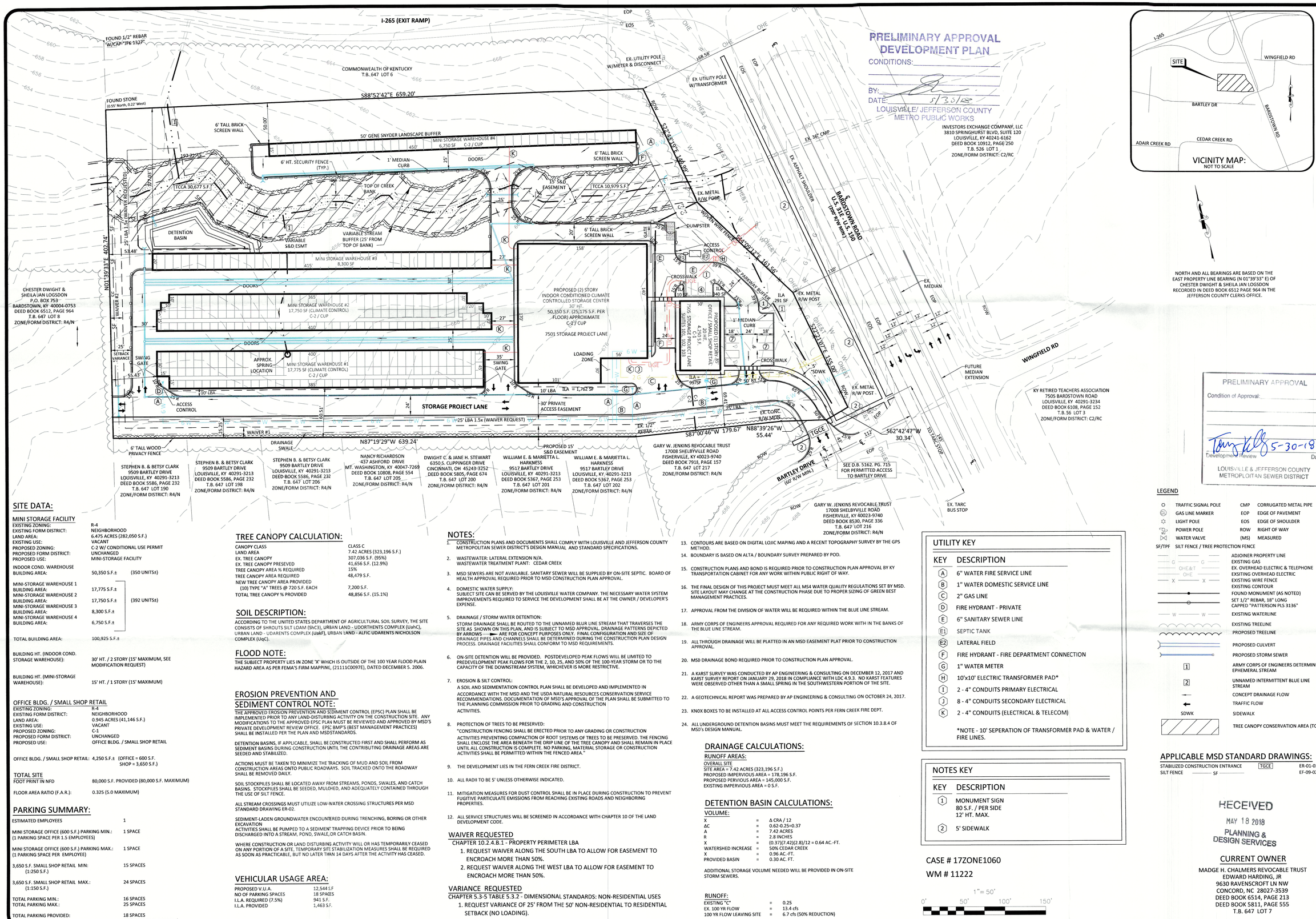


PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY:
DATE: 5/30/18
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS




NORTH AND ALL BEARINGS ARE BASED ON THE EAST PROPERTY LINE BEARING IN 01°39'33" E) OF CHESTER DWIGHT & SHEILA JAN LOGSDON RECORDED IN DEED BOOK 6512 PAGE 964 IN THE JEFFERSON COUNTY CLERKS OFFICE.

