

CONDITIONAL USE PERMIT GRANTED (DOCKET: 09-72-96C)

A Conditional Use Permit for mini-storage warehouses was approved along with a rezoning by Docket: 09-72-96C on January 16, 1997.

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- 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 drip-line 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.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Property boundary and topography from LQJC & various other sources and does not constitute a survey.
- A Landscape Plan was approved for the development by L-80-97 and it has been fully executed. The proposed revision to Building #9 does not require compliance with the current Chapter 10 of the Land Development Code.
- All construction and sales trailers must be permitted by the Department of Public Health and Wellness in accordance with chapter 115 of Louisville Jefferson County Metro Ordinances.
- Mosquito control in accordance with chapter 96 of Louisville Jefferson County Metro Ordinances.

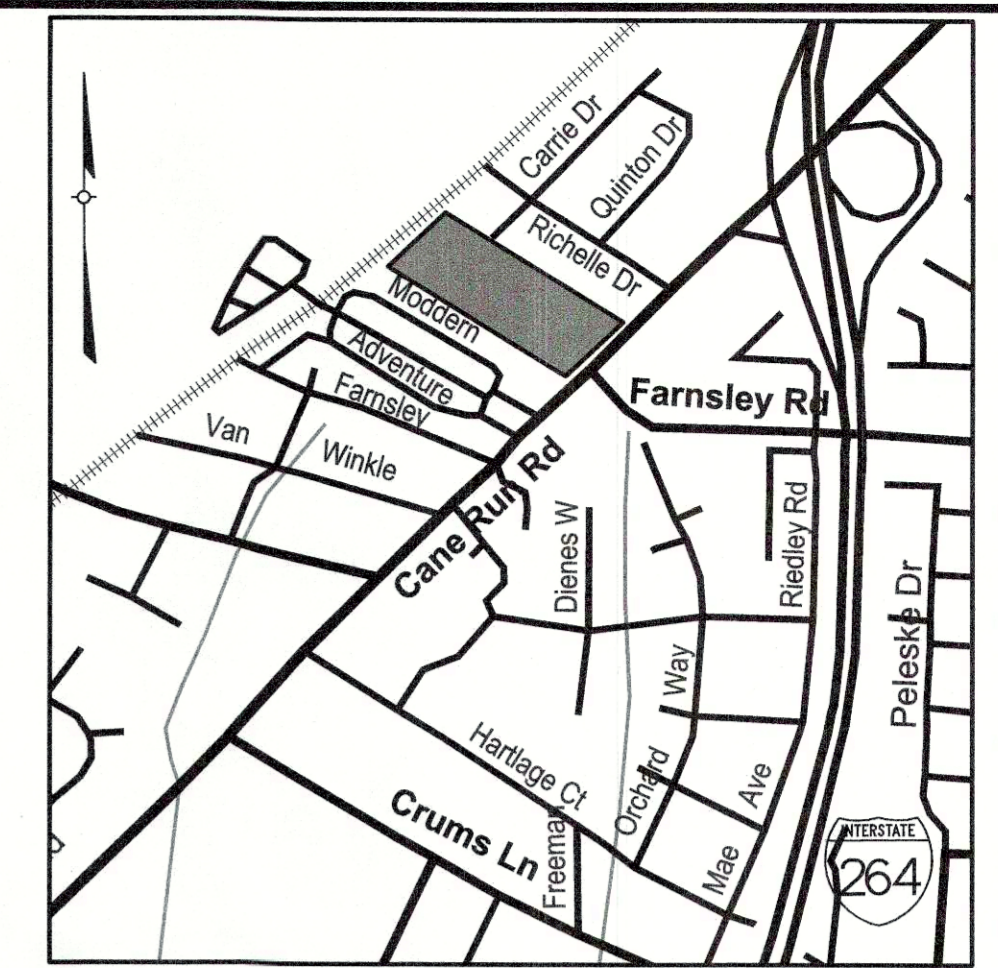
MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service is provided by existing connection.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0055 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
- On-site detention is provided and has been sized to include Building #9.
- This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 33,306 S.F.
- MSD construction plan approval for the work shown on 11-8-19.

