

**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 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.
- ON-SITE 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 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.
- 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.

**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.

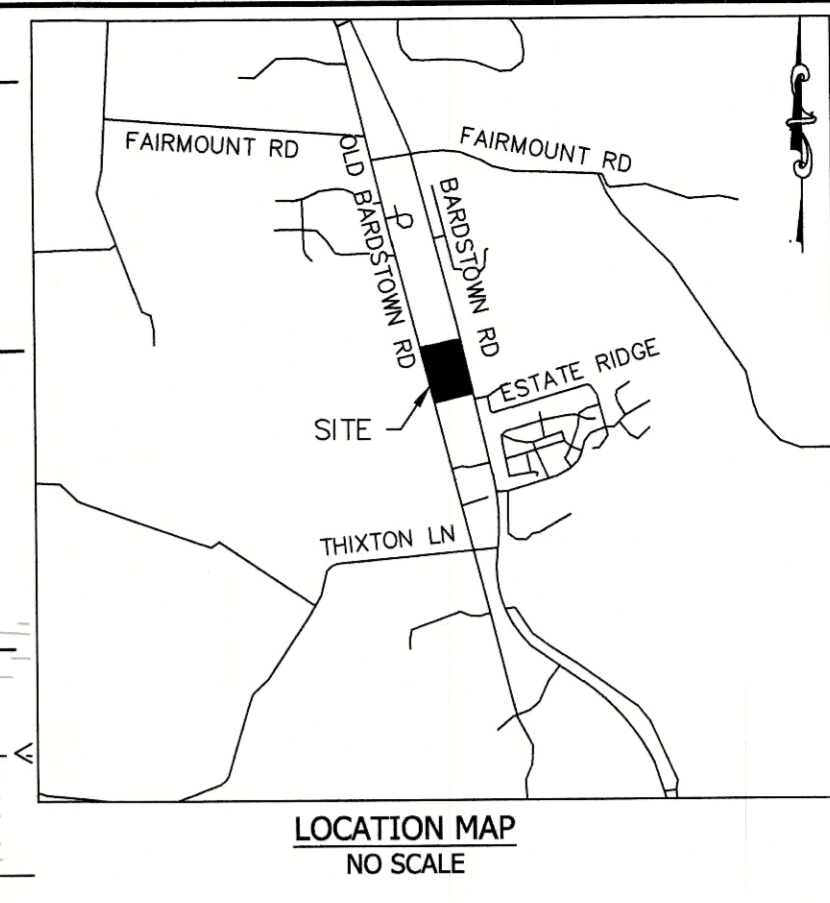
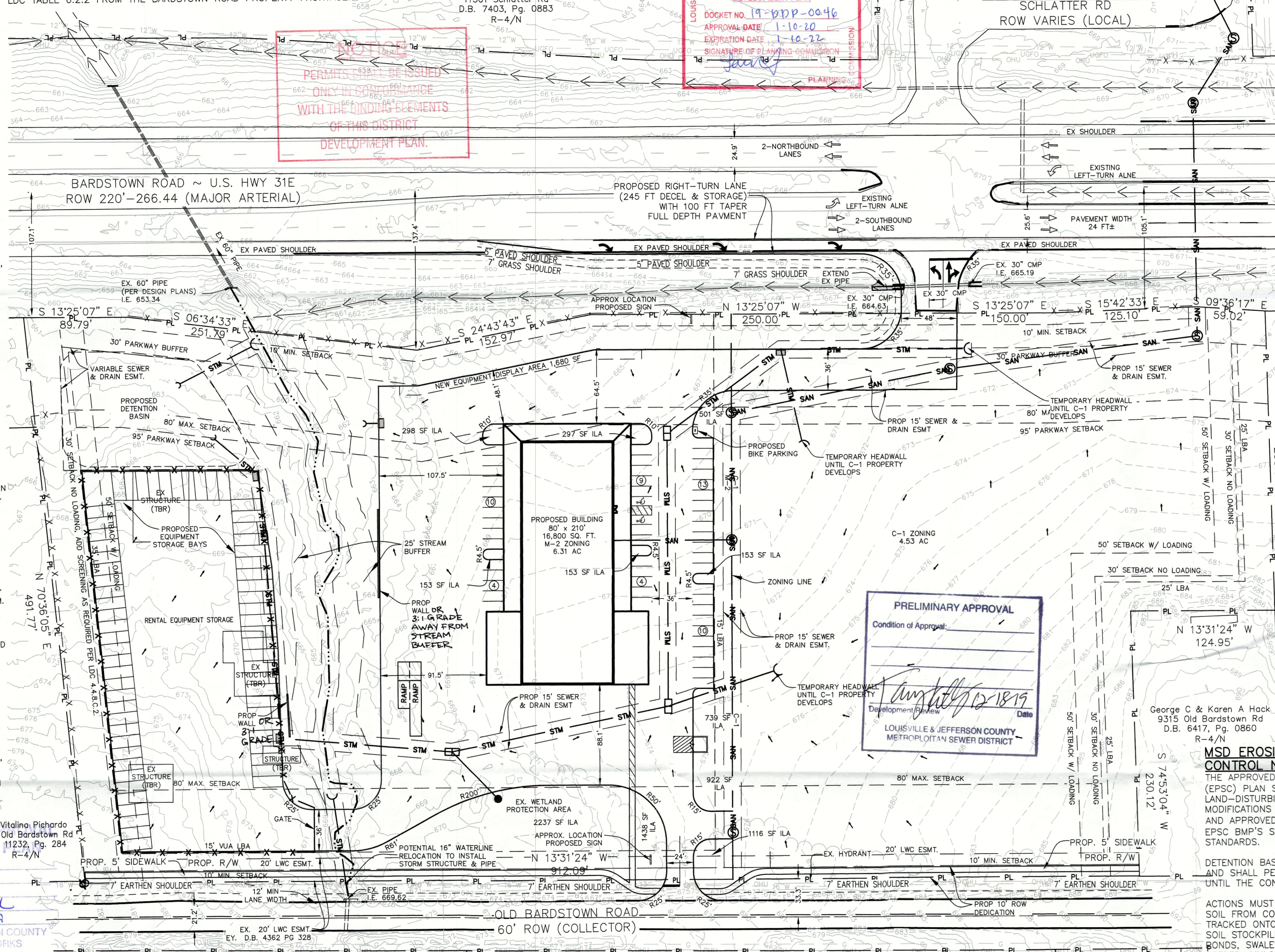
**MSD NOTES**