PRELIMINARY APPROVAL
Condition of Approval:
Development Review — Date
5-30-18
LOUISVILLE & JEFFERSON COUNTY METROPLOITAN SEWER DISTRICT

## SITE DATA:

### MINI STORAGE FACILITY

| | | |
|---|---|---|
| EXISTING ZONING: | R-4 | |
| EXISTING FORM DISTRICT: | NEIGHBORHOOD | |
| LAND AREA: | 6.475 ACRES (282,050 S.F.) | |
| EXISTING USE: | VACANT | |
| PROPOSED ZONING: | C-2 W/ CONDITIONAL USE PERMIT | |
| PROPOSED FORM DISTRICT: | UNCHANGED | |
| PROPOSED USE: | MINI-STORAGE FACILITY | |
| INDOOR COND. WAREHOUSE BUILDING AREA: | 50,350 S.F.± | (350 UNITS±) |
| MINI-STORAGE WAREHOUSE 1 BUILDING AREA: | 17,775 S.F.± | |
| MINI-STORAGE WAREHOUSE 2 BUILDING AREA: | 17,750 S.F.± | (392 UNITS±) |
| MINI-STORAGE WAREHOUSE 3 BUILDING AREA: | 8,300 S.F.± | |
| MINI-STORAGE WAREHOUSE 4 BUILDING AREA: | 6,750 S.F.± | |
| TOTAL BUILDING AREA: | 100,925 S.F.± | |
| BUILDING HT. (INDOOR COND. STORAGE WAREHOUSE): | 30' HT. / 2 STORY (15' MAXIMUM, SEE MODIFICATION REQUEST) | |
| BUILDING HT. (MINI-STORAGE WAREHOUSE): | 15' HT. / 1 STORY (15' MAXIMUM) | |

### OFFICE BLDG. / SMALL SHOP RETAIL

| | | |
|---|---|---|
| EXISTING ZONING: | R-4 | |
| EXISTING FORM DISTRICT: | NEIGHBORHOOD | |
| LAND AREA: | 0.945 ACRES (41,146 S.F.) | |
| EXISTING USE: | VACANT | |
| PROPOSED ZONING: | C-1 | |
| PROPOSED FORM DISTRICT: | UNCHANGED | |
| PROPOSED USE: | OFFICE BLDG. / SMALL SHOP RETAIL | |
| OFFICE BLDG. / SMALL SHOP RETAIL: | 4,250 S.F.± | (OFFICE = 600 S.F. SHOP = 3,650 S.F.) |

### TOTAL SITE

| | | |
|---|---|---|
| FOOT PRINT IN NFD | 80,000 S.F. PROVIDED (80,000 S.F. MAXIMUM) | |
| FLOOR AREA RATIO (F.A.R.): | 0.325 (5.0 MAXIMUM) | |

## PARKING SUMMARY:

| | |
|---|---|
| ESTIMATED EMPLOYEES | 1 |
| MINI STORAGE OFFICE (600 S.F.) PARKING MIN.: (1 PARKING SPACE PER 1.5 EMPLOYEES) | 1 SPACE |
| MINI STORAGE OFFICE (600 S.F.) PARKING MAX.: (1 PARKING SPACE PER EMPLOYEE) | 1 SPACE |
| 3,650 S.F. SMALL SHOP RETAIL MIN: (1:250 S.F.) | 15 SPACES |
| 3,650 S.F. SMALL SHOP RETAIL MAX.: (1:150 S.F.) | 24 SPACES |
| TOTAL PARKING MIN.: | 16 SPACES |
| TOTAL PARKING MAX.: | 25 SPACES |
| TOTAL PARKING PROVIDED: | 18 SPACES (W/ 2 HANDI-CAP SPACES) |

## TREE CANOPY CALCULATION:

| | |
|---|---|
| CANOPY CLASS | CLASS C |
| LAND AREA | 7.42 ACRES (323,196 S.F.) |
| EX. TREE CANOPY | 307,036 S.F. (95%) |
| EX. TREE CANOPY PRESEVED | 41,656 S.F. (12.9%) |
| TREE CANOPY AREA % REQUIRED | 15% |
| TREE CANOPY AREA REQUIRED | 48,479 S.F. |
| NEW TREE CANOPY AREA PROVIDED | |
| (10) TYPE "A" TREES @ 720 S.F. EACH | 7,200 S.F. |
| TOTAL TREE CANOPY % PROVIDED | 48,856 S.F. (15.1%) |

## SOIL DESCRIPTION:

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURAL SOIL SURVEY, THE SITE CONSISTS OF SHROUTS SILT LOAM (ShC3), URBAN LAND - UDORTHENTS COMPLEX (UahC), URBAN LAND - UDARENTS COMPLEX (UakF), URBAN LAND - ALFIC UDARENTS NICHOLSON COMPLEX (UqC).

## FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE 'X' WHICH IS OUTSIDE OF THE 100 YEAR FLOOD PLAIN HAZARD AREA AS PER FEMA'S FIRM MAPPING, (21111C0097E), DATED DECEMBER 5. 2006.

## 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 MSDSTANDARDS.

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.

