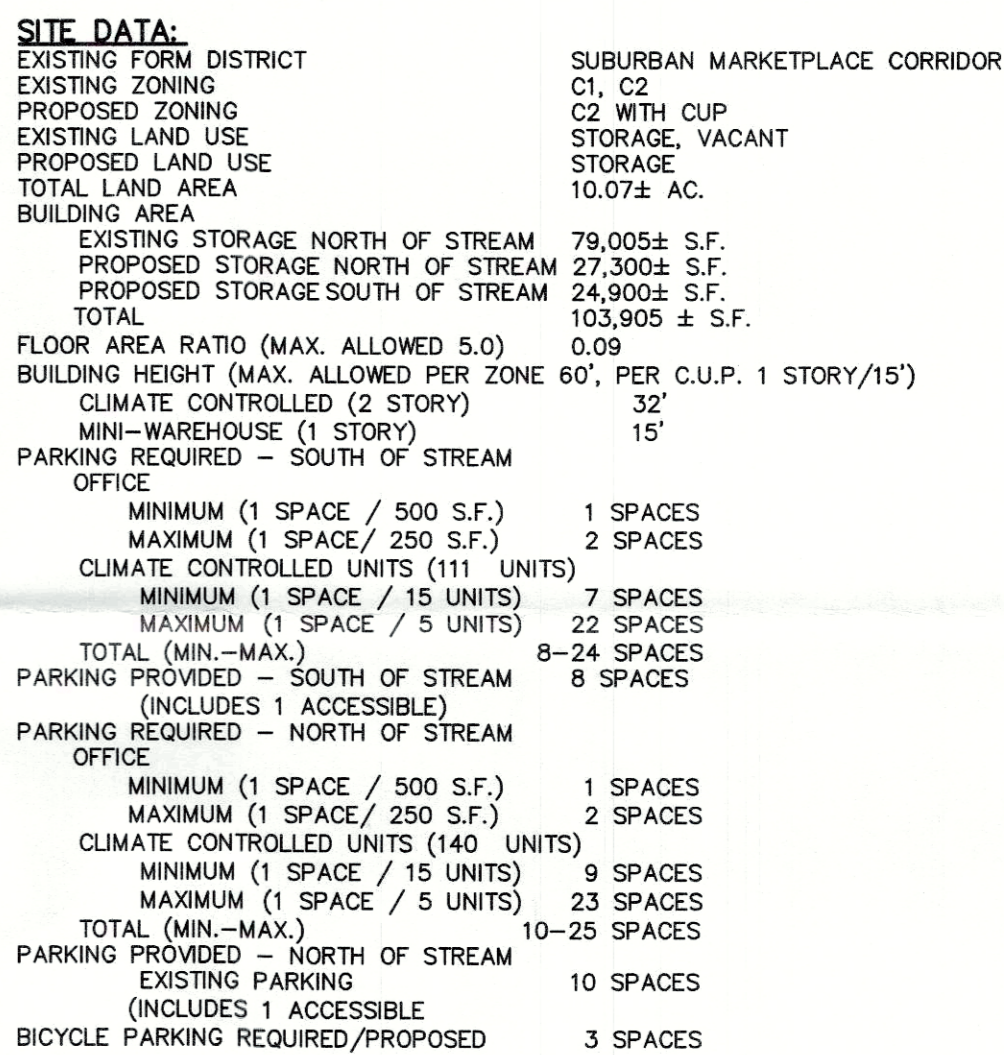


LOCATION MAP  
NO SCALE



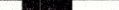
<b><u>TREE CANOPY DATA:</u></b>	
GROSS SITE AREA	438,610± S.F.
LAND USE	STORAGE
EXISTING TREE CANOPY	133,822± S.F. (31%)
EXISTING TREE CANOPY TO BE PRESERVED	66,741± S.F. (15%)
TOTAL TREE CANOPY REQUIRED	155,513± S.F. (35%)
TOTAL TREE TO BE PLANTED	86,772± S.F. (20%)
TOTAL TREE CANOPY TO BE PROVIDED	155,513± S.F. (35%)
* TREE CANOPY EXPECTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTOGRAPHIC FIELD SURVEY, TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.	

**LANDSCAPE DATA - SOUTH OF STREAM:**

V.U.A.	12,233± S.F.
I.L.A. REQUIRED (7.5%)	917± S.F.
I.L.A. PROVIDED	777 ± S.F.

RECEIVED  
MAY 23 2023  
PLANNING & DESIGN  
SERVICES

GRAPHIC SCALE 1"=60'



A horizontal scale bar with alternating black and white segments. It is marked with the numbers 0, 30, 60, and 120 at the bottom.

