

**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-UDORIENTS COMPLEX, 0 TO 12 PERCENT SLOPES (Uchc).

**MSD STANDARD DETAILS**  
 STONE BAG INLET PROTECTION EF-03-02  
 TEMPORARY CONSTRUCTION ENTRANCE EF-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.

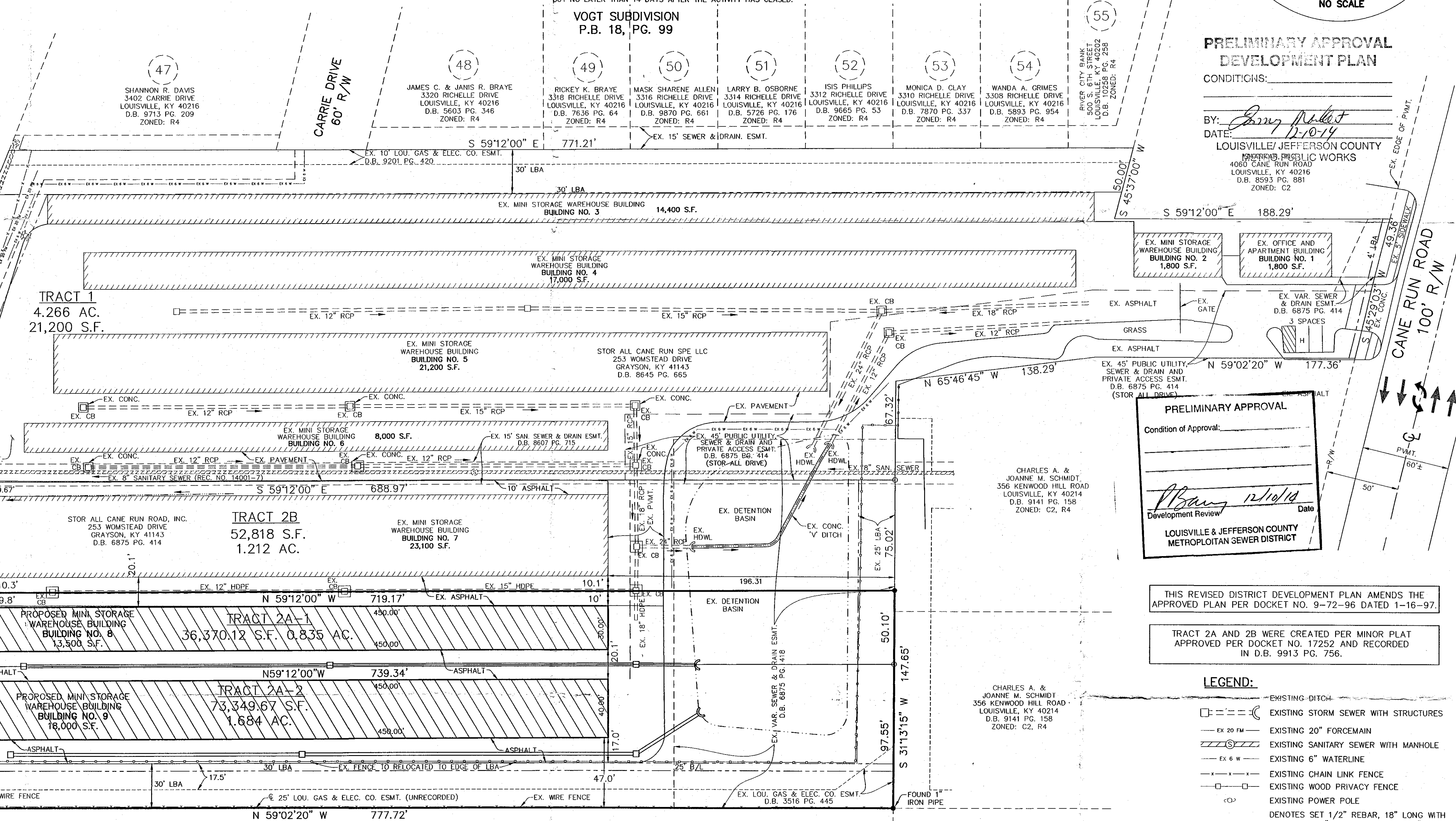
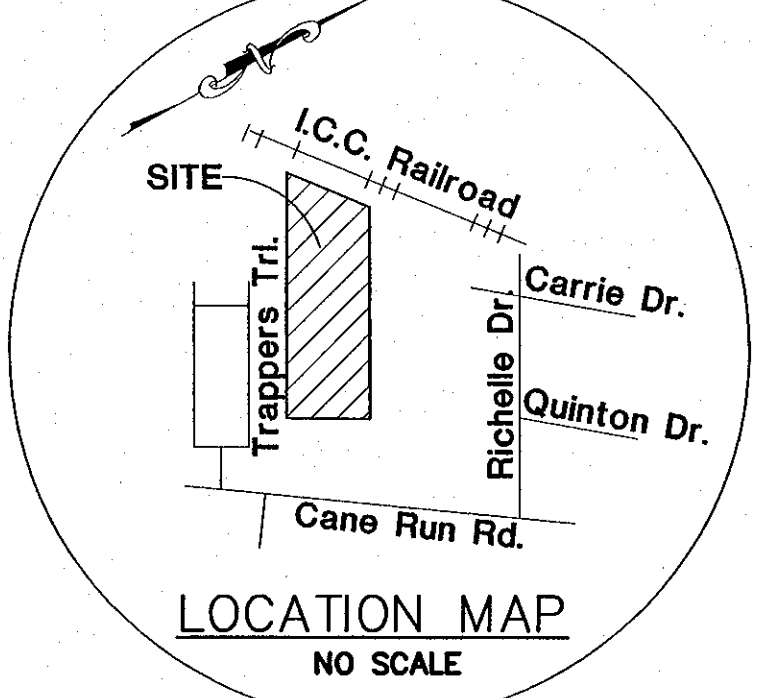
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

