) REAR 50' (SOUTH)	FRONT 110.79' (SOUTH HURSTBOURNE PKWY) SIDE 65.5' (NORTH) SIDE 64.5' (EAST) REAR 359.7' (SOUTH)
TOTAL PARKING	1 SPACE PER 1.5 EMPLOYEES MIN. 2 EMPLOYEES MAX. SHIFT = 1.33 = 2SP 1 SPACE PER 1 EMPLOYEE MAX = 2SP 1 SP PER 500SF OFFICE MIN. = 1.5 = 2SP 1 SP PER 200SF OFFICE MAX. = 4.5 = 5SP	4 SPACES REQUIRED FOR 1000 SF OFFICE 3 SPACES PROVIDED 1 ADA SPACE PROVIDED 4 TOTAL SPACES PROVIDED 19 SPACES FOR MOVING VANS PROVIDED
LANDSCAPE PLAN	REQUIRED	SEE SHEET L1
DRAINAGE PLAN	YES	SEE SHEET C3
TRAFFIC STUDY	NOT REQUIRED	N/A
SITE ACCESS	PER CITY OF LOUISVILLE & KENTUCKY DEPT. OF TRANSPORTATION	1 ACCESS ON S. HURSTBOURNE PKWY

**NOTE:**  
 TREES TO REMAIN WITHIN 20' OF THE PROPERTY LINE. IF TREES ARE DAMAGED OR REMOVED WITHIN 20 FEET OF THE PROPERTY LINE THEN PROPER REPLACEMENT OF TREES SHALL COMPLY WITH THE LANDSCAPING SECTION OF THE LAND DEVELOPMENT CONST. 469 L.F. - 8 FT. HIGH WOODEN PRIVACY FENCE

**CURRENT ZONING: R4  
 PROPOSED ZONING: C2  
 CURRENT USE: VACANT  
 FORM DISTRICT: N  
 7.68 ACRES**

**ROMAN CATHOLIC BISHOP OF LOUISVILLE  
 DEED BOOK 10673 PAGE 0406  
 5119 BARDSTOWN RD  
 ZONING: R4  
 FORM DISTRICT: N**

CONST. 287 L.F. - 8 FT. HIGH WOODEN PRIVACY FENCE

**ROMAN CATHOLIC BISHOP OF LOUISVILLE  
 DEED BOOK 10673 PAGE 0406  
 BARDSTOWN RD  
 ZONING: R4  
 FORM DISTRICT: N**

**MALDS LLC  
 DEED BOOK 8962 PAGE 0339  
 5215 BARDSTOWN RD  
 ZONING: R4  
 FORM DISTRICT: N**

**PARCEL NO: 055002720000  
 PARCEL LRSN: 186627**

19 SPACES PROVIDED SHALL BE DESIGNATED FOR MOVING VANS AND TRUCKS ONLY.

TRASH DUMP IN SINKHOLE FOUND

**JIMMIE GIPSON  
 DEED BOOK 9576 PAGE 0785  
 4700 S HURSTBOURNE PKWY  
 ZONING: R4  
 FORM DISTRICT: N**

**SKY FARMS LLC  
 DEED BOOK 10761 PAGE 0773  
 5215 BARDSTOWN RD  
 ZONING: R4  
 FORM DISTRICT: N**

CONST. 464 L.F. - 8 FT. HIGH WOODEN PRIVACY FENCE

ALL EXISTING BARBED WIRE FENCE ON SITE IS TO BE REMOVED.

**NOTE:**  
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**LEGEND**

- BENCHMARK
- IRON PIN FOUND
- IRON PIN SET
- SANITARY SEWER MANHOLE
- ANCHOR
- UTILITY POLE
- SIGNAL POLE
- ELECTRIC BOX
- ELECTRIC METER
- GAS VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS METER
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- STORM SEWER MANHOLE
- DROP BOX INLET
- CURB BOX INLET
- ROAD SIGN
- SHRUB
- TREE
- MAILBOX
- LAMP POLE

