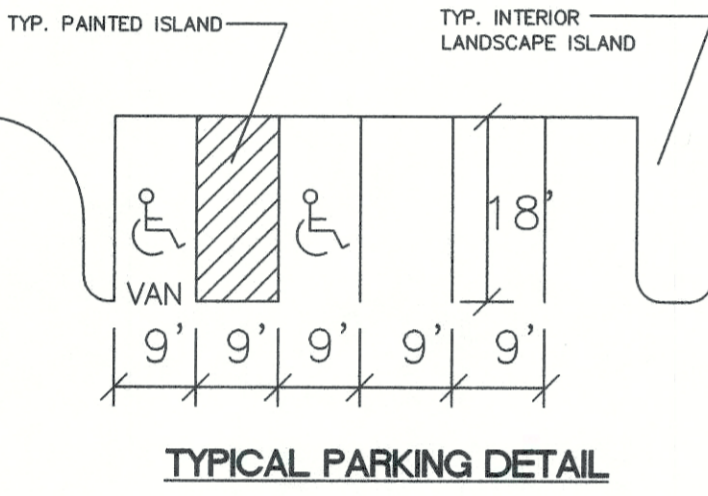
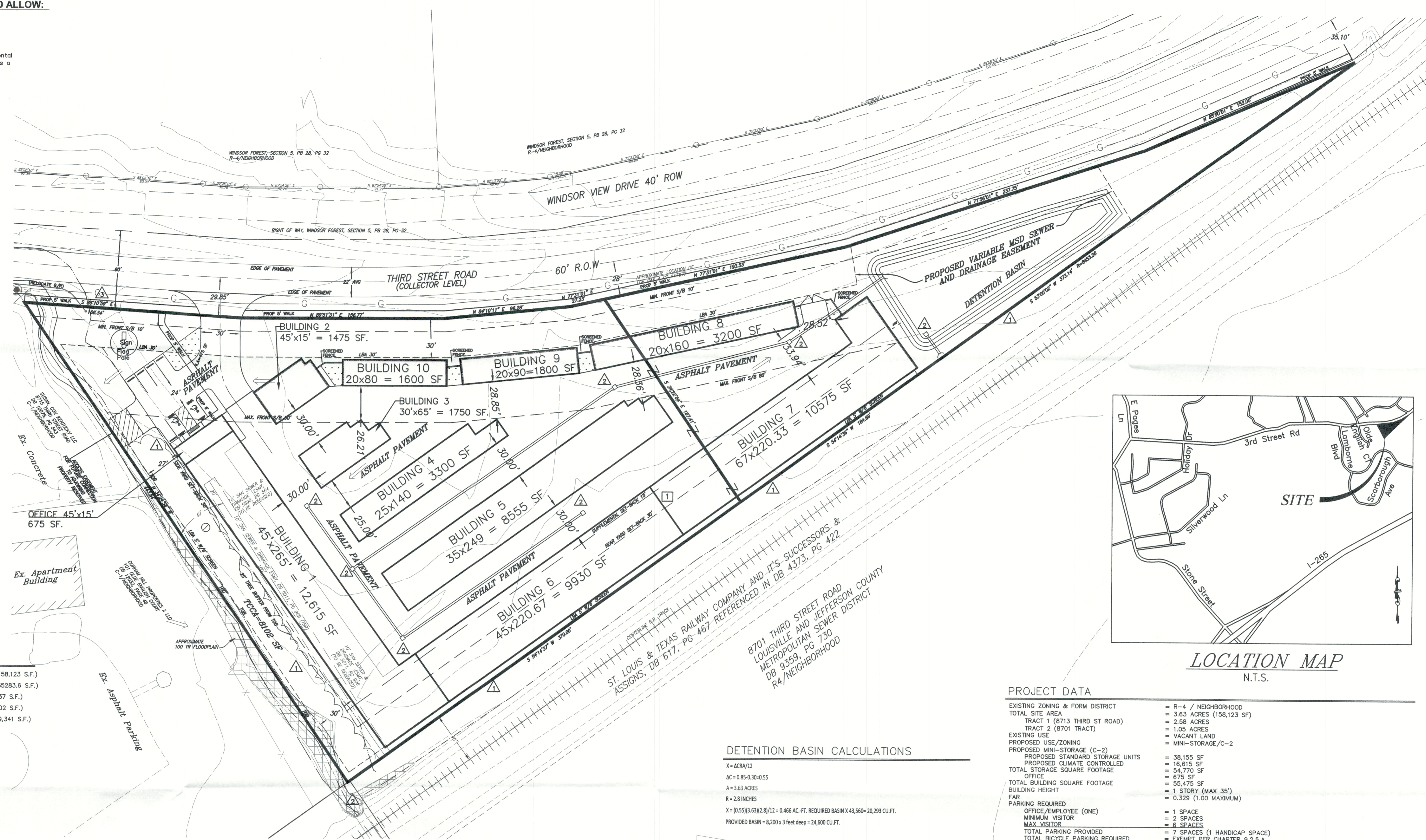


