

Drawing name: K:\IND\_LDS\170145000\_AMERCO\_U-Haul of Louisville, Louisville, KY\2 Design\CAD\DWG\Exhibits\Contingency\Layout\_10-25-2019\_8:21am.dwg by: Connor Stroppe  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reason of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

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 (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 THE 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-02-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER 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 PRACTICAL, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

**TREE CANOPY CALCULATIONS**

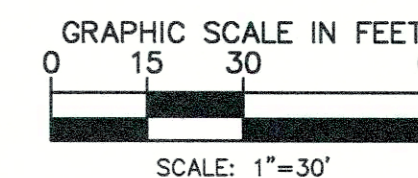
- EXISTING CANOPY = 5,463 SF (7.3%)
- REQUIRED CANOPY = 14,985 SF (20%)
- CANOPY TO BE PRESERVED = 0 SF (0%)
- CANOPY PROPOSED = 14,985 SF (20%)

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C2	65.00'	73°08'43"	82.98'	77.46'	S 01°35'32" E

**SITE INFORMATION**

SITE ACREAGE: 1.72 ACRES (74,923 SF)  
 EXISTING FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR  
 PROPOSED ZONING: C2  
 ILA/VUA CALCULATIONS:  
 VUA = ±32,036 SF  
 ILA AREA REQ'D. = 7.5% (2,403 SF)  
 ILA PROVIDED = 7.8% (2,505 SF)

Indiana Utilities Protection Service



**DESCRIPTION**

OWNER'S NAME: PELCO ASSOCIATES INC, A KENTUCKY CORPORATION  
 OWNER'S ADDRESS: 453 HENRY VEECH ROAD, FINCHVILLE, KY 40022  
 DEVELOPER'S NAME: AMERCO REAL ESTATE COMPANY  
 DEVELOPER'S ADDRESS: 2727 N CENTRAL AVENUE, SUITE 500  
 ENGINEER'S NAME: KIMLEY-HORN AND ASSOCIATES, INC. GREG RIPPLE, PE  
 ENGINEER'S ADDRESS: 250 EAST 96TH STREET SUITE 580 INDIANAPOLIS, IN 46240  
 SITE ADDRESS: 4626 PRESTON HIGHWAY, LOUISVILLE, KY 40213 JEFFERSON COUNTY  
 PARCEL NUMBERS: 087C0272000, 087C02740000, 087C02220000  
 EXISTING ZONING OF PROPERTY: C1  
 ZONING OF ADJACENT PROPERTIES: N - RIGHT OF WAY  
 E - C1  
 S - RIGHT OF WAY  
 W - RIGHT OF WAY  
 EXISTING USE: VACANT  
 PROPOSED USE: SELF-STORAGE, TRUCK & TRAILER SHARING

NOTE: COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

NOTE: REFUSE AREAS TO BE LOCATED INTERNAL TO THE BUILDING.

NOTE: NO KARST TOPOGRAPHY WAS NOTED ONSITE PER GEOTECH REPORT COMPLETED BY TERRACON CONSULTANTS, INC., DATED 09/09/2019.

NOTE: 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.

NOTE: 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.

NOTE: 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.

NOTE: KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. DETENTION MAY BE WAIVED AT CONSTRUCTION PHASE IF KYTC APPROVES THE INCREASE IN RUNOFF TO THE RIGHT OF WAY.

ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS.

RUNOFF VOLUME IMPACT FEE REQUIRED, CALCULATION BASED ON RFF X 1.5.