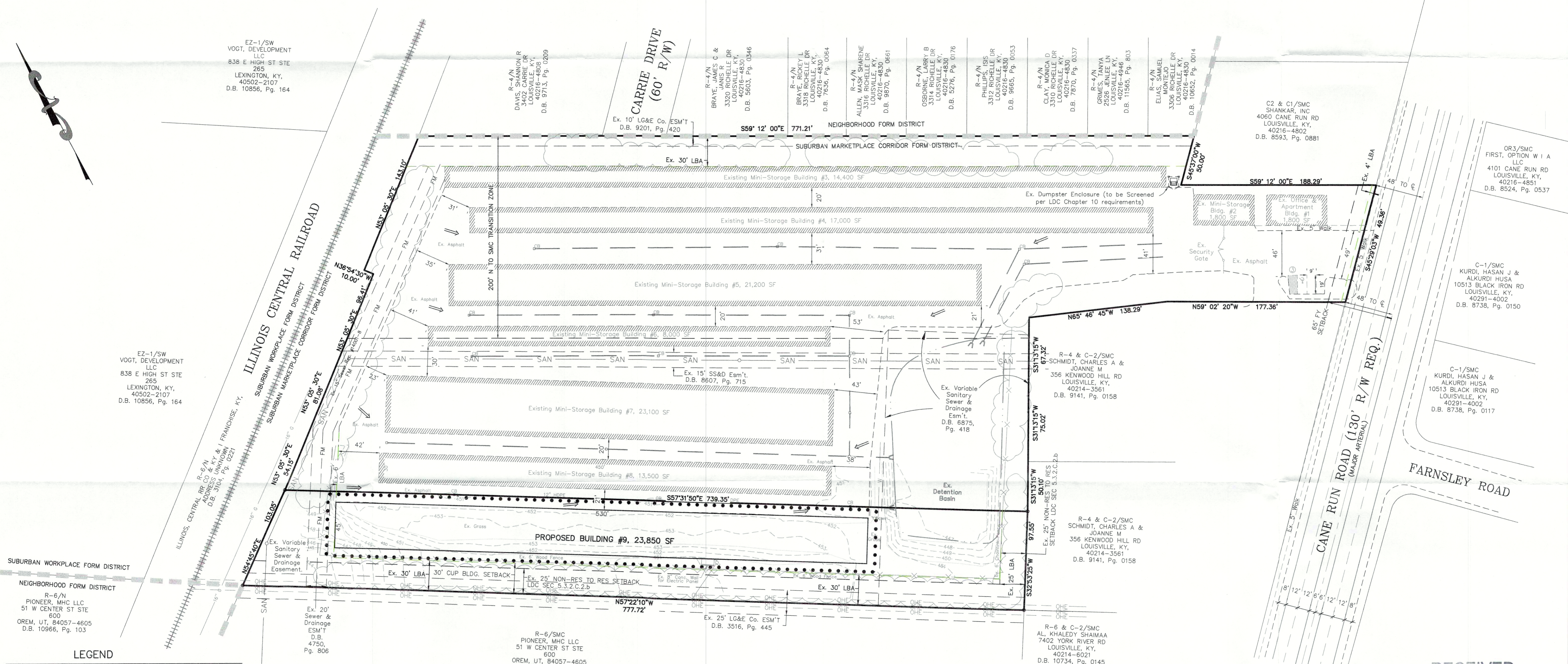
PROJECT DATA

TOTAL SITE AREA	= 8 ± ACRES (348,349 SF)
EXISTING ZONING	= C-2 (CUP)
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= MINI-STORAGE
EXISTING BUILDING AREA:	
OFFICE & MANAGER'S APARTMENT	= 1,800 SF
MINI-STORAGE	= 99,000 SF
PROPOSED BUILDING AREA	= 23,850 SF
TOTAL BUILDING AREA:	= 124,650 SF
EXISTING BUILDING HEIGHT	= 16 FT, 1 STORY
PROPOSED BUILDING HEIGHT	= 16 FT, 1 STORY
F.A.R.	= 0.4 (5.0 F.A.R. MAX. ALLOWED)
PARKING REQUIRED (4 EMPLOYEES)	= MIN. MAX.
