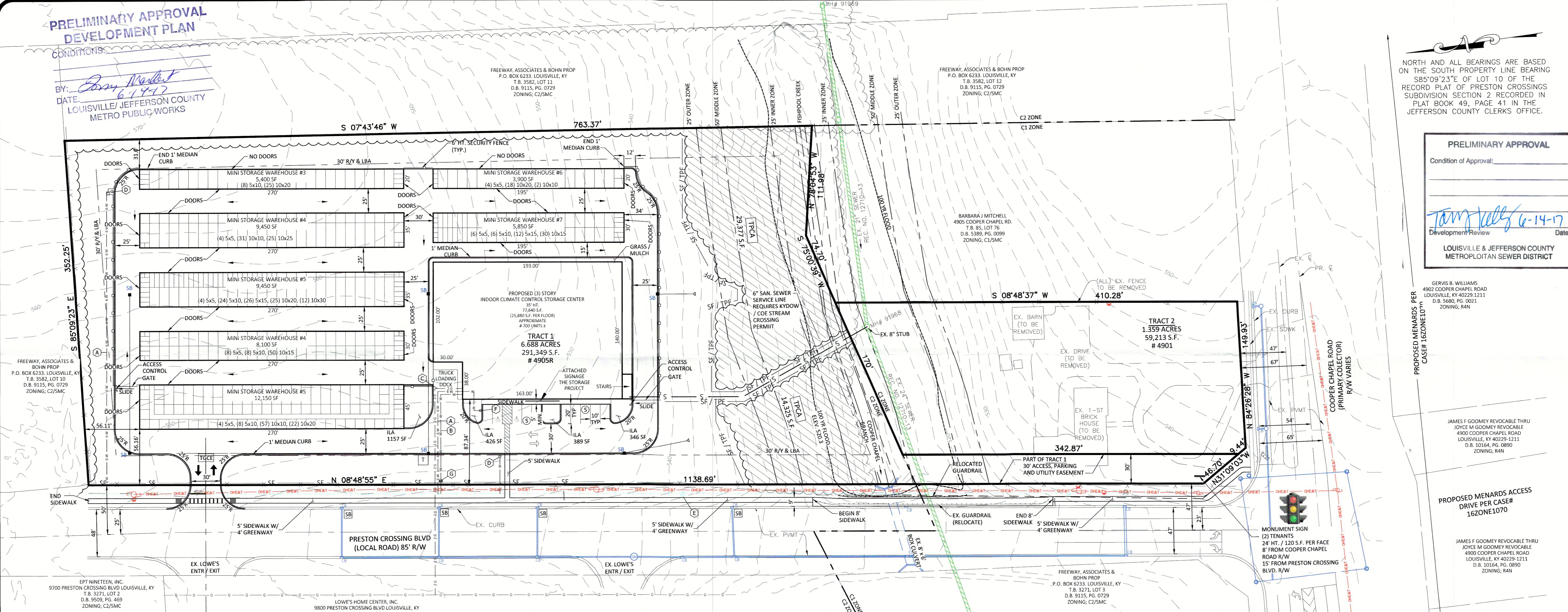


PRELIMINARY APPROVAL DEVELOPMENT PLAN

BY: *Tommy Weller*
DATE: 6-14-17
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



NORTH AND ALL BEARINGS ARE BASED ON THE SOUTH PROPERTY LINE BEARING S85°09'23"E OF LOT 10 OF THE RECORD PLAT OF PRESTON CROSSINGS SUBDIVISION SECTION 2 RECORDED IN PLAT BOOK 49, PAGE 41 IN THE JEFFERSON COUNTY CLERKS' OFFICE.

PRELIMINARY APPROVAL
Condition of Approval:
Tommy Weller 6-14-17
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

POD POWER OF DESIGN
1105 LOUISVILLE, KY 40203
502-437-5252

DEVELOPER
arc
THE STORAGE PROJECT
BUCK CREEK EXPORTATION, LLC
720 EAST LEWIS & CLARK PKWY
CLARKSVILLE, TN 37039
PHONE# (812) 285-1940

OWNER
PROJECT - TRACT 1
THE STORAGE PROJECT
AT COOPER CHAPEL ROAD
4901 & 4905R COOPER CHAPEL ROAD
LOUISVILLE, KY
T.B. 85, LOT 66 & T.B. 85, LOT 389

CONDITIONAL USE PERMIT AND DETAILED DISTRICT DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION	BY
2	4.27.17	REV. PER PRE-APPLICATION	JAS
1	3.27.17	FILED FOR PRE-APP	JAS

DATE
03/27/2017

SHEET NO.
1 OF 1

SITE DATA (OVERALL):
EXISTING ZONING DISTRICT: C-1 / C-2
EXISTING FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR FORM DIST
LAND AREA: 8.047 ACRES (350,562 S.F.)
EXISTING USE: VACANT / SINGLE FAMILY HOME

