

ADJACENT PROPERTY OWNERS

NO.	DEED BK / PG OWNER	TAX BLOCK & LOT
1	8397 / 417 CLARITY OF VISION, INC.	2759 / 0159
2	4838 / 751 LOUISVILLE GAS & ELECTRIC CO.	0090 / 0098
3	5659 / 565 JADOCE PROPERTIES, INC.	0090 / 0161
4	5696 / 48 CECIL HOLDINGS, INC.	0090 / 0047
5	6330 / 188 NOLTEMEYER CAPITAL, LTD.	0090 / 0013

PUBLIC WORKS AND KYTC NOTES

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS OR SHALL BE RECORDED AS PART OF RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ANY OF RIGHT-OF-WAY DEDICATION AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION. THE "SPECIFIC NOTE FOR SIDEWALK RAMP" PER KYTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.

EROSION PREVENTION & SEDIMENT CONTROL NOTES

- THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP 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 SEDED 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-02-03.
- SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICES 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.

MSD NOTES

- WASTEWATER:** SANITARY SEWER WILL CONNECT TO THE DEREK R GUTHRIE WQTC WASTEWATER TREATMENT PLANT BY EXISTING PSC, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION:** DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPTUAL 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.
- EROSION AND SILT CONTROL:** A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH 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.
- THE SUBJECT PROPERTY LIES IN ZONE X, WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 100-YR FLOOD PLAIN PER FEMA FIRM PANEL NO. 21111C0128E, REVISION DATE OF APRIL 5, 2016.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

GENERAL NOTES

- 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.
- TREE PRESERVATION:** A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE; FINAL LOCATION WILL BE DETERMINED DURING THE CONSTRUCTION APPROVAL PROCESS.
- THE DEVELOPMENT LIES IN THE OKOLOONA FIRE DISTRICT.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRES TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ALL DRIVING AND PARKING SURFACES WILL BE HARD, DURABLE SURFACES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- IF THRU DRAINAGE EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

IMPERVIOUS AREA DATA

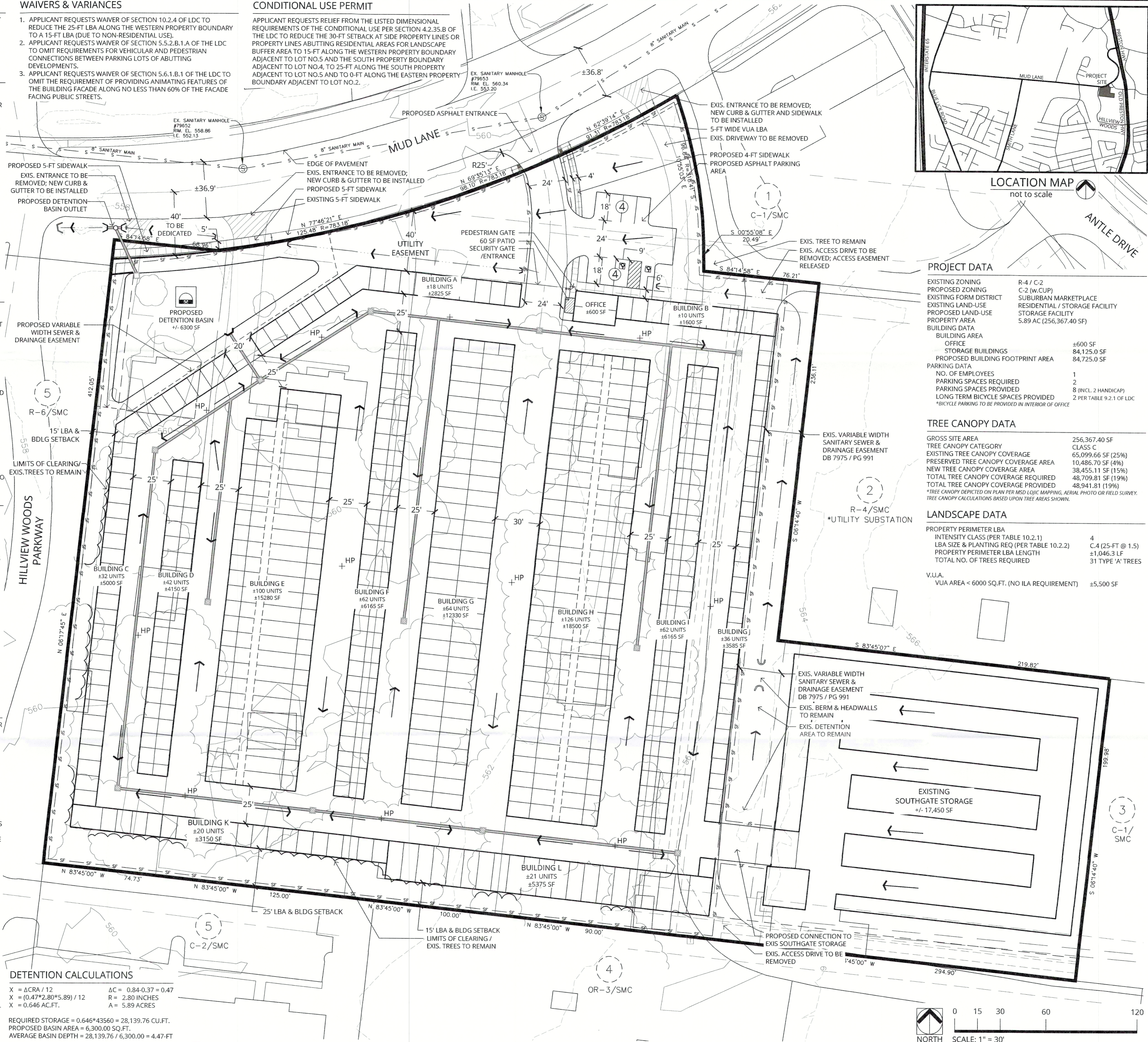
EXISTING IMPERVIOUS AREA	70,501.73 SF (1.62 AC)
PROPOSED IMPERVIOUS AREA	163,163.64 SF (3.75 AC)
INCREASE	92,661.91 SF (2.13 AC)