1 SP PER 1.5 EMP.	= 3 SPACE 4 SPACES
1 SP PER 1 EMP.	= 4 SPACES
TOTAL PARKING REQUIRED	= 3 SP 4 SPACES
TOTAL PARKING PROVIDED	= 3 (1 ADA SP INCLUDED)
TOTAL EXISTING VEHICULAR USE AREA	= 141,452 SF
INTERIOR LANDSCAPE AREA REQUIRED	= N/A
EXISTING IMPERVIOUS AREA	= 240,029 SF
PROPOSED IMPERVIOUS AREA	= 245,879 SF (2.4% INCREASE)

THE ONLY PROPOSED REVISION IS THE INCREASE IN AREA AND FOOTPRINT FOR BUILDING 9.



LOCATION MAP
NOT TO SCALE

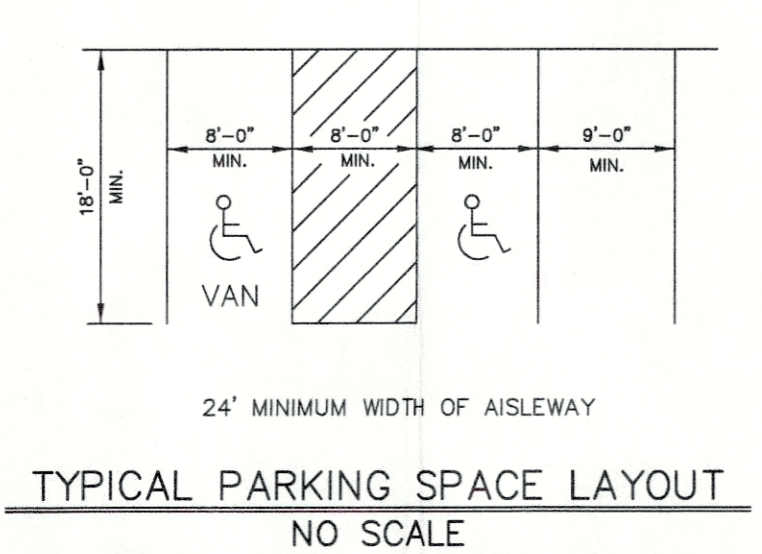
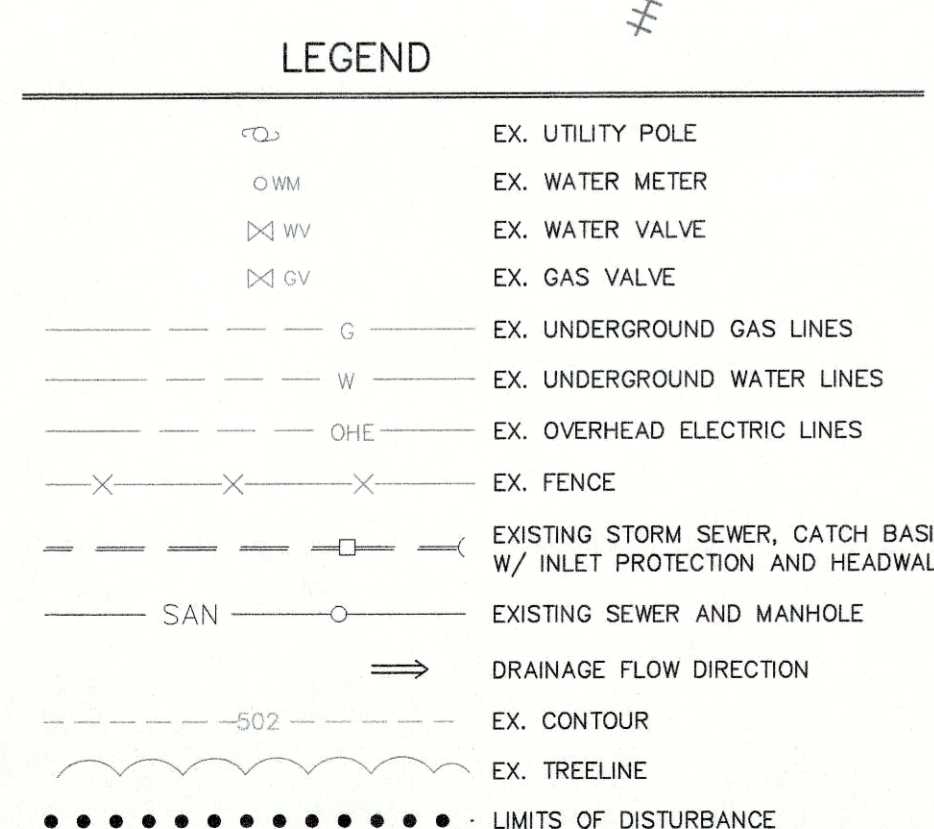


