

**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 DOWNSIDE 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 SIGNS SHALL COMPLY WITH LDC CHAPTER 8 REQUIREMENTS AND SHALL OBTAIN PROPER PERMITS.
- 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 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.
- SOUTHBOUND RIGHT TURN LANE TO BE CONSTRUCTED WITH THE DEVELOPMENT OF EXISTING C-1 ZONING AREA PER KYTC REQUIREMENTS.
- RENTAL EQUIPMENT STORAGE AREA TO BE UTILIZED FOR TRACTORS, MOWERS, LOADERS, UTILITY VEHICLES, SHREDDERS, EXCAVATORS, TRENCHERS, BACKHOES OR OTHER EQUIPMENT AND IMPLEMENTS FOR AGRICULTURE, CONSTRUCTION OR LAWN AND GARDEN USES IN ACCORDANCE WITH BINDING ELEMENT #3 IN CASE 16ZONE1069.

**SITE DATA**

9205 OLD BARDSTOWN ROAD  
 DB 9889 PG 788  
 TAX BLOCK 6, LOT 116  
 11.05 AC, VACANT  
 NEIGHBORHOOD FORM DISTRICT  
 COUNCIL DISTRICT 20  
 FERN CREEK FIRE DISTRICT  
 EXISTING USE: VACANT/RESIDENTIAL  
 EXISTING ZONING: M-2  
 6.44 AC TOTAL  
 4.61 C-1  
 1.83 M-2

**M-2 ZONING AREA**

HEIGHT 30' (MAX.)  
 BUILDING AREA (M-2) PROP 16,800 SF  
 EXISTING USE: VACANT/RESIDENTIAL  
 PROPOSED USE: M-2 CONSTRUCTION EQUIPMENT RENTAL/SALES AND STORAGE  
 FLOOR AREA RATIO (M-2) 16,800 SF/6.31 AC. = 0.06  
 PROPOSED IMPERVIOUS AREA 190,086 SF

**M-2 ZONING AREA PARKING SUMMARY**

CONSTRUCTION EQUIPMENT RENTAL/SALES AND STORAGE - INTERIOR DISPLAY SPACE ~ 16,800 SF  
 MINIMUM PARKING SPACES REQUIRED 1 SP/250 SF = 68 SPACES  
 MAXIMUM PARKING SPACES REQUIRED 1 SP/150 SF = 112 SPACES  
 OUTDOOR DISPLAY SPACE ~ 1,680 SF  
 MINIMUM PARKING SPACES REQUIRED 1 SP/500 SF = 3 SPACES  
 MAXIMUM PARKING SPACES REQUIRED 1 SP/300 SF = 7 SPACES  
 TOTAL MINIMUM PARKING SPACES REQUIRED 38 SPACES  
 TOTAL MAXIMUM PARKING SPACES REQUIRED 60 SPACES  
 TOTAL PARKING SPACES PROVIDED 50 SPACES  
 (INCLUDES 2 HANDICAP SPACES)  
 BICYCLE PARKING REQUIRED 2 SHORT/ 2 LONG TERM SPACES  
 (LONG TERM SPACES TO BE PROVIDED WITHIN BUILDING)