## VEHICULAR USAGE AREA:

| | |
|---|---|
| PROPOSED V.U.A. | 12,544 S.F |
| NO OF PARKING SPACES | 18 SPACES |
| I.L.A. REQUIRED (7.5%) | 941 S.F. |
| I.L.A. PROVIDED | 1,463 S.F. |

## NOTES:

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER: LATERAL EXTENSION N/A. WASTEWATER TREATMENT PLANT: CEDAR CREEK
3. MSD SEWERS ARE NOT AVAILABLE. SANITARY SEWER WILL BE SUPPLIED BY ON-SITE SEPTIC. BOARD OF HEALTH APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
4. 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.
5. DRAINAGE / STORM WATER DETENTION: STORM DRAINAGE SHALL BE ROUTED TO THE UNNAMED BLUR LINE STREAM THAT TRAVERSES THE SITE AS SHOWN ON THIS PLAN, AND IS SUBJECT TO MSD 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.
6. ON-SITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPMENT PEAK FLOWS FOR THE 2, 10, 25, AND 50% OF THE 100-YEAR STORM OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
7. 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.
8. 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."
9. THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
10. ALL RADII TO BE 5' UNLESS OTHERWISE INDICATED.
11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
12. ALL SERVICE STRUCTURES WILL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.

## WAIVER REQUESTED

CHAPTER 10.2.4.B.1 - PROPERTY PERIMETER LBA

1. REQUEST WAIVER ALONG THE SOUTH LBA TO ALLOW FOR EASEMENT TO ENCROACH MORE THAN 50%.
2. REQUEST WAIVER ALONG THE WEST LBA TO ALLOW FOR EASEMENT TO ENCROACH MORE THAN 50%.

## VARIANCE REQUESTED

CHAPTER 5.3-5 TABLE 5.3.2 - DIMENSIONAL STANDARDS: NON-RESIDENTIAL USES

1. REQUEST VARIANCE OF 25' FROM THE 50' NON-RESIDENTIAL TO RESIDENTIAL SETBACK (NO LOADING).
13. CONTOURS ARE BASED ON DIGITAL LOJIC MAPING AND A RECENT TOPOGRAPHY SURVEY BY THE GPS METHOD.
14. BOUNDARY IS BASED ON ALTA / BOUNDARY SURVEY PREPARED BY POD.
15. CONSTRUCTION PLANS AND BOND IS REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL BY KY TRANSPORTATION CABINET FOR ANY WORK WITHIN PUBLIC RIGHT OF WAY.
16. 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.
17. APPROVAL FROM THE DIVISION OF WATER WILL BE REQUIRED WITHIN THE BLUE LINE STREAM.
18. ARMY CORPS OF ENGINEERS APPROVAL REQUIRED FOR ANY REQUIRED WORK WITH IN THE BANKS OF THE BLUE LINE STREAM.
19. ALL THROUGH DRAINAGE WILL BE PLATTED IN AN MSD EASEMENT PLAT PRIOR TO CONSTRUCTION APPROVAL.
20. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
21. A KARST SURVEY WAS CONDUCTED BY AP ENGINEERING & CONSULTING ON DECEMBER 12, 2017 AND KARST SURVEY REPORT ON JANUARY 29, 2018 IN COMPLIANCE WITH LDC 4.9.3. NO KARST FEATURES WERE OBSERVED OTHER THAN A SMALL SPRING IN THE SOUTHWESTERN PORTION OF THE SITE.
22. A GEOTECHNICAL REPORT WAS PREPARED BY AP ENGINEERING & CONSULTING ON OCTOBER 24, 2017.
23. KNOX BOXES TO BE INSTALLED AT ALL ACCESS CONTROL POINTS PER FERN CREEK FIRE DEPT.
24. ALL UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.

## DRAINAGE CALCULATIONS:

### RUNOFF AREAS:

OVERALL SITE
SITE AREA = 7.42 ACRES (323,196 S.F.)
PROPOSED IMPERVIOUS AREA = 178,196 S.F.
PROPOSED PERVIOUS AREA = 145,000 S.F.
EXISTING IMPERVIOUS AREA = 0 S.F.

## DETENTION BASIN CALCULATIONS:

### VOLUME:

| | | |
|---|---|---|
| X | = | Δ CRA / 12 |
| ΔC | = | 0.62-0.25=0.37 |
| A | = | 7.42 ACRES |
| R | = | 2.8 INCHES |
| X | = | (0.37)(7.42)(2.8)/12 = 0.64 AC.-FT. |
| WATERSHED INCREASE | = | 50% CEDAR CREEK |
| X | = | 0.96 AC.-FT. |
| PROVIDED BASIN | = | 0.30 AC. FT. |

ADDITIONAL STORAGE VOLUME NEEDED WILL BE PROVIDED IN ON-SITE STORM SEWERS.

