

SITE DATA:
 EXISTING ZONING: C-2
 EXISTING FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR
 EXISTING USE: MINI STORAGE WAREHOUSE/VACANT
 LAND AREA: 7,997± ACRES (348,349 S.F.)
 PROPOSED USE: MINI STORAGE WAREHOUSE

PHASE 1
 EX. BUILDING 1 (OFFICE & APARTMENT) 1,800 S.F.
 EX. BUILDINGS 2-6 (MINI-WAREHOUSE STORAGE) 62,400 S.F.
 EX. TOTAL BUILDING 64,200 S.F.

PHASE 2
 EX. BUILDING 7 (MINI-WAREHOUSE STORAGE) 23,100 S.F.
 EX. BUILDING % INCREASE 36%

PHASE 3
 PROPOSED MINI-WAREHOUSE STORAGE BUILDINGS 31,500 S.F.

TOTAL BUILDING AREA FOR PHASE 1, 2 & 3 118,800 S.F.
 TOTAL APPROVED BUILDING AREA 119,200 S.F.
 BUILDING HEIGHT: 16 FEET (MAX.)
 TOTAL BUILDING FLOOR AREA RATIO: 0.341

PARKING SUMMARY:
 STORAGE: 1 SPACE PER 1.5 EMPLOYEES
 1 SPACE PER 1 EMPLOYEE

EMPLOYEES: 2
 EXISTING PARKING: 3 SPACES (INC. 1 HANDICAP SPACE)
 PROPOSED PARKING: 0
 TOTAL PARKING PROVIDED: 3 SPACES (INC. 1 HANDICAP SPACE)
 PARKING MINIMUM: 1.3 SPACES
 PARKING MAXIMUM: 2 SPACES

TREE CANOPY CALCULATIONS:
 CANOPY CLASS: CLASS C
 EX. TREE CANOPY: 63,024 S.F.
 LAND AREA: 7,997 AC. (348,349 S.F.)
 TREE CANOPY AREA, % REQUIRED: 31,351 S.F., 9%
 PRESERVED TREE CANOPY %: 100%
 PRESERVED TREE CANOPY AREA: 63,024 S.F.
 NEW TREE CANOPY AREA NEEDED: 0 S.F.
 TOTAL TREE CANOPY %: 18.1%
 ALLOWED REDUCTION OF CANOPY: 0%

VEHICULAR USAGE AREA:
 EX. V.U.A.: 116,504 S.F.
 PROPOSED V.U.A.: 24,948 S.F.
 TOTAL V.U.A.: 141,452 S.F.
 V.U.A. % INCREASE: 21.4%
 I.L.A. REQUIRED (7.5%): N/A
 I.L.A. PROVIDED: N/A

DRAINAGE CALCULATIONS:
 SITE AREA = 7,997 ACRES (348,349 S.F.)

EXISTING CONDITION
 IMPERVIOUS AREA = 188,931 S.F. = 4.337 Ac.
 PERVIOUS AREA = 159,418 S.F. = 3.660 Ac.
 ON-SITE COMPOSITE 'C' = 0.61

PROPOSED CONDITION
 IMPERVIOUS AREA = 240,029 S.F. = 5.510 Ac.
 PERVIOUS AREA = 108,320 S.F. = 2.487 Ac.
 ON-SITE COMPOSITE 'C' = 0.72

TOTAL NET INCREASE IN IMPERVIOUS AREA = 51,098 S.F. = 1.173 Ac.
 ADDITIONAL RUNOFF TO BE DETAINED IN THE EXISTING DETENTION BASIN

SITE DESCRIPTION:
 ACCORDING TO THE USDA WEB SOIL SURVEY, THE SITE CONSISTS OF URBAN LAND-UDORHENTIS COMPLEX, 0 TO 12 PERCENT SLOPES (Udnc).

MSD STANDARD DETAILS
 STONE BAG INLET PROTECTION EF-03-02
 TEMPORARY CONSTRUCTION ENTRANCE ER-01-03
 SILT FENCE EF-09-02

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 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.