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.

NORTH AND ALL ELEVATIONS FROM HEREON  
 WILL BE BASED ON THE STATE PLAT RECORDED  
 IN DOCKET NO. 9675 PAGE 414.



**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:  
 BY: *Arny N. N. N.*  
 DATE: 12-10-14  
 LOUISVILLE/JEFFERSON COUNTY  
 METROPOLITAN PUBLIC WORKS  
 4060 CANE RUN ROAD  
 LOUISVILLE, KY 40216  
 D.B. 8993 PG. 981  
 ZONED: C2

**PRELIMINARY APPROVAL**  
 Condition of Approval:  
 Date: *12/10/14*  
 Development Review  
 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
  - EXISTING 20" FORCEMAIN
  - EXISTING SANITARY SEWER WITH MANHOLE
  - EXISTING 6" WATERLINE
  - EXISTING CHAIN LINK FENCE
  - EXISTING WOOD PRIVACY FENCE
  - 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
  - CATCH BASIN
  - HEADWALL
  - REINFORCED CONCRETE PIPE

**NOTICE**  
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

**APPROVED DISTRICT DEVELOPMENT PLAN**  
 DOCKET NO. 140EPLAN117  
 APPROVAL DATE: 12/17/14  
 EXPIRATION DATE: 12/17/16  
 SIGNATURE OF PLANNING COMMISSION: *[Signature]*

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
 CONDITIONS:  
 BY: *Arny N. N. N.*  
 DATE: 12-10-14  
 LOUISVILLE/JEFFERSON COUNTY  
 METRO PUBLIC WORKS

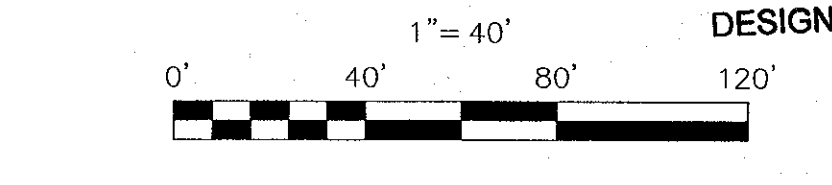
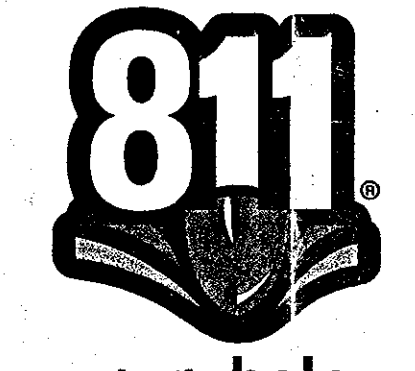
- NOTES:**
- ALL OFF-SITE IMPROVEMENTS SHOWN HEREON ARE EXISTING.
  - ALL ON-SITE IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS OTHERWISE NOTED.
  - STORMWATER DETENTION HAS BEEN PROVIDED IN THE EXISTING BASIN AS SHOWN.
  - SCREEN (6" SOLID WOOD FENCE OR EQUAL) ANY DUMPSTERS TO BE LOCATED ON THIS SITE.
  - 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.
  - 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 21111C0055 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.



