

**PROJECT DATA:**

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	C-2
EXISTING USE	VACANT
PROPOSED USE	STORAGE
SITE AREA	1.45 ± AC.
BUILDING AREA:	
OFFICE	1,200 ± S.F.
STORAGE	88,800 ± S.F.
TOTAL	90,000 ± S.F.
FLOOR AREA RATIO (5.0 MAX)	1.42
BUILDING HEIGHT (35 MAX)	37.5' HT.
PARKING REQUIRED:	
OFFICE (MIN. 1SP/350 S.F.-MAX. 1SP/200 S.F.)	4-6 SPACES
EMPLOYEE (MIN. 1SP/1.5 EMP.-MAX. 1SP/1 EMP.)	8-12 SPACES
PARKING PROVIDED (INCLUDING 1 HDOP SPACE)	11 SPACES

**LANDSCAPE DATA:**

VEHICLE USE AREA	9,419± S.F.
L.L.A. REQUIRED (7.5% X VUA)	706± S.F.
L.L.A. PROVIDED	827± S.F.

**TREE CANOPY DATA:**

TREE CANOPY CATEGORY	CLASS C (0%-40%)
GROSS SITE AREA	63,393± S.F.
EXISTING TREE CANOPY	(10%) 6,438 ± S.F.
PRESERVED TREE CANOPY	(0%) 0 ± S.F.
NEW TREE CANOPY COVERAGE AREA	(20%) 12,679 ± S.F.
TOTAL TREE CANOPY COVERAGE REQUIRED	(20%) 12,679 ± S.F.

**WAIVER REQUEST**

- A WAIVER OF 10.3.5.A.1 AND TABLE 10.3.1 OF THE LDC IS REQUESTED TO ALLOW PARKING SPACES AND MANEUVERING AREA TO ENROACH INTO THE 30' PARKWAY BUFFER AS SHOWN.
- A WAIVER OF 10.2.4 OF THE LDC IS REQUESTED TO REDUCE THE LANDSCAPE BUFFER REQUIRED WHERE THE SITE IS ADJACENT TO RESIDENTIAL ZONING DISTRICTS TO PROVIDE A 20' LBA TO THE EAST AND A 15' LBA ALONG THE SOUTH PROPERTY LINE.
- A WAIVER OF 5.5.B.1.g TO NOT PROVIDE A VEHICULAR CONNECTION BETWEEN THE PARKING LOTS OF ADJUTING DEVELOPMENTS.

**VARIANCE REQUEST**

- A VARIANCE OF 5.3.1.C.5, TABLE 5.3.2 OF THE LDC IS REQUESTED TO ALLOW THE BUILDING TO BE CLOSER THAN 30' WHERE THE SITE IS ADJACENT TO A RESIDENTIAL ZONE.
- A VARIANCE OF 5.3.1.C.5, TABLE 5.3.2 OF THE LDC IS REQUESTED TO ALLOW THE BUILDING HEIGHT TO BE 37.5' & EXCEED THE MAXIMUM ALLOWED HEIGHT OF 30' BY 7.5'.

**CUP MODIFICATION**

- A MODIFICATION OF 4.2.35.B IS REQUESTED TO ALLOW THE BUILDING TO BE LESS THAN 30' FROM THE SIDE PROPERTY LINES OR PROPERTY LINES ADJUTING RESIDENTIAL AREAS & THERE BY REDUCING THE LANDSCAPE BUFFER AREA AS SHOWN ON THE PLAN.
- A MODIFICATION OF 4.2.35.G IS REQUESTED TO ALLOW THE BUILDING TO EXCEED THE 1 STORY 15' IN HEIGHT LIMIT AND TO BE 3 STORIES AT 37.5' IN HEIGHT.