**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**

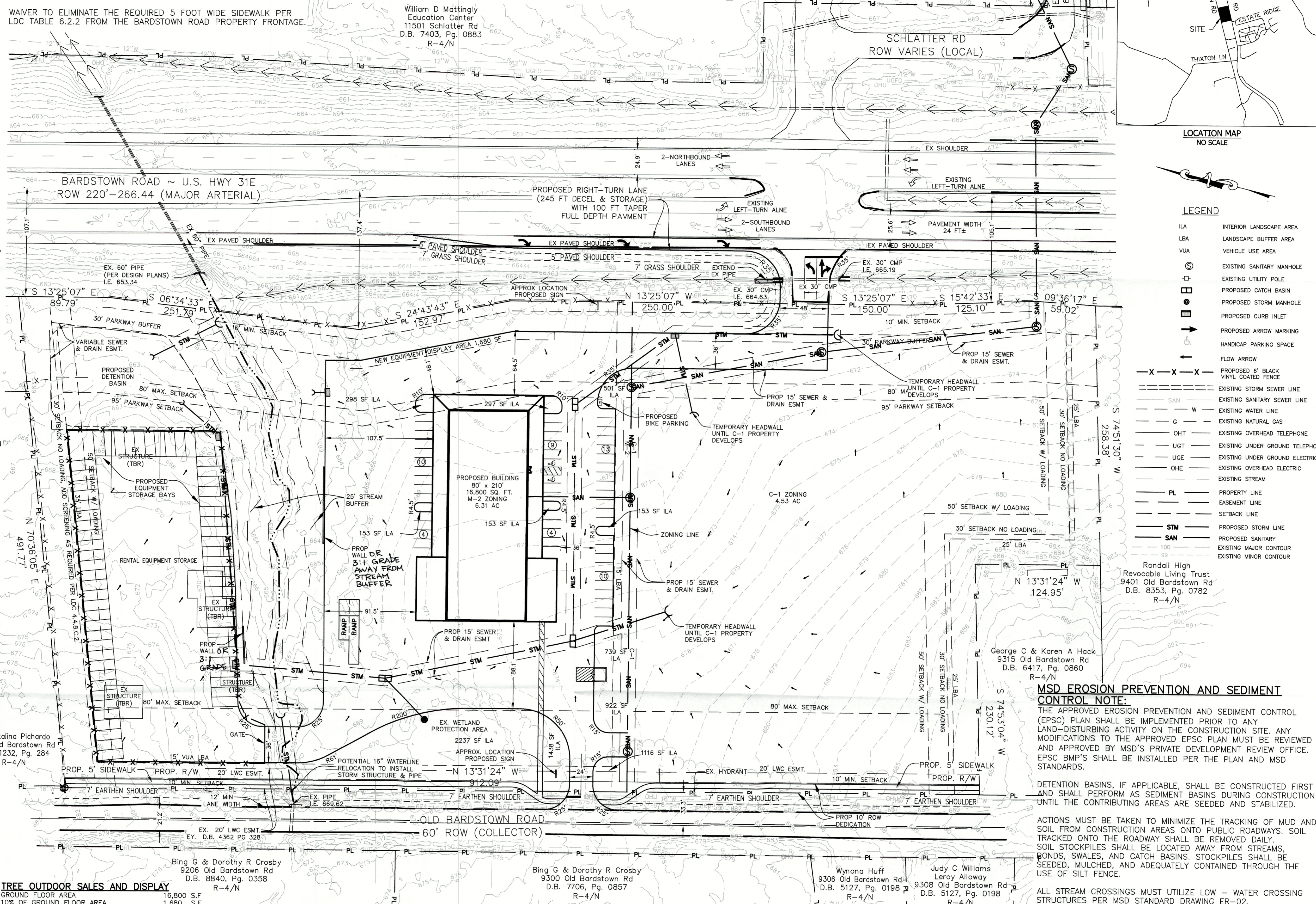
WAIVER OF LDC 10.2.4.B TO ALLOW VUA LANDSCAPE BUFFER AREA ALONG OLD BARDSTOWN RD TO OVERLAP WITH EASEMENTS FOR MORE THAN 50% OF THE WIDTH OF THE REQUIRED BUFFER AS SHOWN ON THE PLAN.

WAIVER TO ELIMINATE THE REQUIRED 5 FOOT WIDE SIDEWALK PER LDC TABLE 6.2.2 FROM THE BARDSTOWN ROAD PROPERTY FRONTAGE.

**MSD NOTES**

CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.

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.