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.

William D Mattingly  
Education Center  
11501 Schlatter Rd  
D.B. 7403, Pg. 0883  
R-4/N

APPROVED DISTRICT DEVELOPMENT PLAN  
DOCKET NO. 19-PDP-0046  
APPROVAL DATE: 1-10-20  
EXPIRATION DATE: 1-10-22  
SIGNATURE OF PLANNING COMMISSION



- 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
  - FLOW ARROW
  - PROPOSED 6" BLACK VINYL COATED FENCE
  - EXISTING SANITARY SEWER LINE
  - EXISTING WATER LINE
  - EXISTING NATURAL GAS
  - EXISTING OVERHEAD TELEPHONE
  - EXISTING UNDER GROUND TELEPHONE
  - EXISTING UNDER GROUND ELECTRIC
  - EXISTING OVERHEAD ELECTRIC
  - EXISTING STREAM
  - PROPERTY LINE
  - EASEMENT LINE
  - SETBACK LINE
  - PROPOSED STORM LINE
  - PROPOSED SANITARY
  - EXISTING MAJOR CONTOUR

**ACCURUS ENGINEERING**  
2100 REEFERSON CENTER WY., SUITE 204  
LOUISVILLE, KY 40219  
PHONE: (502) 637-3434  
WWW.ACCURUSENGINEERING.COM