SITE DATA (TRACT 1):
EXISTING ZONING: C-2
EXISTING FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR FORM DIST
LAND AREA: 6.688 ACRES (291,349 S.F.)
PROPOSED USE: INDOOR CONDITION WAREHOUSE AND MINI-STORAGE WAREHOUSE

INDOOR COND. WAREHOUSE BUILDING AREA:	77,640 S.F.±	(700 UNITS ±)
MINI-STORAGE WAREHOUSE 1 BUILDING AREA:	5,400 S.F.±	
MINI-STORAGE WAREHOUSE 2 BUILDING AREA:	9,450 S.F.±	
MINI-STORAGE WAREHOUSE 3 BUILDING AREA:	9,450 S.F.±	
MINI-STORAGE WAREHOUSE 4 BUILDING AREA:	8,100 S.F.±	(419 UNITS ±)
MINI-STORAGE WAREHOUSE 5 BUILDING AREA:	12,150 S.F.±	
MINI-STORAGE WAREHOUSE 6 BUILDING AREA:	3,900 S.F.±	
MINI-STORAGE WAREHOUSE 7 BUILDING AREA:	5,850 S.F.±	
TOTAL BUILDING AREA:	131,940 S.F.±	
FLOOR AREA RATION (F.A.R.):	0.45 (5.0 MAXIMUM)	
BUILDING HT. (INDOOR COND. STORAGE WAREHOUSE):	36' HT. / 3 STORY (15' MAXIMUM, SEE MODIFICATION REQUEST)	
BUILDING HT. (MINI-STORAGE WAREHOUSE):	15' HT. / 1 STORY (15' MAXIMUM)	

IN PROGRESS CONDITIONAL USE PERMIT MODIFICATION CASE # 17CUP1024:
LAND DEVELOPMENT CODE, CHAPTER 4, PART 2.35 - MINI-STORAGE WAREHOUSE ITEM (G) TO ALLOW FOR THE INDOOR CONDITIONED STORAGE FACILITY EXCEED 15' HEIGHT / 1 STORY TO BE 35' HEIGHT / 3 STORIES.

SITE DATA (TRACT 2):
EXISTING ZONING: C-1
EXISTING FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR FORM DIST
LAND AREA: 1.359 ACRES (59,213 S.F.)
PROPOSED USE: OUT LOT / RESIDUAL PROPERTY FOR DEVELOPMENT

PARKING SUMMARY:

TRACT 1	TRACT 2
ESTIMATED EMPLOYEES	10
PARKING MINIMUM (1.5 PARKING SPACES PER EMPLOYEE)	7 PARKING SPACES
PARKING MAXIMUM (1 PARKING SPACES PER EMPLOYEE)	10 PARKING SPACES
PARKING PROVIDED	10 PARKING SPACES TOTAL (2 ADA SPACES)
TRACT 2 PARKING MINIMUM	TO BE DETERMINED
PARKING MAXIMUM	TO BE DETERMINED
PARKING PROVIDED	TO BE DETERMINED

VEHICULAR USAGE AREA:
PROPOSED V.U.A. 23,072 S.F.
NO OF PARKING SPACES 10 SPACES
I.L.A. REQUIRED (7.5%) 1,730 S.F.
I.L.A. PROVIDED 2,318 S.F.

TREE CANOPY CALCULATION:
CANOPY CLASS CLASS C
LAND AREA 6.688 ACRES (291,349 S.F.)
EX. TREE CANOPY 281,798 S.F. (97%)
EX. TREE CANOPY PRESERVED 43,702 S.F. (15%)
TOTAL TREE CANOPY % REQUIRED 43,702 S.F.
NEW TREE CANOPY AREA PROVIDED (16) TYPE "A" TREES @ 720 S.F. EACH 11,520 S.F.
TOTAL TREE CANOPY % PROVIDED 55,222 (19.0%)

SOIL DESCRIPTION:
ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURAL SOIL SURVEY, THE SITE CONSISTS OF URBAN LAND-ALFIC UDARENTS-CRIDER COMPLEX (Umc), CANEYVILLE SILT LOAM (Csdz), URBAN LAND UDARENTS COMPLEX (Uug8), URBAN LAND-ALFIC UDARENTS COMPLEX (UjC) AND URBAN LAND-ALFIC UDARENTS COMPLEX (Ujnc).

FLOOD NOTE:
THE MAJORITY OF THE SUBJECT PROPERTY DOES LIE IN ZONE "X" WHICH IS OUTSIDE OF THE 100 YEAR FLOOD PLAIN HAZARD AREA AS PER FEMA'S FIRM MAPPING, (21111C0111E), DATED DECEMBER 5, 2006. HOWEVER THERE IS A PORTION OF THE PROPERTY ALONG FISHPOND CREEK THAT IS LOCATED IN ZONE AE WHICH IS IN THE 100 YEAR FLOOD PLAIN HAZARD AREA.