**CONDITIONAL USE PERMIT REQUESTED TO ALLOW:  
MINI-STORAGE IN C-2 ZONING**

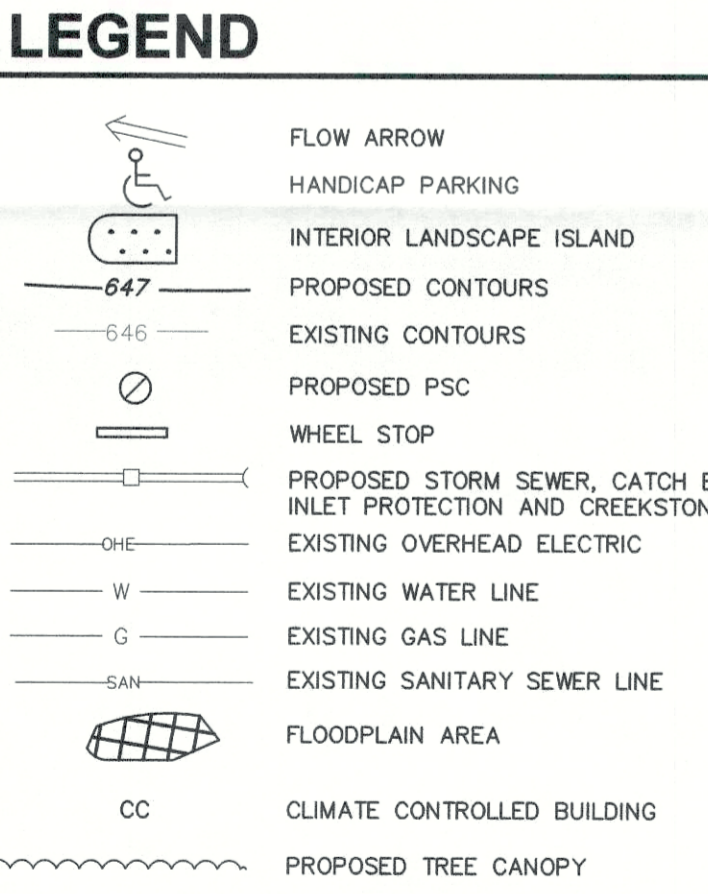
**VARIANCES REQUESTED:**

- Variance to reduce the 30' rear yard setback, and 15' supplemental setback along the railroad tracks to 5', since the property abuts a dedicated MSD wetland property that cannot be developed.