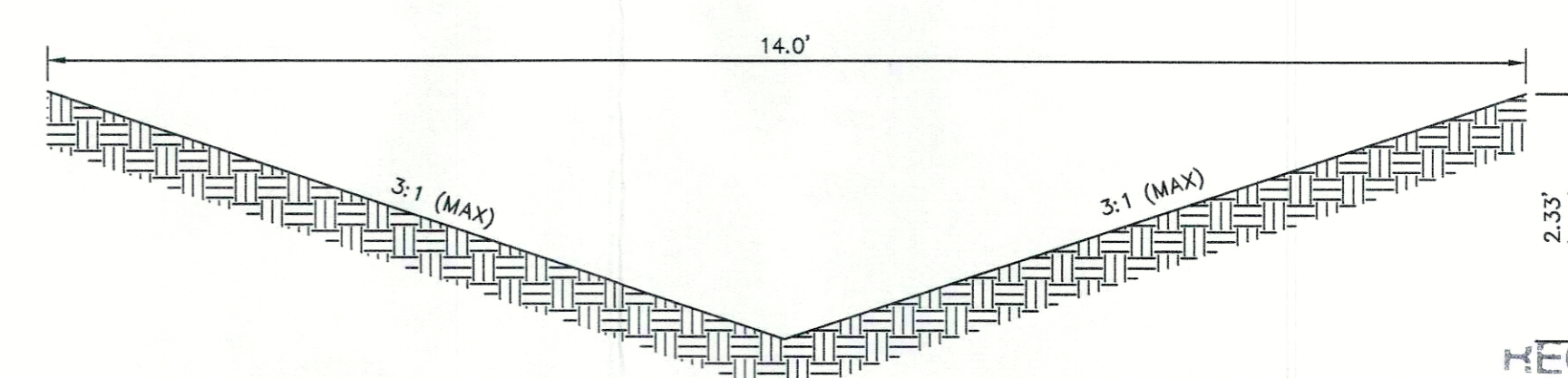
SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.

**PARKING SUMMARY**

PARKING SPACES REQUIRED (INDUSTRIAL, 10 EMPLOYEES ASSUMED) = 7 SPACES  
 PARKING SPACES PROVIDED = 11 SPACES  
 ACCESSIBLE PARKING SPACES REQUIRED = 1 SPACES  
 ACCESSIBLE PARKING SPACES PROVIDED = 1 SPACES  
 TOTAL PARKING SPACES PROVIDED = 12 SPACES

**MSD REQUIREMENTS**

SUB/WM NUMBER: WM# 10888  
 PRELIMINARY DRAINAGE CALCULATION:  
 - EXISTING 100 YEAR/24 HOUR RUNOFF VOLUME: 0.755 ACRE-FEET  
 - PROPOSED 100 YEAR/24 HOUR RUNOFF VOLUME: 0.771 ACRE-FEET  
 DETENTION REQUIRED: 0.018 ACRE-FEET  
 DETENTION PROVIDED: 0.033 ACRE-FEET  
 DETENTION SURFACE AREA: ±1,890 SF  
 SEWAGE TREATMENT PLANT: MORRIS FORMAN WATER QUALITY TREATMENT PLANT  
 APPROXIMATE INCREASE IN IMPERVIOUS AREA: 2,483 SF  
 THE SITE RESIDES ENTIRELY IN ZONE X, PER FIRMETTE 21111C0075E EFFECTIVE DECEMBER 5, 2006.