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 SEED 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.

- NOTES:**
- WASTEWATER: LATERAL EXTENSION N/A. WASTEWATER TREATMENT PLANT: DEREK R. GUTHRIE
 - MSD SEWERS ARE AVAILABLE BY AN PROPOSED PROPERTY SERVICE CONNECTION. SANITARY SEWER FEES AND CHARGES WILL APPLY. SEWAGE WILL BE TREATED AT THE DEREK R. GUTHRIE WQTF.
 - 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.
 - DRAINAGE / STORM WATER DETENTION: STORM DRAINAGE SHALL BE ROUTED TO FISHPOND CREEK 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.
 - SITE IS SUBJECT TO REGIONAL FACILITY FEE x 1.5. DETENTION PROVIDED IN THE DOWNSTREAM MSD REGIONAL BASIN. DOWN STREAM CAPACITY TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - 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.
 - 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.*
 - THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
 - ALL RADI TO BE 5' UNLESS OTHERWISE INDICATED.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - ALL SERVICE STRUCTURES WILL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
 - CONTOURS ARE BASED ON DIGITAL LOIC MAPPING AND A RECENT TOPOGRAPHY SURVEY BY THE GPS METHOD.
 - BOUNDARY IS BASED ON ALTA / BOUNDARY SURVEY PREPARED BY POD.
 - CONSTRUCTION PLANS AND BOND IS REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL BY METRO PUBLIC WORKS FOR ANY WORK WITHIN PUBLIC RIGHT OF WAY.
 - A MINOR SUBDIVISION PLAT IS REQUIRED TO DIVIDE PROPERTY PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - A RECORDED CROSS-OVER PARKING AND ACCESS, UTILITY AGREEMENT SHALL BE REQUIRED FOR PROPOSED TRACT 1 AND TRACT 2 PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS SET BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
 - APPROVAL FROM THE DIVISION OF WATER WILL BE REQUIRED.
 - ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE CONSTRUCTION PLANS, BOND AND PERMIT.
 - SITE IS SUBJECT TO REGIONAL FACILITY FEE x 1.5. DETENTION PROVIDED IN THE DOWNSTREAM MSD REGIONAL BASIN. DOWN STREAM CAPACITY TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 - ARMY CORPS OF ENGINEERS APPROVAL REQUIRED FOR ANY REQUIRED WORK WITH IN THE BANKS OF FISHPOND CREEK.
 - KYTC APPROVAL MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

DRAINAGE CALCULATIONS:
RUN OFF AREAS:
SITE AREA = 8.047 ACRES (350,562 S.F.)
PROPOSED IMPERVIOUS AREA = 137,617 S.F.
PROPOSED PERVIOUS AREA = 193,945 S.F.
EXISTING IMPERVIOUS AREA = 13,036 S.F.
INCREASED RUNOFF VOLUME CALCS:
X= CRA/12 FOR 1 HOUR 100 YEAR STORM
= (0.56-0.28)(2.8)(8.047)/12
= 0.526 AC-F
= +15% (POND CREEK WATERSHED)
= 0.605 AC-F

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)	FIRE HYDRANT - PUBLIC
(F)	FIRE HYDRANT - FIRE DEPARTMENT CONNECTION
(G)	1" WATER METER
(H)	10'x10' ELECTRIC TRANSFORMER PAD*

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



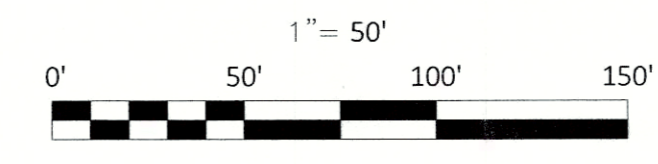
VICINITY MAP:
NOT TO SCALE

LEGEND

(13)	PROPOSED PARKING SPACES
DND	DO NOT DISTURB
---	EXISTING DITCH
---	EXISTING OVERHEAD ELECTRIC AND TELECOM
---	EXISTING POWER POLE
---	EXISTING GUY
X	EXISTING CHAINLINK FENCE
---	EXISTING CONTOUR
---	EXISTING WATER
---	EXISTING FIRE HYDRANT
---	EXISTING WATER VALVE
---	EXISTING WATER METER
---	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
---	EXISTING CATCH BASIN
---	DRAINAGE ARROW
---	TO BE REMOVED
---	SILT FENCE
---	PROPOSED STORM SEWER

RECEIVED
JUN 12 2017
PLANNING & DESIGN SERVICES

SUB # 1009
CASE # 17CUP1024
PREVIOUS CASE # 9-44-03



17 CUP 1024
17 DEUPLAN1090