- 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 ERECTED 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 WORTHINGTON/MIDDLETOWN FIRE DISTRICT.
  - RADII TO BE 4.5 UNLESS OTHERWISE INDICATED.
  - 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 PARCELS, 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.
  - ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
  - MARK SITES, P.E. PERFORMED A KARST SURVEY AUGUST 1, 2016. THE SITE INSPECTION CONFIRMED THAT NO KARST FEATURES ARE PRESENT, WHICH IS CONSISTENT WITH THE KGS MAPPING FOR KARST FEATURES.
- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
  - 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 CONSTRUCTION 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 KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
  - ALL DRAINAGE STRUCTURES WITHIN THE STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
  - UPON DEVELOPMENT OR REDEVELOPMENT OF THE PROPERTY TO THE EAST, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES 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.
  - PRIOR TO CONSTRUCTION PLAN APPROVAL METROCALL SHALL BE CONTACTED BY THE DEVELOPER TO DETERMINE IF SIGN RELOCATION OF THE SCHOOL FLASHER WITHIN THE RIGHT OF WAY IS REQUIRED.

**STORMWATER POLLUTION PREVENTION PLAN NOTE:**

THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP 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.

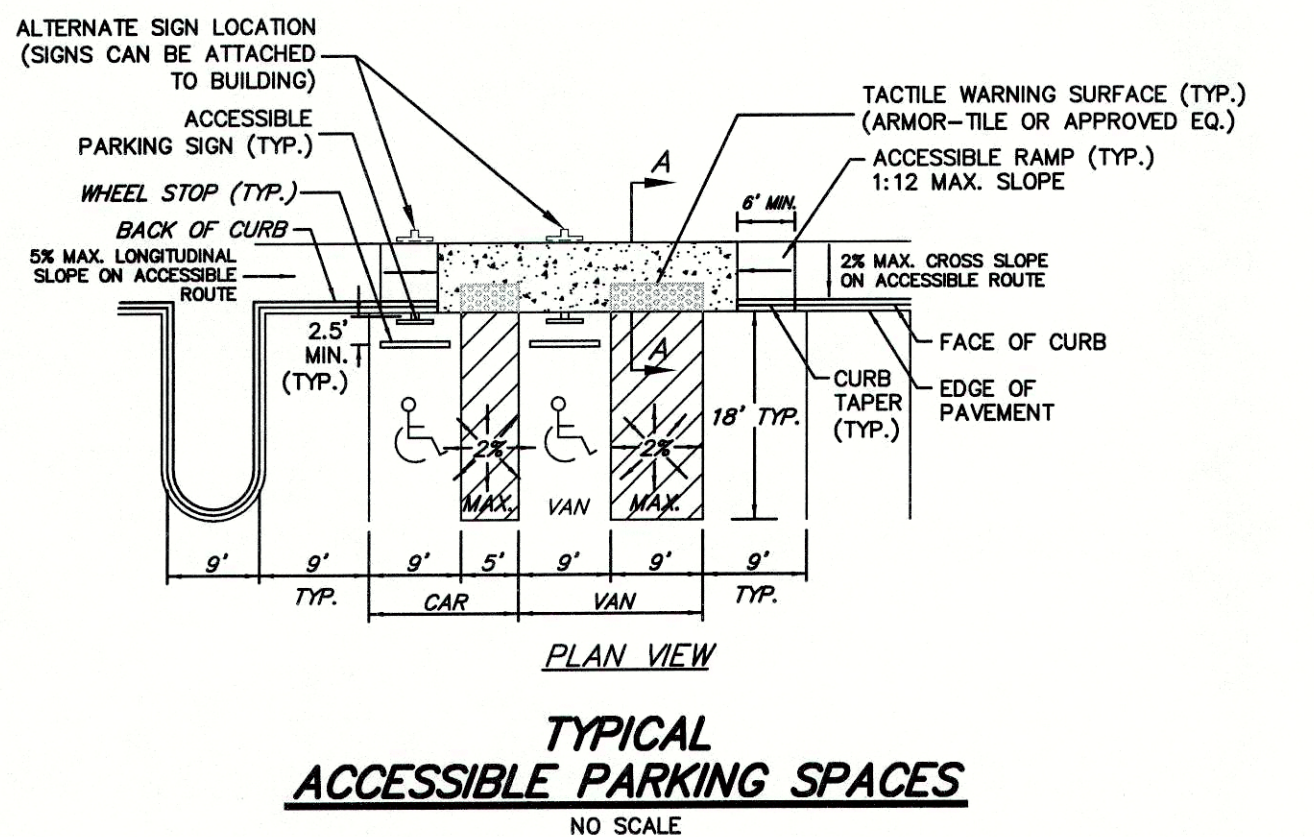
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-03.