EZ-1/SW
VOGT, DEVELOPMENT
LLC
838 E HIGH ST STE
265
LEXINGTON, KY,
40502-2107
D.B. 10856, Pg. 164

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R-6/N
PIONEER, MHC LLC
51 W CENTER ST STE
600
OREM, UT, 84057-4605
D.B. 10966, Pg. 103

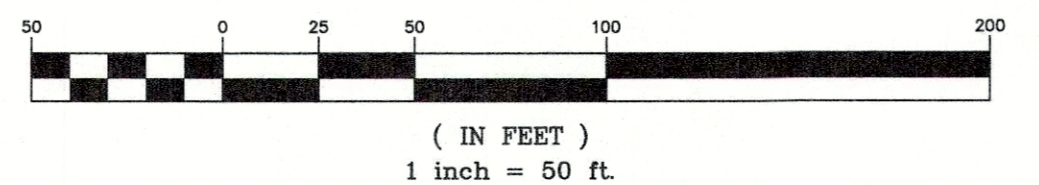
R-6/N
PIONEER, MHC LLC
51 W CENTER ST STE
600
OREM, UT, 84057-4605
D.B. 10966, Pg. 103



TREE CANOPY CALCULATIONS

TOTAL SITE AREA (CLASS C - 0-40%)	= 8 ± ACRES (348,349 SF)
EXISTING TREE CANOPY AREA	= 63,024 SF (18% OF SITE AREA)
EXISTING TREE CANOPY TO BE PRESERVED	= 18% (63,024 SF)
TOTAL TREE CANOPY AREA REQUIRED	= 15% (52,252 SF)
TOTAL TREE CANOPY PROVIDED	= 63,024 SF (18%)

GRAPHIC SCALE



SITE ADDRESS:
4100 CANE RUN ROAD
LOUISVILLE, KY 40216
TAX BLOCK 1008, LOT 0410
D.B. 8645, PG. 0665
TAX BLOCK 1008, LOT 0445
D.B. 10416, PG. 0229
TAX BLOCK 1008, LOT 0446
TAX BLOCK 1008, LOT 0411
D.B. 6875, PG. 0414

RECEIVED
FEB 21 2020
PLANNING & DESIGN
SERVICES

CASES: 20-DDP-0008
20-MCUP-0002
RELATED CASES:
19-AMEND-0001
09-72-96,
14DEVPLAN147,
14CUP1036,
B-17740-12
MSD WM# 4855

NO.	1
DATE	2-20-20
DESCRIPTION	AGENCY COMMENTS
BY	ARH

PROFESSIONAL'S SEAL

PROJECT DATA	FILE NAME: 191140 - R00DP	SCALE: AS SHOWN	DRAWN BY: ARH
	DATE: 1-23-19	CHECKED BY: AR	

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS • LAND SERVICES • LANDSCAPE ARCHITECTURE
905 WASHINGTON BLVD., SUITE 400
LOUISVILLE, KY 40204
WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT & MODIFIED CUP PLAN
Store All Cane Run Rd. - Building 9
4100 Cane Run Road
OWNER/DEVELOPER
Store All Cane Run Road SPE, LLC
253 Womstead Drive
Grayson KY 41143

JOB NO.	19114
SHEET	1 OF 1

20-DDP-0008