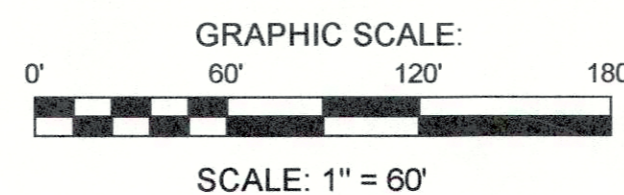
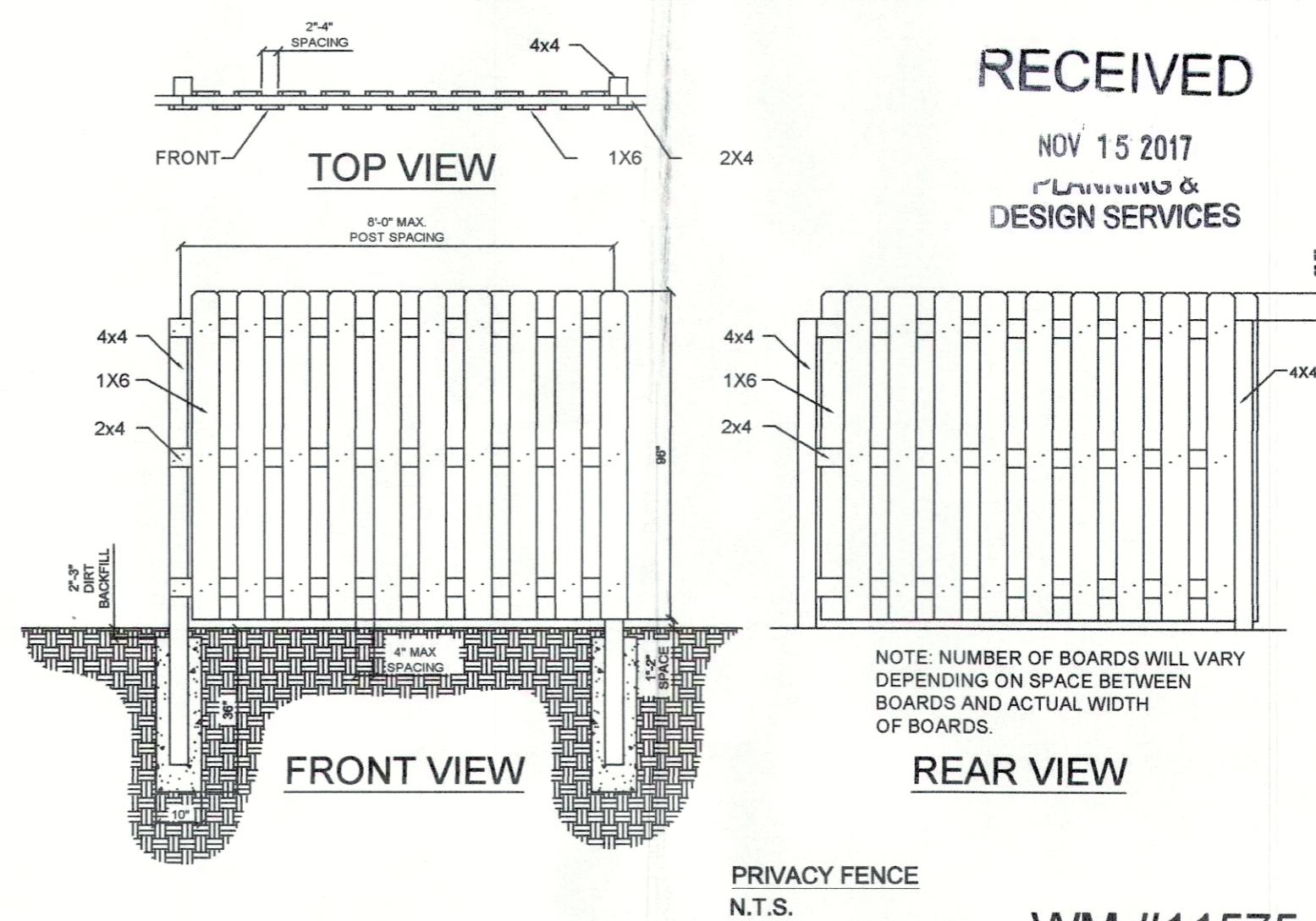
- PROPERTY LINE
- SETBACK LINE
- EASEMENTS
- CENTERLINE
- UNDERGROUND ELECTRIC GAS LINE
- BURIED CABLE
- OVERHEAD UTILITIES
- BURIED TELEPHONE
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER LINE

**CONSTRUCTION LEGEND**

- HANDICAP SYMBOL
- SIDEWALK

**TREE CANOPY CALCULATIONS**

PROPOSED DEVELOPMENT CLASS "C"	
TOTAL SITE AREA	334,358 SF
EXISTING TREE CANOPY	334,358 SF (100%)
REQUIRED TREE CANOPY TO REMAIN	166,975 SF (49.93%)
REQUIRED TREE CANOPY	50,181 SF (15%)
TOTAL CANOPY PROPOSED	71,280 SF (21.31%)
TOTAL CANOPY	238,255 SF (71.25%)
VUA REQUIRED PLANTINGS	
TOTAL VUA	12,664 SF
REQUIRED INTERIOR VUA	948.6 SF (7.5%)
REQUIRED EXTERIOR VUA	1523.4 SF (12.02%)
TREE REQUIRED	4 TREES (12,664/4,000 = 3.2 = 4 TREES)



**RECEIVED**

NOV 15 2017

DESIGN SERVICES

PRIVACY FENCE  
 N.T.S.

WM #11575

**REVISIONS**

**DETAILED DISTRICT DEVELOPMENT PLAN  
 CONSTRUCTION DESIGN MANAGEMENT  
 MINI STORAGE**

4900 S. HURSTBOURNE PKWY  
 LOUISVILLE, KY 40291

ARNOLD CONSULTING  
 ENGINEERING SERVICES, INC.  
 P.O. BOX 1338  
 BOWLING GREEN, KY 42101  
 PHONE (270) 786-9445

JOB NUMBER: 6029  
 DATE: 10-16-2017  
 SCALE: 1" = 60'  
 DRAWN: K. GOLDEN  
 CHECKED: J. ARNOLD  
 FILE PATH:

**CONCEPT  
 DEVELOPMENT  
 LAYOUT 1**