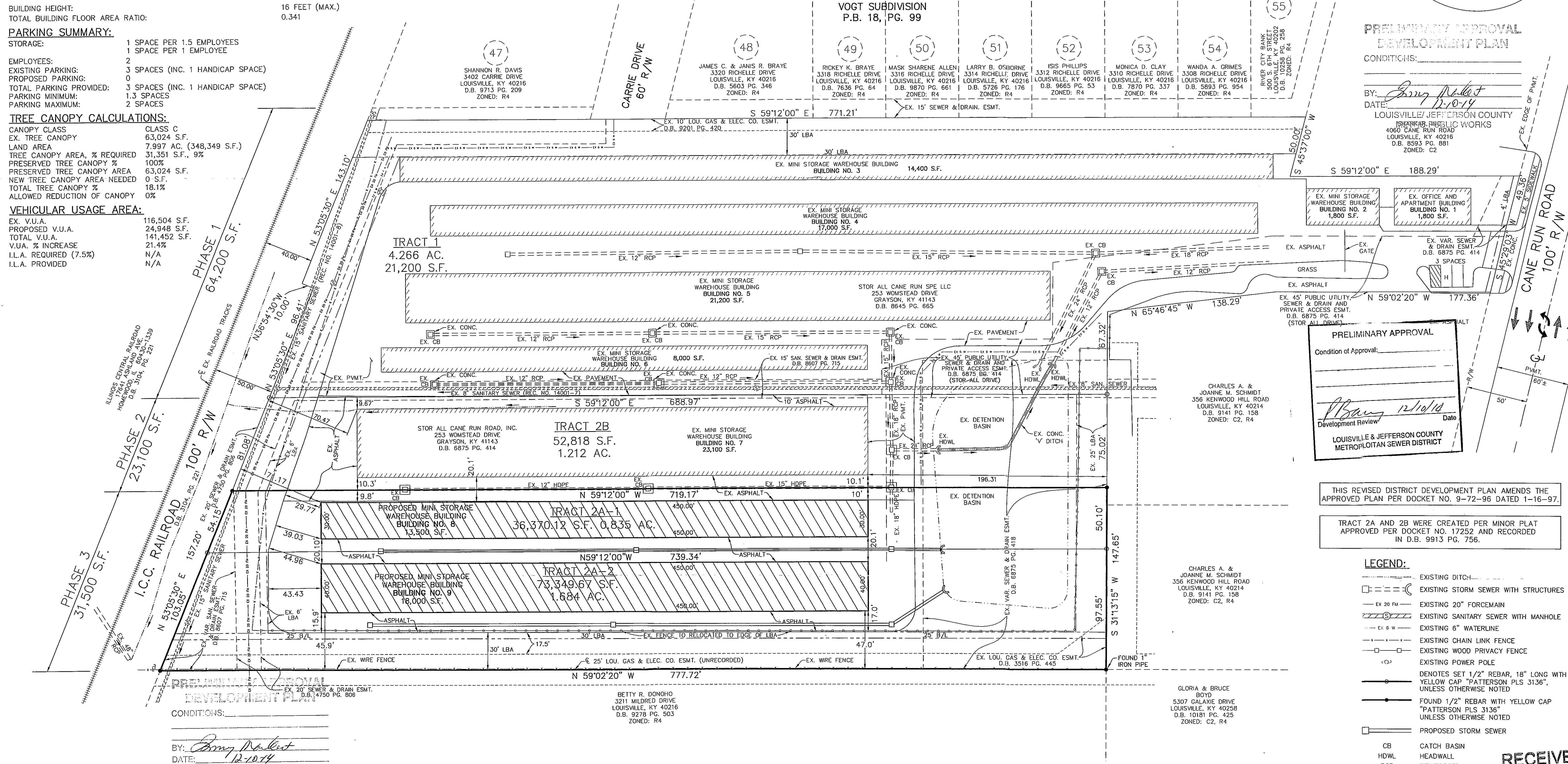
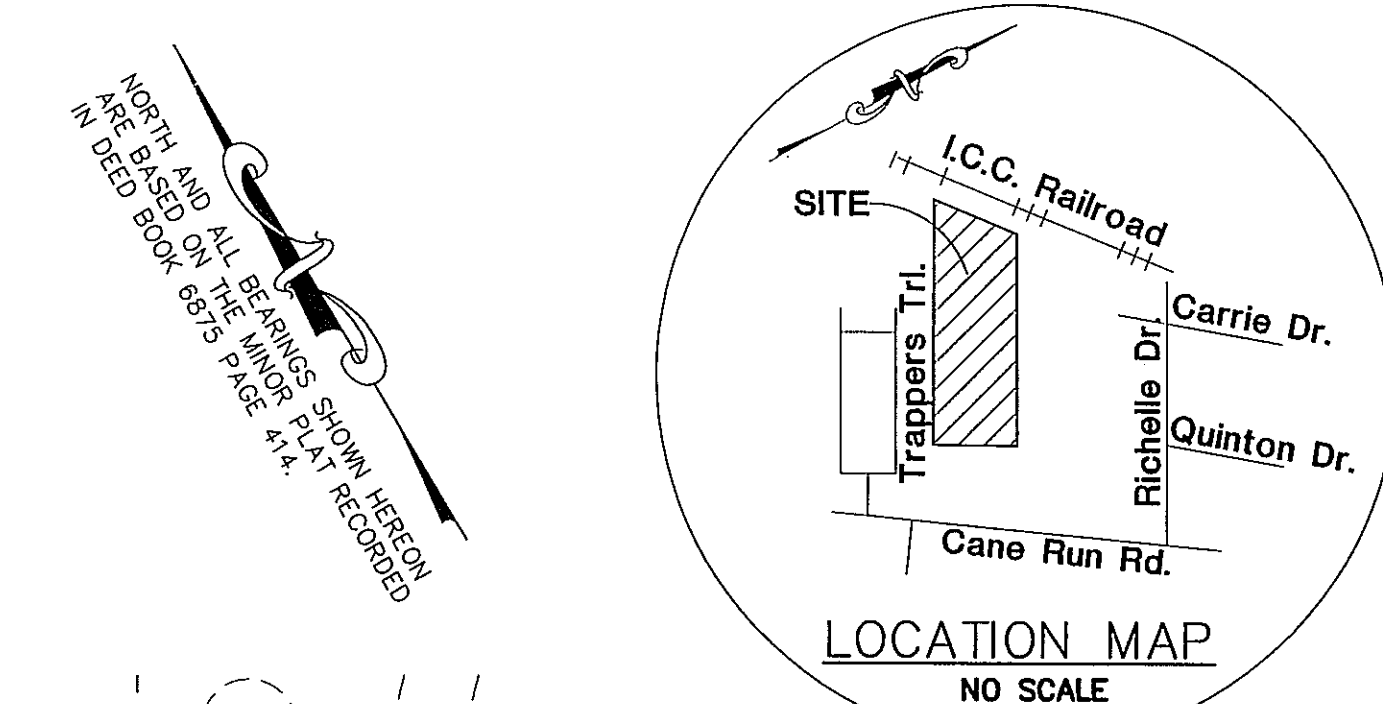
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