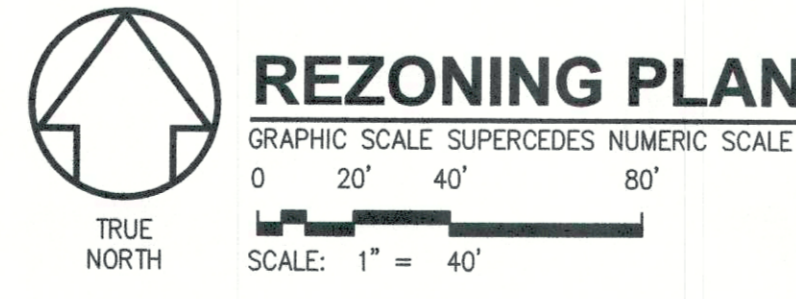
**TREE CANOPY CALCULATIONS**

|                                       |                           |
|---------------------------------------|---------------------------|
| SITE AREA                             | = 3.63 Ac (158,123 S.F.)  |
| TOTAL EXISTING TREE CANOPY            | = 0.81 Ac (35,283.6 S.F.) |
| TOTAL PERCENTAGE TREE CANOPY REQUIRED | = 30% (47,437 S.F.)       |
| TREE CANOPY PRESERVATION              | = 5.12% (8,102 S.F.)      |
| ADDL TREE CANOPY TO BE PLANTED        | = 24.88% (39,341 S.F.)    |



**KARST & HYDRIC SOILS GEOLOGICAL DISCOVERY:**

THE SITE ALONG WITH HISTORICAL MAPS AND PLATS WERE REVIEWED AND INSPECTED BY ECS SOUTHEAST, LLP (GEOTECHNICAL ENGINEER) ON JANUARY 9 & 16, 2019 AND FOUND THAT NO KARST EVIDENCE NOR HYDRIC SOILS WERE WITNESSED ON THE SITE, MAKING THE SITE IN COMPLIANCE WITH LDC SECTION 4.9.3.



- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
  - An encroachment permit and bond will be required for all work done in the right-of-way.
  - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
  - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
  - Utilities shall be placed in a joint trench whenever possible unless otherwise noted.
  - Additional right-of-way may be required across the frontage of this tract to meet the current Metro Land Development Code. The requirements are determined by Louisville Metro Transportation Planning and Public Works departments.
  - Calculations shall be required for any runoff deemed necessary to be taken to the state right-of-way. Proposals to alter or significantly increase a drainage area or runoff factors, or to change in any way the performance of an existing drainage structure shall be accompanied by a complete drainage survey and hydrologic analysis (upstream and downstream) based on 25-year and 100-year storms. This analysis shall include a comparison of existing and proposed conditions. Requests to alter drainage on a right-of-way shall result in conditions that are equal to or better than the existing facilities.
  - There shall be no commercial signs in the right-of-way.
  - There shall be no landscaping in the Right of Way without an encroachment permit.
  - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
  - All drainage structures within state right-of-way shall be state design.
  - All new and existing sidewalks shall be either brought up to or built to ADA current standards.
  - Design of access to state highway shall comply with KYTC standard drawings.

**MSD STANDARD EROSION CONTROLS**

|  |                       |
|--|-----------------------|
|  | SILT FENCE            |
|  | INLET PROTECTION      |
|  | CONSTRUCTION ENTRANCE |

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPCS) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPCS PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPCS 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 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 DAYS AFTER THE ACTIVITY HAS CEASED.

**DETENTION BASIN CALCULATIONS**

X = 8287/12  
 Δc = 0.85-0.30-0.55  
 A = 3.63 ACRES  
 R = 2.8 INCHES  
 X = (0.55)(3.63)(2.8)/12 = 0.466 AC.-FT. REQUIRED BASIN X 43,560 = 20,293 CU.FT.  
 PROVIDED BASIN = 8,200 x 3 feet deep = 24,600 CU.FT.