### RUNOFF:

| | | |
|---|---|---|
| EXISTING "C" | = | 0.25 |
| EX. 100 YR FLOW | = | 13.4 cfs |
| 100 YR FLOW LEAVING SITE | = | 6.7 cfs (50% REDUCTION) |

## UTILITY KEY

| KEY | DESCRIPTION |
|---|---|
| A | 6" WATER FIRE SERVICE LINE |
| B | 1" WATER DOMESTIC SERVICE LINE |
| C | 2" GAS LINE |
| D | FIRE HYDRANT - PRIVATE |
| E | 6" SANITARY SEWER LINE |
| E1 | SEPTIC TANK |
| E2 | LATERAL FIELD |
| F | FIRE HYDRANT - FIRE DEPARTMENT CONNECTION |
| G | 1" WATER METER |
| H | 10'x10' ELECTRIC TRANSFORMER PAD* |
| I | 2 - 4" CONDUITS PRIMARY ELECTRICAL |
| J | 8 - 4" CONDUITS SECONDARY ELECTRICAL |
| K | 2 - 4" CONDUITS (ELECTRICAL & TELECOM) |

*NOTE - 10' SEPERATION OF TRANSFORMER PAD & WATER / FIRE LINES.

## NOTES KEY

| KEY | DESCRIPTION |
|---|---|
| 1 | MONUMENT SIGN 80 S.F. / PER SIDE 12' HT. MAX. |
| 2 | 5' SIDEWALK |

CASE # 17ZONE1060
WM # 11222

1"= 50'
0' 50' 100' 150'

## LEGEND

| | | | |
|---|---|---|---|
| O | TRAFFIC SIGNAL POLE | CMP | CORRUGATED METAL PIPE |
| GL | GAS LINE MARKER | EOP | EDGE OF PAVEMENT |
| LP | LIGHT POLE | EOS | EDGE OF SHOULDER |
| PP | POWER POLE | ROW | RIGHT OF WAY |
| WV | WATER VALVE | (MS) | MEASURED |

SF/TPF SILT FENCE / TREE PROTECTION FENCE
ADJOINER PROPERTY LINE
EXISTING GAS
EX. OVERHEAD ELECTRIC & TELEPHONE
EXISTING OVERHEAD ELECTRIC
EXISTING WIRE FENCE
EXISTING CONTOUR
FOUND MONUMENT (AS NOTED)
SET 1/2" REBAR, 18" LONG CAPPED "PATTERSON PLS 3136"
EXISTING WATERLINE
EXISTING TREELINE
PROPOSED TREELINE
PROPOSED CULVERT
PROPOSED STORM SEWER
1 ARMY CORPS OF ENGINEERS DETERMINED EPHEMERAL STREAM
2 UNNAMED INTERMITTENT BLUE LINE STREAM
CONCEPT DRAINAGE FLOW
TRAFFIC FLOW
SDWK SIDEWALK
TREE CANOPY CONSERVATION AREA (TCCA)

## APPLICABLE MSD STANDARD DRAWINGS:

| | | |
|---|---|---|
| STABILIZED CONSTRUCTION ENTRANCE | TGCE | ER-01-03 |
| SILT FENCE ——— SF ——— | | EF-09-02 |

RECEIVED
MAY 18 2018
PLANNING & DESIGN SERVICES

## CURRENT OWNER

MADGE H. CHALMERS REVOCABLE TRUST
EDWARD HARDING, JR
9630 RAVENSCROFT LN NW
CONCORD, NC 28027-3539
DEED BOOK 6514, PAGE 213
DEED BOOK 5811, PAGE 555
T.B. 647 LOT 7

DEVELOPER
arc
1517 FABRICON BLVD
JEFFERSONVILLE, IN 47130
PHONE# (812) 285-1940

OWNER
BUCK CREEK EXPORTATION, LLC
720 EAST LEWIS & CLARK PKWY
CLARKSVILLE, IN 47129
DB 6514, PG. 213
DB 5811, PG. 555

PROJECT
THE STORAGE PROJECT AT BARDSTOWN ROAD
7500 BARDSTOWN ROAD
LOUISVILLE, KY 40219
T.B. 647, LOT 7

REZONING & CONDITIONAL USE PERMIT DEVELOPMENT PLAN

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 3 | 5/9/18 | AND ADDED BRICK WALL & WOOD PRIVACY FENCE | MEP |
| 2 | 3/5/18 | REV WAIVER & VARIANCE NOTE | MEP |
| 1 | 12/18/17 | PDS, MSD, DPW COMMENTS | MEP |
| | | PER PRE-APP COMMENTS | MEP |

DATE 10.30.2017
SHEET NO. 1 OF 1

17 ZONE 1060