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.



PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 BY: *Greg Nicket*
 DATE: 12-20-14
 LOUISVILLE/JEFFERSON COUNTY
 4060 CANE RUN ROAD
 LOUISVILLE, KY 40216
 D.B. 8593 PG. 881
 ZONED: C2

PRELIMINARY APPROVAL
 Condition of Approval:
 Development Review: *Alan Nicket* Date: 12/10/14
 LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

THIS REVISED DISTRICT DEVELOPMENT PLAN AMENDS THE APPROVED PLAN PER DOCKET NO. 9-72-96 DATED 1-16-97.

TRACT 2A AND 2B WERE CREATED PER MINOR PLAT APPROVED PER DOCKET NO. 17252 AND RECORDED IN D.B. 9913 PG. 756.

LEGEND:
 - - - - - EXISTING DITCH
 [---] EXISTING STORM SEWER WITH STRUCTURES
 --- EX 20" FM EXISTING 20" FORCEMAIN
 --- EX 6" W EXISTING 6" WATERLINE
 --- EXISTING CHAIN LINK FENCE
 --- EXISTING WOOD PRIVACY FENCE
 (o) EXISTING POWER POLE
 --- DENOTES SET 1/2" REBAR, 18" LONG WITH YELLOW CAP "PATTERSON PLS 3136", UNLESS OTHERWISE NOTED
 --- FOUND 1/2" REBAR WITH YELLOW CAP "PATTERSON PLS 3136", UNLESS OTHERWISE NOTED
 [---] PROPOSED STORM SEWER
 CB CATCH BASIN
 HDWL HEADWALL
 RCP REINFORCED CONCRETE PIPE

NOTES:
 1. ALL OFF-SITE IMPROVEMENTS SHOWN HEREON ARE EXISTING.
 2. ALL ON-SITE IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS OTHERWISE NOTED.
 3. STORMWATER DETENTION HAS BEEN PROVIDED IN THE EXISTING BASIN AS SHOWN. SCREEN (6" SOLID WOOD FENCE OR EQUAL) ANY DUMPSTERS TO BE LOCATED ON THIS SITE.
 4. HEALTH DEPARTMENT APPROVAL WILL BE REQUIRED FOR SANITARY SEWER SERVICE. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FOR REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 5. ACCESS EASEMENT REQUIRED TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.

FLOODPLAIN NOTE:
 THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN PER FLOOD HAZARD BOUNDARY MAP COMMUNITY-PANEL NUMBER 21111C0055E DATED DECEMBER 5, 2006. THE PROPERTY IS LOCATED IN SHADED ZONE X.
 THIS ZONE IS SHOWN TO HAVE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BEFORE YOU DIG:
 ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811, WWW.KENTUCKY811.COM) FORTY-EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW-GROUND UTILITIES I.E. CABLES, ELECTRIC WIRES, GAS AND WATERLINES. WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED M.S.D. SEWER AND DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS, IN THE TECHNICAL SPECIFICATIONS, AND SPECIAL PROVISIONS.
 ALL UTILITY RELOCATIONS & ADJUSTMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER.



NOV 07 2014
 PLANNING & DESIGN SERVICES
 CASE #9-72-96
 WM #4855

POD Group
 CIVIL ENGINEERS
 POWER OF DESIGN LAND SURVEYORS
 4500 Old Juddville Road, Butler, KY 40003, (606) 497-9532 (Cell)
 215 Buena Vista, Elizabethtown, KY 42701, (202) 259-9500

OWNER / DEVELOPER
 STOR-ALL CANE RUN RD INC.
 263 WOMSTEAD DRIVE
 GRAYSON, KY 41143
 D.B. 6875 PG. 414

PROJECT
 STOR-ALL CANE RUN ROAD
 BUILDINGS 8 & 9
 4100 CANE RUN ROAD
 LOUISVILLE, KY 40216
 TAX BLOCK 1008, LOT 411

REVISED DISTRICT DEVELOPMENT PLAN

NO.	DATE	PER AGENCY COMMENTS	MEP	BY
1	11-5-14			

DATE
10/8/14

SHEET NO.
1 of 1

140EPLAN1147