Date	
Signature	
Date	
Signature	
Scale:	1" = 50'
Designed By:	SM
Drawn By:	SM
Design Date:	11/26/2019 4:23 PM
Print Date & Time:	06-27-19
CAD Drawing Name:	RDDDP_08-12-2019_JS-19-01-10-2019
Surveyed By:	LIDAR & HART
Survey Date:	04-01-17

**SITE DATA**

9205 OLD BARDSTOWN ROAD  
DB 9889 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 & M-2  
6.44 AC TOTAL  
4.61 C-1  
1.83 M-2

**PRELIMINARY DEVELOPMENT CONDITIONS:**  
Iris Vitalino Pichardo  
9117 Old Bardstown Rd  
D.B. 11232, Pg. 284  
R-4/N

BY: *[Signature]*  
DATE: 12/10/19  
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

**M-2 ZONING AREA**

HEIGHT 30' (MAX.)  
BUILDING AREA (M-2) 30' 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 (INCLUDES 2 HANDICAP SPACES) 50 SPACES  
BICYCLE PARKING REQUIRED 2 SHORT/ 2 LONG TERM SPACES  
(LONG TERM SPACES TO BE PROVIDED WITHIN BUILDING)

**TREE OUTDOOR SALES AND DISPLAY**

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

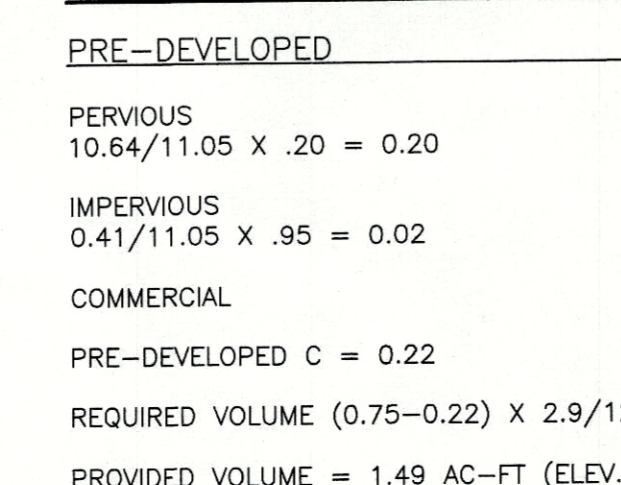
**M-2 ZONING AREA TREE CANOPY CALCULATIONS**

NET SITE AREA 274,864 SF  
SITE CANOPY CLASS CLASS C  
EXISTING TREE CANOPY COVERAGE 0%-40%  
TREE CANOPY REQUIRED 25%  
TOTAL 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%)

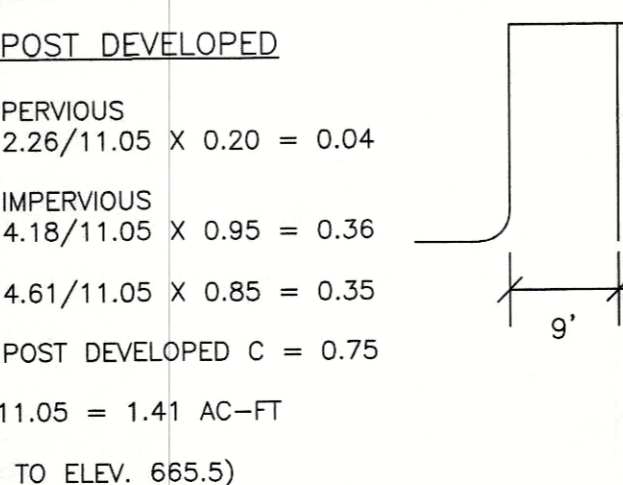
**PRELIMINARY DETENTION CALCULATIONS**

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**



**TYPICAL PARKING DETAIL**



**TREE PRESERVATION NOTE**

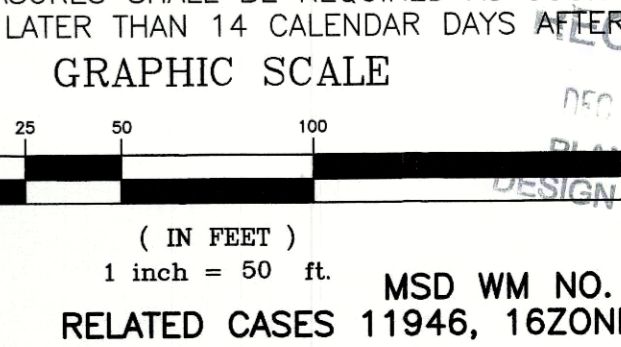
CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, 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 SEEDDED 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, BORDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, 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.