**PROJECT DATA**

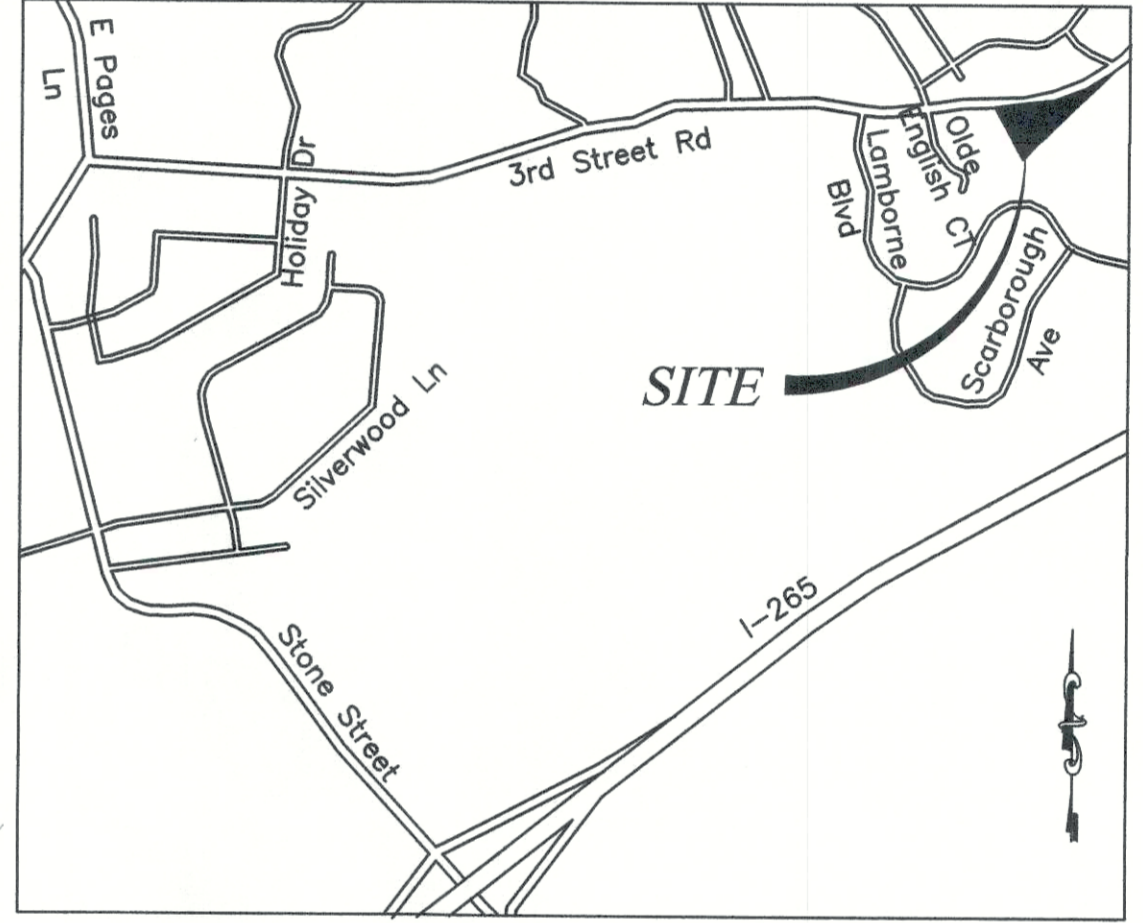
|   |                                |
|---|--------------------------------|
| EXISTING ZONING & FORM DISTRICT                       | = R-4 / NEIGHBORHOOD           |
| TOTAL SITE AREA                                       | = 3.63 ACRES (158,123 SF)      |
| TRACT 1 (8713 THIRD ST ROAD)                          | = 2.58 ACRES                   |
| TRACT 2 (8701 TRACT)                                  | = 1.05 ACRES                   |
| EXISTING USE  | = VACANT LAND                  |
| PROPOSED USE/ZONING                                   | = MINI-STORAGE/C-2             |
| PROPOSED MINI-STORAGE (C-2)                           | = 38,155 SF                    |
| PROPOSED CLIMATE CONTROLLED                           | = 16,815 SF                    |
| TOTAL STORAGE SQUARE FOOTAGE                          | = 54,970 SF                    |
| TOTAL BUILDING SQUARE FOOTAGE                         | = 675 SF                       |
| BUILDING HEIGHT                                       | = 1 STORY (MAX 35')            |
| FAR   | = 0.329 (1.00 MAXIMUM)         |
| PARKING REQUIRED                                      |                                |
| OFFICE/EMPLOYEE (ONE)                                 | = 1 SPACE                      |
| MINIMUM VISITOR                                       | = 2 SPACES                     |
| MAX VISITOR   | = 6 SPACES                     |
| TOTAL PARKING PROVIDED                                | = 7 SPACES (1 HANDICAP SPACE)  |
| TOTAL BICYCLE PARKING REQUIRED                        | = EXEMPT PER CHAPTER 9.2.5.A.  |
| TOTAL VEHICULAR USE AREA(OUTSIDE FENCE)               | = 5,532 S.F.                   |
| INTERIOR LANDSCAPE AREA REQUIRED                      | = 415 S.F. (7.5% TOTAL V.U.A.) |
| INTERIOR LANDSCAPE AREA PROVIDED                      | = 475 S.F. (ILA)               |
| (NOTE: AREA INSIDE FENCE EXEMPT FROM ILA REQUIREMENT) |                                |

