

LINSEY A. MAUPIN & KELLY RICHARD 8716 BROWN AUSTIN RD. LOUISVILLE 40118 T.B. 1050, LOT 155 D.B. 8422, PG 283 R4/N

JAMES MICHAEL HUGHES & KAREN WILSON 8800 BROWN AUSTIN RD. LOUISVILLE 40118 T.B. 1050, LOT 186 D.B. 5982, PG 814 R4/N

SUZANNE W. ERNSPIKER & KAREN ERNSPIKER 8802 BROWN AUSTIN RD. LOUISVILLE 40118 T.B. 1050, LOT 175 D.B. 5981, PG 634 R4/N

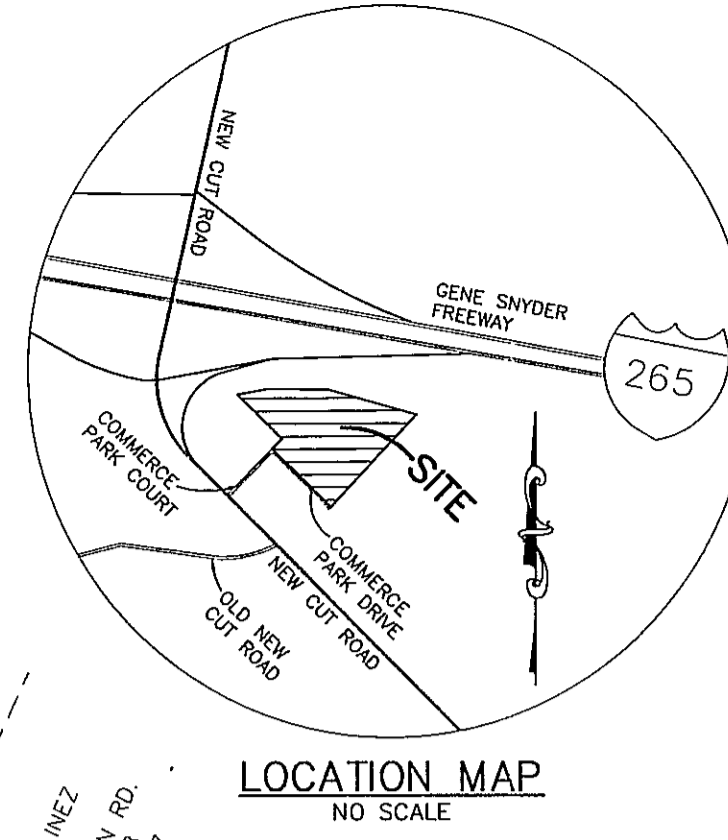
AGNES M. KLEINHETER 8804 BROWN AUSTIN RD. LOUISVILLE 40118 T.B. 1050, LOT 176 D.B. 5988, PG 228 R4/N

WILLIAM & RENATO I. SHAY 8808 BROWN AUSTIN RD. LOUISVILLE 40118 T.B. 1050, LOT 97 D.B. 8934, PG 258 R4/N

BARTON L. & ANNA M. WHITMORE 8810 BROWN AUSTIN RD. LOUISVILLE 40118 T.B. 1050, LOT 194 D.B. 7516, PG 872 R4/N

L.G. & ANNA CRUME 8812 BROWN AUSTIN RD. LOUISVILLE 40118 T.B. 1050, LOT 146 D.B. 4272, PG 581 R4/N

**PRELIMINARY APPROVAL**  
 Conditions of Approval:  
 1. Development Review 3/24/14  
 2. DATE: 3/24/14  
 3. METROPLITAN SEWER DISTRICT ARCHITECT



**SITE DATA:**  
 EXISTING ZONING: CM  
 EXISTING FORM DISTRICT: NEIGHBORHOOD  
 EXISTING USE: VACANT  
 LAND AREA: 8.229 ACRES (358,454 S.F.)  
 PROPOSED USE: MINI STORAGE, MINI STORAGE OFFICE  
 PROPOSED BUILDING AREA: 1,040 S.F.  
 OFFICE: 118,765 S.F.  
 WAREHOUSE: 119,805 S.F.  
 TOTAL: 15' FEET (35' MAX.)  
 BUILDING HEIGHT: 0.334 (5.0 MAX.)  
 TOTAL BUILDING FLOOR AREA RATIO: NONE  
 SETBACKS: 10' (MIN.) / SEE PLAN FOR PROPOSED  
 FRONT: NONE  
 SIDE: NONE  
 REAR: NONE  
 PROPOSED SIGNAGE: MONUMENT 6' HT. (MAX.) / 40 S.F. (MAX.)  
 COUNCIL DISTRICT: 13