**TREE OUTDOOR SALES AND DISPLAY**

GROUND FLOOR AREA 16,800 SF  
 10% OF GROUND FLOOR AREA 1,680 SF  
 TOTAL OUTDOOR SALES AND DISPLAY AREA 1,680 SF

**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.

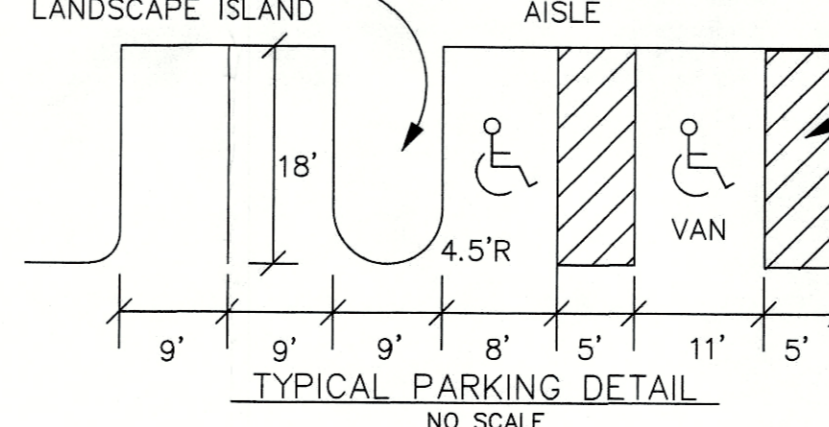
**M-2 ZONING AREA LANDSCAPE DATA**

VEHICULAR USE AREA 91,882 SF  
 REQUIRED INTERIOR LANDSCAPING 6,891 SF (7.5%)  
 INTERIOR LANDSCAPING TO BE PROVIDED 6,891 SF (7.5%)

**PRELIMINARY 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 4.61/11.05 X 0.85 = 0.35                       |                                     |
| 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)   |                                     |

**TYPICAL INTERIOR LANDSCAPE ISLAND**



**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 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 SEEDED AND STABILIZED.

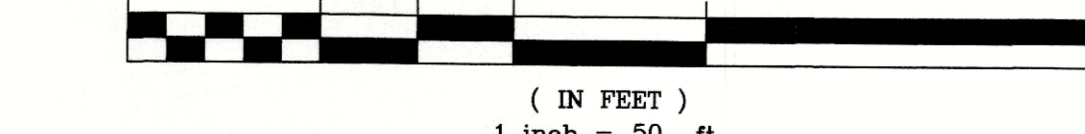
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED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

**GRAPHIC SCALE**



MSD WM NO. 8770  
 RELATED CASES 11946, 16ZONE1069

**ACCURUS ENGINEERING**  
 1728 JEFFERSON CENTER WAY, SUITE 214  
 JEFFERSONVILLE, IN 47130  
 OFFICE (502) 832-3848  
 WWW.ACCURUSENGINEERING.COM  
 DATE PLANS = 08/26/2019 DESIGNER = LIDAR & HART DRAFTER = ANDY BURLINKE BISHOP

Date \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Date \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Scale: 1" = 50'  
 Designed By: SM Drawn By: SM  
 Design Date: 08-27-19 Print Date & Time: 11/26/2019 4:23 PM  
 CAD Drawing Name: R00DP\_08-12-2019\_IS-19-01\_10-07-2019  
 Surveyed By: LIDAR & HART Survey Date: 04-01-17

**FARM EQUIPMENT RENTAL, SALES & REPAIR**  
 9205 OLD BARDSTOWN RD, LOUISVILLE, KY 40291  
 Parcel No. TAX BLOCK 61, LOT 116  
 Owner: BLUEGRASS HOLDINGS LLC  
 110 E CHARLES ST  
 MUNCIE, IN 47305

Project: FARM EQUIPMENT RENTAL, SALES & REPAIR  
 Owner: BLUEGRASS HOLDINGS LLC  
 110 E CHARLES ST  
 MUNCIE, IN 47305  
 Sheet Title: DETAILED DISTRICT DEVELOPMENT PLAN  
 Sheet: 1 of 1