WAIVERS & VARIANCES

- APPLICANT REQUESTS WAIVER OF SECTION 10.2.4 OF LDC TO REDUCE THE 25-FT LBA ALONG THE WESTERN PROPERTY BOUNDARY TO A 15-FT LBA (DUE TO NON-RESIDENTIAL USE).
- APPLICANT REQUESTS WAIVER OF SECTION 5.5.2.B.1.A OF THE LDC TO OMIT REQUIREMENTS FOR VEHICULAR AND PEDESTRIAN CONNECTIONS BETWEEN PARKING LOTS OF ABUTTING DEVELOPMENTS.
- APPLICANT REQUESTS WAIVER OF SECTION 5.6.1.B.1 OF THE LDC TO OMIT THE REQUIREMENT OF PROVIDING ANIMATING FEATURES OF THE BUILDING FACADE ALONG NO LESS THAN 60% OF THE FACADE FACING PUBLIC STREETS.

CONDITIONAL USE PERMIT

APPLICANT REQUESTS RELIEF FROM THE LISTED DIMENSIONAL REQUIREMENTS OF THE CONDITIONAL USE PER SECTION 4.2.35.B OF THE LDC TO REDUCE THE 30-FT SETBACK AT SIDE PROPERTY LINES OR PROPERTY LINES ABUTTING RESIDENTIAL AREAS FOR LANDSCAPE BUFFER AREA TO 15-FT ALONG THE WESTERN PROPERTY BOUNDARY ADJACENT TO LOT NO.5 AND THE SOUTH PROPERTY BOUNDARY ADJACENT TO LOT NO.4, TO 25-FT ALONG THE SOUTH PROPERTY BOUNDARY ADJACENT TO LOT NO.5 AND TO 0-FT ALONG THE EASTERN PROPERTY BOUNDARY ADJACENT TO LOT NO.2.