**VEHICULAR USAGE AREA:**  
 EXISTING V.U.A.: 10,333 S.F. (NAMED ACCESS DRIVE)  
 NEW V.U.A.: 5,900 S.F.  
 NEW I.L.A. REQUIRED (0%): 0 S.F.  
 NEW I.L.A. PROVIDED: 0 S.F.

**PARKING SUMMARY:**  
 STORAGE: 1 SPACE PER 1.5 EMPLOYEES (MIN.)  
 1 SPACE PER 1 EMPLOYEE (MAX.)  
 EMPLOYEES: 4  
 TO BE PROVIDED: 3 SPACES  
 PARKING MINIMUM: 3 SPACES W/ 1 HANDICAP SPACE  
 PARKING MAXIMUM: 4 SPACES  
 LONG TERM BICYCLE PROVIDED: 2 EACH  
 LONG TERM BICYCLE REQUIRED: 2 EACH

**TREE CANOPY:**  
 GROSS SITE AREA: 8,229 ACRES (358,454 S.F.)  
 TREE CANOPY CATEGORY: CLASS C  
 EXISTING TREE CANOPY: 21,864 S.F. (6.1%) (PER AERIAL, NOT INVENTORY)  
 EXISTING TREE CANOPY TO BE PRESERVED: 0 S.F. (0%)  
 TOTAL TREE CANOPY REQUIRED: 71,691 S.F. (20%)  
 TREE CANOPY TO BE PLANTED: 71,691 S.F. (20%)  
 100 TYPE 'A' TREES @ 1 3/4" CAL.: 72,000 S.F. (20.1%) (720 S.F. CREDIT EACH)  
 TOTAL TREE CANOPY PROVIDED: 72,000 S.F. (20.1%)

**DRAINAGE CALCULATIONS:**  
 RUN OFF AREAS:  
 SITE AREA = 8.229 ACRES (358,454 S.F.)  
 PROPOSED IMPERVIOUS AREA = 254,227 S.F.  
 PROPOSED PAVEMENT AREA = 104,227 S.F.  
 EXISTING IMPERVIOUS AREA = 10,333 S.F.