Product: **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  
Sheet Title: **DETAILED DISTRICT DEVELOPMENT PLAN**  
Sheet: **1 of 1**

**Binding Element  
Case No. 19-DDP-0046**

**RESOLVED**, the Louisville Metro Development Review Committee does hereby **APPROVE** the requested District Development Plan and the Proposed Binding Elements **SUBJECT** to the following binding elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the LDC. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Prior to development (includes clearing and grading) of each site or phase of this project, the applicant, developer or property owner shall obtain approval of a detailed district development plan in accordance with LDC 11.6. Each plan shall be in adequate detail and subject to additional binding elements.
3. The subject site may not be developed for any manufacture, processing, treatment or storage use, nor as a truck or transfer terminal, freight and motor freight stations use, that is permitted by M-2 Industrial zoning. Notwithstanding the limitations above, this binding element shall not prohibit the repair, storage and light assembly of tractors, mower, loaders, utility vehicles, shredders, excavators, trenchers, backhoes or other equipment and implements for agriculture, construction or lawn and garden uses. This binding element shall not be modified, except after a full Planning Commission public hearing.
4. Signs shall be in accordance with LDC Chapter 8 or as presented at the public hearing.
5. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
6. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing 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 permitted within the protected area.
7. Prior to any site disturbance permit being issued and prior to any clearing, grading, or issuance of a site disturbance permit, a site inspection shall be conducted by PDS staff to ensure proper placement of required tree protection fencing in accordance with the approved Tree Preservation Plan.
8. Before any permit is requested, including but not limited to permits for building, parking lot, change of use, site disturbance, alteration or demolition:
  - a. The development plan must receive full construction approval from Louisville Forward, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet, and
  - c. The property owner/developer must obtain approval of a detailed plan for screening/buffering/landscaping as described in LDC Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - d. Final elevations/renderings shall be submitted for review and approval by Planning Commission staff. A copy of the approved rendering shall be available in the case file on record in the offices of the Louisville Metro Planning Commission.
9. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
10. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors, and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
11. The property owner shall provide a cross over access easement if the property to the south is ever developed for a nonresidential use. A copy of the signed easement agreement shall be provided to Planning Commission staff upon request.
12. No overnight idling of trucks shall be permitted on-site.
13. At the time a building permit is requested, the applicant shall submit a certification statement to the permit issuing agency, from an engineer, or other qualified professional stating that the lighting of the proposed development is in compliance with LDC 4.1.3 and shall be maintained thereafter. No building permits shall be issued unless such certification statement is submitted.
14. The business at the development shall restrict the hours of operation from 6 AM to 9 PM.
15. If it is determined by KYTC that a traffic signal at the intersection of Thixton Lane and Bardstown Road is warranted in the future, the developer of this site for docket number 16ZONE1059 shall contribute up to \$7,500 of the total cost toward the installation of the traffic signal.
16. At such a time as sidewalks are constructed along the portion of Old Bardstown Road adjacent to this property, a clearly defined, safe pedestrian access will be provided by the owner of the property from the public sidewalk through off-street parking to building entrances.
17. Developer shall be responsible for any required utility relocations, final surface overlay, signage, and striping associated with required road improvements to Bardstown Road and Old Bardstown Road



PRELIMINARY APPROVAL  
Condition to Approve \_\_\_\_\_  
Date \_\_\_\_\_  
LOUISVILLE METRO PLANNING COMMISSION