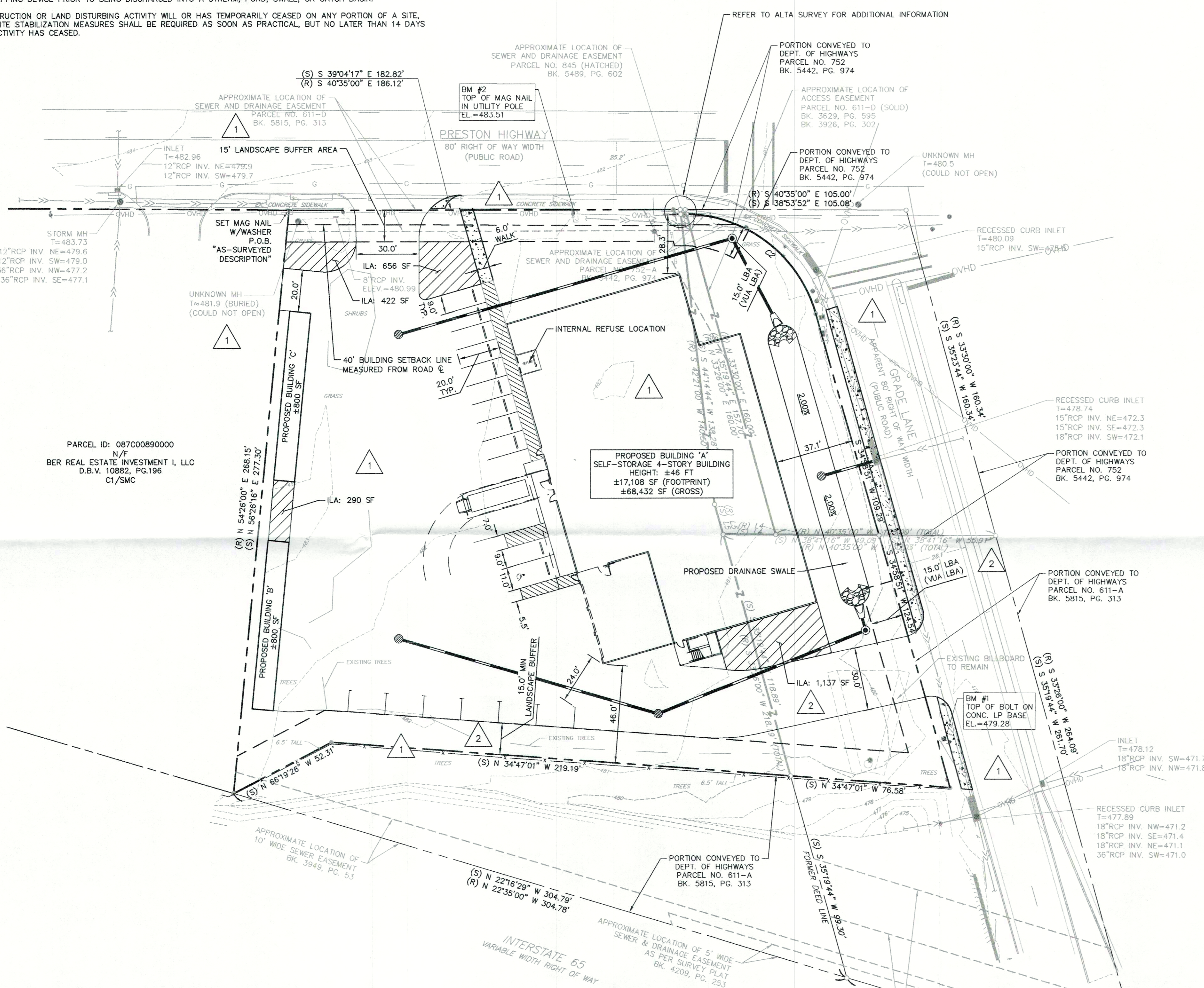
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VICINITY MAP

19-F ZONE - 0054

WM#10888



**LEGEND**

	SLOPE AND FLOW DIRECTION
	PROPOSED STORM SEWER LINE
	PROPOSED OPEN LID STORM STRUCTURE
	PROPOSED CLOSED LID STORM STRUCTURE
	EXISTING OVERHEAD LINE
	EXISTING GAS LINE
	EXISTING ELECTRIC LINE
	EXISTING STORM SEWER LINE
	EXISTING PROPERTY LINE TO BE CONSOLIDATED
	PROPOSED CONCRETE SIDEWALK
	VEHICLE USE AREA LANDSCAPE BUFFER AREA
	ILA (INTERIOR LANDSCAPE AREA)
	LANDSCAPE BUFFER AREA

SCALE: AS NOTED  
 DESIGNED BY: CYS  
 DRAWN BY: CYS  
 CHECKED BY: GRR  
 DATE: 11/21/19  
 CITY COMMENTS: 10/16/19 CYS  
 REVISIONS: BY DATE  
 No.

**Kimley-Horn**  
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**AMERCO**  
 REAL ESTATE COMPANY

**U-HAUL OF LOUISVILLE**

**ZONING SITE PLAN**

ORIGINAL ISSUE: 09/09/2019  
 KHA PROJECT NO. 170145000  
 SHEET NUMBER 1 OF 1