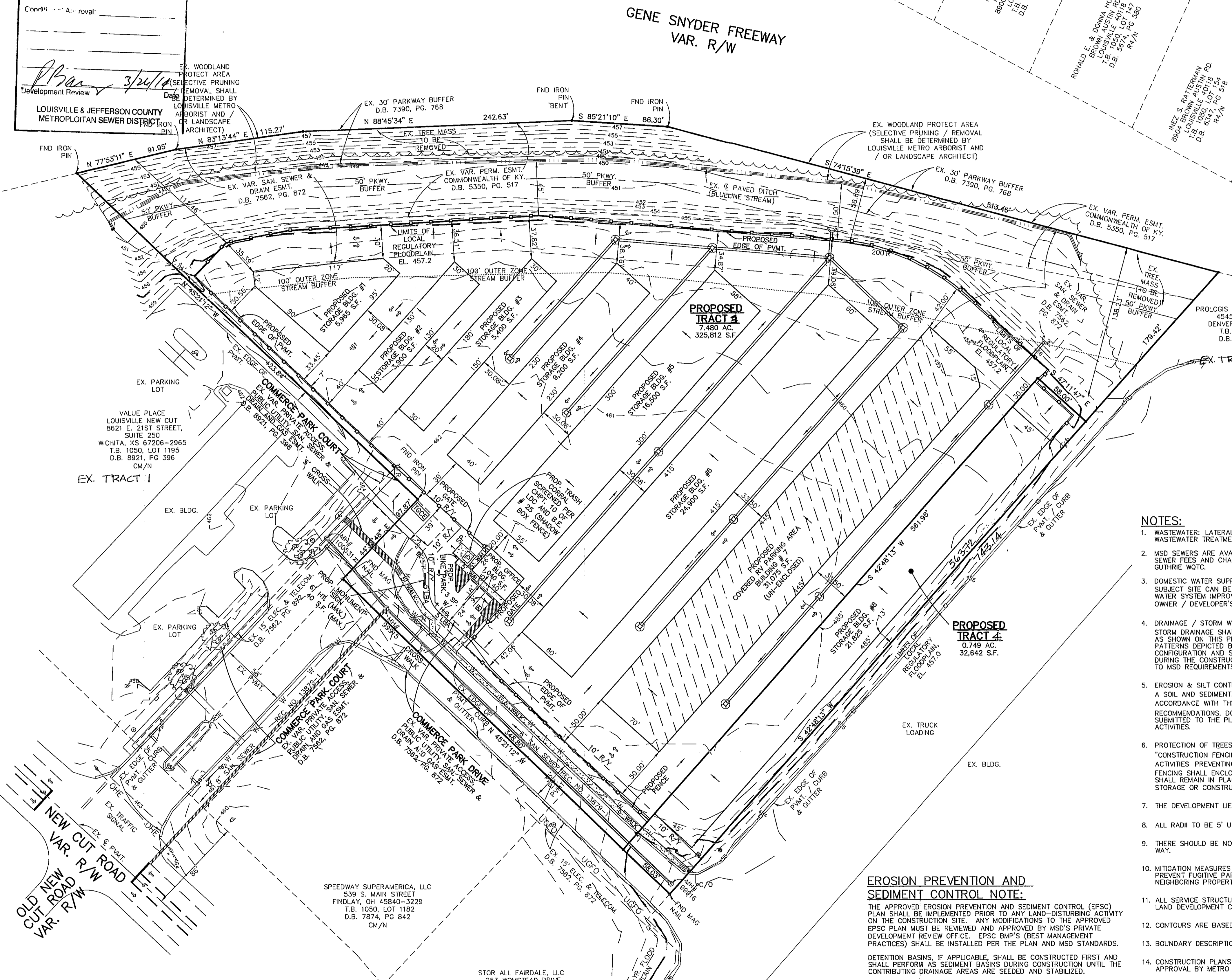
**INCREASED RUNOFF VOLUME CALC:**  
 $X = CRA/12 \text{ FOR 1 HOUR 100 YEAR STORM}$   
 $= (0.75 - 0.27)(2.8)(8.229)/12$   
 $= 0.9216 \text{ Ac-Ft}$

**SITE DESCRIPTION:**  
 ACCORDING TO THE JEFFERSON COUNTY SOIL SURVEY, THE SITE CONSISTS OF ROBERTSVILLE SILT LOAM (RoA) AND URBAN LAND-UDORTHERTS COMPLEX (UoC).

**FLOODPLAIN NOTE:**  
 THE PROPERTY SHOWN HEREON IS LOCATED IN A 100-YEAR FLOOD PLAN PER FLOOD HAZARD BOUNDARY MAP COMMUNITY-PANEL NUMBER 2111100108E DATED DECEMBER 5, 2006. THE PROPERTY IS LOCATED IN ZONE X. 100-YEAR FLOOD ELEVATION IS 457.2 PER MSD.

**APPLICABLE MSD STANDARD DRAWINGS:**  
 STABILIZED CONSTRUCTION ENTRANCE ER-01-02  
 SILT FENCE EF-09-02

**LEGEND:**  
 FOUND MONUMENT AS NOTED  
 EXISTING TREELINE  
 EXISTING CONTOUR  
 EXISTING SANITARY SEWER WITH MANHOLE  
 EXISTING STORM SEWER W/STRUCTURE  
 EXISTING OVERHEAD ELECTRIC  
 EXISTING OVERHEAD ELECTRIC AND TELECOM  
 EXISTING WATER LINE  
 EXISTING GAS LINE  
 EXISTING UNDERGROUND FIBER OPTIC LINE  
 EXISTING FIRE HYDRANT  
 EXISTING WATER METER  
 EXISTING WATER VALVE  
 EXISTING UTILITY POLE  
 EXISTING GAS VALVE  
 EXISTING ELECTRIC MANHOLE  
 PROPOSED STORM SEWER W/STRUCTURE  
 DRAINAGE FLOW ARROWS  
 HANDICAP SPACE DESIGNATED  
 WHEEL STOPS  
 TRAFFIC FLOW ARROWS  
 PROPOSED FENCE  
 PROPOSED DUMPSTER  
 STONE BAG INLET PROTECTION  
 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



**VARIANCE REQUEST(S):**  
 4.8.3.C - A VARIANCE TO ALLOW A MAXIMUM ENCROACHMENT OF 55' INTO THE REQUIRED 100' STREAM BUFFER.