CASE #9-72-96  
 WM #4855

**RECEIVED**  
 NOV 07 2014  
 PLANNING & DESIGN SERVICES

**POD Group**  
 POWER OF DESIGN LAND SURVEYORS  
 4500 Old Lugo Road, Buckner, KY 40009 (502) 437-5252 (Corp)  
 175 Lugo Line, Elizabethtown, KY 40701 (270) 254-1000

**OWNER / DEVELOPER**  
 STOR ALL CANE RUN RD INC.  
 253 WOMSTEAD DRIVE  
 GRAFTON, 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

140EPLAN117

**BINDING ELEMENTS  
CASE NO. 14DEVPLAN1147**

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. No further development shall occur without prior approval from the Planning Commission except for land uses permitted in the established zoning district.
2. The development shall not exceed 800 square feet of gross floor area for the office, 1000 square feet of gross floor area for the apartment and 449,200 118,800 square feet of gross floor area for the mini-warehouse storage (9-8 mini-warehouse buildings).
3. There shall be no direct vehicular access to Carrie Drive.
4. The only permitted freestanding sign shall be located as shown on the approved district development plan. The sign shall not exceed 64 square feet in area per side and 10 feet in height. No sign shall have more than two sides.
5. No outdoor advertising signs (billboards), small free-standing (temporary) signs, pennants or banners shall be permitted on the site. The existing billboard shall be removed.
6. There shall be no outdoor storage on the site.
7. Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff so that no light source is visible off-site. Lighting levels attributable to the fixtures located on the subject site shall not exceed two foot candles at the property line.
8. Construction fencing shall be erected at the edge of the area of development prior to any grading or construction to protect the existing tree stands and their root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage, or construction activities are permitted within the protected area.
9. The applicant shall submit a plan for approval by the Planning Commission staff landscape architect showing trees/tree masses to be preserved prior to beginning any construction procedure (i.e. clearing, grading, demolition). Any modification of the tree preservation plan requested by the applicant may be approved by the Planning Commission staff landscape architect if the changes are in keeping with the intent of the approved tree preservation plan. The plan shall exhibit the following information:
  - a. Proposed site plan (showing buildings, edges of pavement, property/lot lines, easements, existing topography, and other significant site features (LOJIC topographic information is acceptable).
  - b. Preliminary drainage considerations (retention/detention, ditches/large swales, etc.).
  - c. Location of all existing trees/tree masses existing on the site as shown by aerial photo or LOJIC maps.
  - d. Location of construction fencing for each tree/tree mass designated to be preserved.
10. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:
  - a. The development plan must receive full construction approval from the Jefferson County Department of Public Works and Transportation (400 Fiscal Court Building) and the Metropolitan Sewer District (700 West Liberty).
  - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
11. If a building permit is not issued within one year of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.
12. A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
13. An 8-foot high solid wood fence shall be constructed along the proposed exterior line of Building Number 40 9 to screen and buffer the mini-warehouses from the adjoining mobile home park. The portion of the fence adjoining Building 40 9 may be removed when that building is constructed during Phase 3.
14. All landscaping shall be installed during Phase 1 and maintained thereafter.
15. The property owner/developer shall provide copies of these binding elements to tenants, contractors and other parties engaged in development of this project, and shall inform them of the content of these binding elements. Further, the property owner/developer shall require contractors to similarly notify all of their sub-contractors whose duties relate to the binding elements. The property owner/developer shall ensure their compliance with the binding elements.
16. The exterior walls of the perimeter buildings 2, 3 and 40 9 shall be split face block with natural gray color. The doors shall be a dark green color. Prior to requesting a building permit, the developer shall obtain approval from the Land Development and Transportation Committee for the style and design of the buildings.

**NOTICE**  
PERMITS SHALL BE ISSUED  
ONLY IN CONFORMANCE  
WITH THE BINDING ELEMENTS  
OF THIS DISTRICT  
DEVELOPMENT PLAN