**OWNERS**  
TSP COOPER CHAPEL LLC  
& BURK CREEK  
EXPLORATION LLC  
3401 RUCKRIEGEL PKWY  
LOUISVILLE, KY 40299

REVISED GENERAL, REVISED DETAILED, DETAILED DISTRICT DEVELOPMENT PLAN, & MODIFIED CONDITIONAL USE PERMIT PLAN

## THE STORAGE PROJECT

4901, 4905R COOPER CHAPEL RD., 5001 COOPER CROSSINGS DR., & 9801 PRESTON CROSSINGS BLVD.  
 T.B. 85, LOTS 66 & 389, T.B. 3582, LOT 11  
 D.B. 11712, P.G. 925 & D.B. 11365, P.G. 479

[illegible]

Vertical Scale: N/A

Horizontal Scale: 1"=60'

Date: 11/14/2022

Job Number: 3900

Sheet

1

1

1

NE Ocell

22-70NE-01104

CASE #22-ZONE-0164, #22-CUP-0378 AND  
22-MCUP-0013  
RELATED CASES: #09-044-03, 17CUP1024,  
17DEVPLAN1090, 17CUP1094, 22-ZONEPA-0116  
MSD SUB #1009

**GENERAL NOTES:**

1. DOMESTIC WATER SUPPLY:  
SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY, THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:  
A TREE PRESERVATION PLAN SHALL BE PROVIDED FOR THE PLANNING COMMISSIONS STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED:  
CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. PROTECTION 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 EQUIPMENT SHALL BE ALLOWED WITHIN THE FENCED AREA.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10.0 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN A 20' X 20' LIGHT ZONE.
6. ALL LUMINAIRE 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 ARKWAYS) ON ADJACENT OR NEARBY PARCELS OF LAND TO BE MADE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
8. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
9. ACCORDING TO CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY XXXXXXXX ON XXXXX AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
10. THE LOT SHALL NOT BE A DUMP.
11. STREET TREES SHALL BE PROVIDED AS REQUIRED BY 10.2.8 OF THE LDC. FINAL LOCATION AND TYPE TO BE SHOWN ON THE LANDSCAPE PLAN.
12. THE DEVELOPMENT SHALL BE CONSIDERED TO BE A LOT. THE LOT SHALL BE RECORDED TO CONSOLIDATE THE LOTS AS SHOWN ON THIS PLAN.

MSD NOTES:

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS
2. WASTEWATER:
  - SANITARY SEWER WILL CONNECT TO THE DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT BY 12" DRAINAGE PIPES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION:
  - DETENTION TO BE COMPENSATED THROUGH REGIONAL FACILITY FEES. DRAINAGE PIPES TO BE 12" DRAINAGE PIPES (15' COVER) 10' FOR CONCEPT PLANS 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. INCREASED RUNOFF VOLUME TO BE COMPENSATED.
4. A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE.
5. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA, ZONE AE PER FEMA'S FIRM MAPPING (2111C01116).
6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATORY ESTABLISHMENT RYSI. SITE LAYOUT MUST CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

PUBLIC WORKS NOTES:

1. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
3. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS DEPARTMENT TO ALLOW VEHICLES TO CROSS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
4. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROJECT.
5. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE ACCESS AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
6. ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. MINIMUM SPECIFICATION, THE SPECIFICATIONS FOR DETECTABLE WARNING FOR SIDEWALK RAMP'S PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION
7. NO CLOSURE SHALL BE REQUIRED FOR THE ROAD CROSSINGS BOULEVARD WITHOUT PERMISSION FROM METRO PUBLIC WORKS
8. ALL OFF-STREET PARKING AREAS SHALL BE MADE OF A HARD AND DURABLE SURFACE AS REQUIRED BY 9.1.1.2 OF THE KTC STANDARD SPECIFICATIONS
9. WHEELSTOPS AND PROTECTIVE CURBING SHALL BE PROVIDED AS REQUIRED BY 9.1.1.2.2 OF THE LDC.
10. PRIOR TO CONSTRUCTION PLAN APPROVAL, DEVELOPER WILL PAY FEE IN LIEU OF CONSTRUCTION THE SIDEWALK ALONG THE SITES COOPER CROSSING DRIVE FRONTAGE.

WAIVER REQUEST:

1. A WAIVER OF 5.5.2.B.1 AND 5.9.2.A.1.b.ii IS REQUESTED TO OMIT THE VEHICULAR AND PEDESTRIAN CONNECTION TO THE NORTH ADJACENT PROPERTY
2. A WAIVER OF 5.9.2.A.1.b.i IS REQUESTED TO OMIT THE PEDESTRIAN CONNECTION FROM THE BUILDING TO BOTH COOPER CHAPEL RD. AND COOPER CROSSINGS DR.

C.U.P. RELIEF REQUESTED:

1. RELIEF IS REQUESTED OF 4.2.35.G. TO ALLOW THE PROPOSED CLIMATE CONTROLLED STORAGE BUILDING TO BE TALLER THAN 1 STORY

## LANDSCAPE DATA - SOUTH OF STREAM:

V.U.A.	12,233± S.F.
I.L.A. REQUIRED (7.5%)	917± S.F.
I.L.A. PROVIDED	777 ± S.F.

of