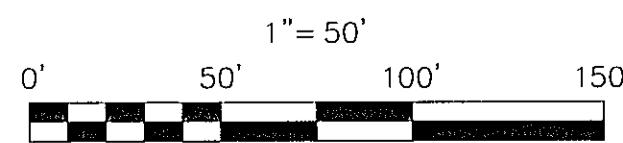
- NOTES:**
- WASTEWATER: LATERAL EXTENSION N/A. WASTEWATER TREATMENT PLANT: DEREK R. GUTHRIE
  - MSD SEWERS ARE AVAILABLE BY AN EXISTING PROPERTY SERVICE CONNECTION. SANITARY SEWER FEES AND CHARGES WILL APPLY. SEWAGE WILL BE TREATED AT THE DEREK R. GUTHRIE WWTG.
  - DOMESTIC WATER SUPPLY: SUBJECT SITE 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.
  - DRAINAGE / STORM WATER DETENTION: STORM DRAINAGE SHALL BE ROUTED TO THE EXISTING STORM SEWER SYSTEM ON THE SITE AS SHOWN ON THIS PLAN, AND IS SUBJECT TO MSD AND K.D.O.T. APPROVAL. DRAINAGE PATTERNS DEPICTED BY ARROWS ARE FOR CONCEPT 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. AN ON-SITE DETENTION BASIN IS NOT PROVIDED.
  - EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE 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.
  - 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."
  - THE DEVELOPMENT LIES IN THE FAIRDALE FIRE DISTRICT.
  - ALL RADII TO BE 5' UNLESS OTHERWISE INDICATED.
  - THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE NEW CUT ROAD RIGHT OF WAY.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
  - ALL SERVICE STRUCTURES WILL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
  - CONTOURS ARE BASED ON A RECENT TOPOGRAPHY SURVEY BY THE GPS METHOD.
  - BOUNDARY DESCRIPTION AND DRAWING IS PER DEED OF RECORD.
  - CONSTRUCTION PLANS AND BOND IF REQUIRED ARE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
  - A MINOR SUBDIVISION PLAT AND / OR DEED ARE REQUIRED TO DIVIDE PROPERTY PRIOR TO THE ISSUANCES OF BUILDING PERMITS.
  - A RECORDED CROSS-OVER AGREEMENT SHALL BE REQUIRED FOR PROPOSED TRACT 1 AND TRACT 2 PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS SET BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
  - APPROVAL FROM THE DIVISION OF WATER WILL BE REQUIRED.
  - CONSTRUCTION PLANS, BOND AND AN ENCROACHMENT PERMIT REQUIRED BY METRO PUBLIC WORKS AND KTC FOR ANY WORK WITHIN PUBLIC RIGHT-OF-WAY.
  - TWO LONG TERM BICYCLE PARKING SHALL BE PROVIDED.

**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 (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.  
 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 DAYS AFTER THE ACTIVITY HAS CEASED.

**BEFORE YOU DIG:**  
 ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811, WWW.KENTUCKY811.COM) FORTY-EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW-GROUND UTILITIES I.E. CABLES, ELECTRIC WIRES, GAS AND WATERLINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS, IN THE TECHNICAL SPECIFICATIONS, AND SPECIAL PROVISIONS.  
 ALL UTILITY RELOCATIONS & ADJUSTMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER.



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**POD Group**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 4500 Old Macdonald Lane, Elizabethtown, KY 40310 (502) 234-5000

**OWNER/DEVELOPER**  
 STOR ALL FAIRDALE, LLC  
 6300 COMMERCE PARK COURT  
 FAIRDALE, KY 40118  
 T.B. 1050, LOT 1181 - D.B. 10198, PG. 943

**PROJECT**  
 DETAILED DISTRICT DEVELOPMENT PLAN

DATE	REVISION / AGENCY COMMENTS	BY
3/6/14	REVISED PER AGENCY COMMENTS	

**RECEIVED**  
 MAR 10 2014  
 PLANNING & DESIGN SERVICES

DATE: 2/10/14  
 SHEET NO. 1 of 1