PROJECT DATA

EXISTING ZONING	R-4 / C-2
PROPOSED ZONING	C-2 (W.CUP)
EXISTING FORM DISTRICT	SUBURBAN MARKETPLACE
EXISTING LAND-USE	RESIDENTIAL / STORAGE FACILITY
PROPOSED LAND-USE	STORAGE FACILITY
PROPERTY AREA	5.89 AC (256,367.40 SF)
BUILDING DATA	
OFFICE	±600 SF
STORAGE BUILDINGS	84,125.0 SF
PROPOSED BUILDING FOOTPRINT AREA	84,725.0 SF
PARKING DATA	
NO. OF EMPLOYEES	1
PARKING SPACES REQUIRED	2
PARKING SPACES PROVIDED	8 (INCL. 2 HANDICAP)
LONG TERM BICYCLE SPACES PROVIDED	2 PER TABLE 9.2.1 OF LDC
*BICYCLE PARKING TO BE PROVIDED IN INTERIOR OF OFFICE	

TREE CANOPY DATA

GROSS SITE AREA	256,367.40 SF
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY COVERAGE	65,099.66 SF (25%)
PRESERVED TREE CANOPY COVERAGE AREA	10,486.70 SF (4%)
NEW TREE CANOPY COVERAGE AREA	38,455.11 SF (15%)
TOTAL TREE CANOPY COVERAGE REQUIRED	48,709.81 SF (19%)
TOTAL TREE CANOPY COVERAGE PROVIDED	48,941.81 (19%)
*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.	

LANDSCAPE DATA

PROPERTY PERIMETER LBA	4
INTENSITY CLASS (PER TABLE 10.2.1)	C.4 (25-FT @ 1.5)
LBA SIZE & PLANTING REQ (PER TABLE 10.2.2)	±1,046.3 LF
PROPERTY PERIMETER LBA LENGTH	31 TYPE 'A' TREES
TOTAL NO. OF TREES REQUIRED	
V.U.A.	
V.U.A AREA < 6000 SQ.FT. (NO ILA REQUIREMENT)	±5,500 SF

DETENTION CALCULATIONS

X = ΔCRA / 12	ΔC = 0.84-0.37 = 0.47
X = (0.47*2.80*5.89) / 12	R = 2.80 INCHES
X = 0.646 AC.FT.	A = 5.89 ACRES
REQUIRED STORAGE = 0.646*43560 = 28,139.76 CU.FT.	
PROPOSED BASIN AREA = 6,300.00 SQ.FT.	
AVERAGE BASIN DEPTH = 28,139.76 / 6,300.00 = 4.47-FT	

RICH DESIGN STUDIOS

LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

640 SOUTH 4TH STREET, SUITE 200
LOUISVILLE, KENTUCKY 40202 USA
+1.502.442.0601

WWW.RICHDESIGNSTUDIOS.COM

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF RICH DESIGN STUDIOS AND IS FOR USE ON THIS PROJECT ONLY. THIS PLAN IS PREPARED FOR USE IN CONJUNCTION WITH THE AUTHORS INTERPRETATIONS, OBSERVATIONS, DECISIONS, AND ADMINISTRATION, WITHOUT WHICH THE DESIRED RESULT CAN NOT BE ASSURED. ANY ALTERATION, REPRODUCTION, OR USE IN PART OR IN WHOLE, FOR ANY PURPOSE WITHOUT THE RICH DESIGN STUDIOS EXPRESS WRITTEN CONSENT MAY VIOLATE EXISTING LEGAL STATUTES.

CLIENT

Pinnacle
Properties of Louisville, LLC

802 LILY CREEK RD, SUITE 201
LOUISVILLE, KENTUCKY 40253

PROJECT NAME & ADDRESS

**MUD LANE
MINI-STORAGE**

4910, 4912, 4914 & 4916 MUD LANE
AND 11212 PRESTON HIGHWAY
LOUISVILLE, KENTUCKY 40229

PROJECT TITLE

**DETAILED DISTRICT
DEVELOPMENT PLAN**

STAMP

DATE ISSUED	JUNE 5, 2017
DRAWN BY	KWR
CHECKED BY	KWR
PROJECT NUMBER	17-ZONE-1018
MSD WM NO.	7739
REVISIONS	DATE
1. AGENCY COMMENTS	06.26.2017
2. BASIN OUTLET PER MSD	07.20.2017

RECEIVED
AUG 09 2017
PLANNING &
DESIGN SERVICES

SHEET NUMBER

1.01

17 ZONE 1018