- 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 agencies.
  - Sanitary sewer service will be provided by connection and subject to applicable fees.
  - Drainage pattern depicted by arrows (⇒) is for conceptual purposes. 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.
  - If the site has through drainage an easement plat will be required prior to MSD granting construction plan approval.
  - A Downstream Facilities Capacity Request will be submitted to MSD.
  - 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.
  - Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
  - MSD Drainage Bond required prior to construction plan approval.
  - Onsite detention will be provided. Post developed peak flows will be limited to predevelopment peak flows for the 2, 10, 25 and 100-year storms, or to the capacity of the downstream system, whichever is more restrictive. Verification of the capacity of the way to intermittent blue stream is required.
  - Any required fill in the floodplain shall be compensated on site at a ratio of 1.5 to 1.
  - Lowest Finished Floor to be determined prior to construction plan approval.

- GENERAL SITE INFORMATION:**
- THIS SITE IS CURRENTLY ZONED R-4 IN THE NEIGHBORHOOD FORM DISTRICT.
  - SITE IS LOCATED IN COUNCIL DISTRICT 25 & FIRE PROTECTION DISTRICT PLEASURE RIDGE PARK.
  - A PORTION OF THIS SITE IS LOCATED IN THE FLOODPLAIN PER FEMA MAP#21111C0107E.



**UTILITY WARNING**  
 THE UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. CONTACT KENTUCKY 811-TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123 PRIOR TO ANY CONSTRUCTION ACTIVITY.



**LOCATION MAP**  
N.T.S.

**REVISIONS**

| Date  | Description              | By | Cc |
|-------|--------------------------|----|----|
| 10-18 | Owner revision for Blggs | cc | cc |
| 3-19  | Metro Comments           | cc | cc |
| 8-20  | Metro Comments           | cc | cc |
| 6-21  | architect revisions      | cc | cc |

**BlueStone**  
 Engineers, PLLC  
 3703 Taylorsville Road, Suite 205  
 Louisville, Kentucky 40220  
 (502) 292-9288  
 www.bluestoneengineers.com

**DEVELOPER/OWNERS:**  
 THIRD STREET ROAD VENTURES, LLC  
 PO Box 5895  
 LOUISVILLE, KENTUCKY 40255

DATE  
 SIGNATURE

**TITLE: REZONING & CONDITIONAL USE WITH VARIANCE**  
**THIRD STREET ROAD MINI-STORAGE**

**SITE INFO**  
 PARCEL 2  
 THIRD STREET ROAD VENTURES, LLC  
 8713 THIRD STREET ROAD  
 LOUISVILLE, KENTUCKY 40272  
 DEED BOOK 11746, PAGE 303  
 PARCEL ID: 0109-0270-0000

**REZONING/CUP PLAN**

SHEET NO.  
**1 OF 1**

DATE: 03-12-18  
 SCALE: 1"=30'

DRAWN BY: DLW  
 CHECKED BY: CTC

PREVIOUS CASES: 20-MPLAT-0036

MSD WM#11812