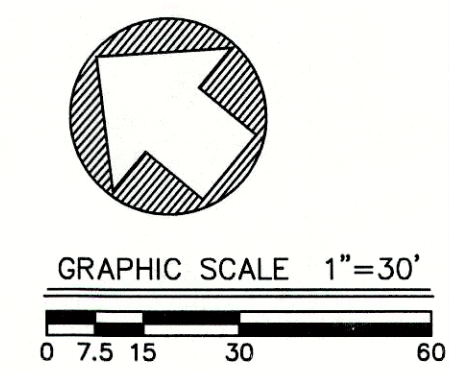
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICES PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

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 DAYS AFTER THE ACTIVITY HAS CEASED.

- MSD NOTES:**
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FORMAN WASTEWATER TREATMENT PLANT BY PROPERTY SERVICE CONNECTION, SUBJECT TO FEES, SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
  - DRAINAGE/STORMWATER DETENTION: DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. POST-DEVELOPMENT PEAK FLOWS SHALL NOT EXCEED PRE-DEVELOPED PEAK FLOWS AT THE KTC 60" INLET PIPE SUBJECT TO KTC REVIEW AND APPROVAL. CONVEYANCE OF RUNOFF FROM THE SITE ONTO E.P. TOM SAWYER STATE PARK PROPERTY WILL REQUIRE DOCUMENTATION OF ACCEPTANCE FROM THE PARK AND DEDICATION OF MSD SANITARY SEWER AND DRAINAGE EASEMENT FROM THE PROPERTY BOUNDARY TO THE 60" OUTLET PIPE IF REQUESTED BY THE PARK. IN LEIU OF ON-SITE DETENTION THE SITE IS SUBJECT TO THE MSD REGIONAL FACILITIES FEE PROVIDED KTC AND STATE PARK ACCEPTANCE OF THE PROPOSED DRAINAGE IMPROVEMENTS IS GRANTED.
  - AN MSD DRAINAGE BOND WILL BE REQUIRED; AND SITE SUBJECT TO MSD'S REGIONAL FACILITY FEE.
  - AN EASEMENT PLAT FOR THE THROUGH DRAINAGE SYSTEMS MUST BE SUBMITTED TO MSD PRIOR TO CONSTRUCTION APPROVAL.
  - EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
  - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0018E).
  - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.



RECEIVED  
SEP 28 2016  
PLANNING &  
DESIGN SERVICES



**Developer**  
ERB, WALKER & THWIFORD  
871 RIDGEWAY LOOP ROAD  
SUITE 107  
MEMPHIS TN 38120

**Owner**  
S&L VENTURES LLC  
4016 SPRING MILL PLACE  
LOUISVILLE KY 40245

**CONDITIONAL USE PERMIT AND DETAILED DISTRICT DEVELOPMENT PLAN**  
**NORTH HURSTBOURNE STORAGE**  
2801 NORTH HURSTBOURNE PARKWAY  
LOUISVILLE, KY 40223  
TAX BLOCK: 13, LOT: 77  
D.B. 10135 P.G. 537

**Vertical Scale:** N/A  
**Horizontal Scale:** 1"=30'  
**Date:** 8/1/16  
**Job Number:** 3145  
**Sheet:** 1 of 1

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