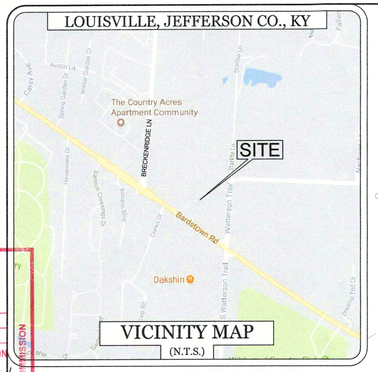
LOUISVILLE, JEFFERSON CO., KY



METRO LOUISVILLE
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 17.0.1051049
APPROVAL DATE
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION

FLOODPLAIN INFORMATION

THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR JEFFERSON COUNTY, KENTUCKY. SAID AREA IS SHOWN ON MAP #21111C0078E & MAP #21111C0079E, WITH AN EFFECTIVE DATE OF DECEMBER 5, 2006.

NOTES:

1. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY KYTC AND METRO LOUISVILLE PRIOR TO CONSTRUCTION APPROVAL FOR ALL WORK WITHIN RIGHT OF WAY.
2. SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
3. ALL NEW AND EXISTING SIDEWALKS SHALL BE BROUGHT UP OR BUILT TO CURRENT ADA STANDARDS.
4. ALL PAVED AREAS, EXCLUDING PERVIOUS PAVEMENT, SHALL BE AS FOLLOWS: STANDARD DUTY CONCRETE W/5" 3,000 PSI CONCRETE, 4" COMPACTED AGGREGATE BASE AND HEAVY DUTY CONCRETE W/6" 3,000 PSI CONCRETE, 6" COMPACTED AGGREGATE BASE.
5. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES
6. MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION. FEES MAY APPLY. BUILDING DOWNSPOUTS TO DRAIN ONTO SURFACE.
7. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE MUST BE MAINTAINED.
8. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
9. ANY SYSTEM ROUTING OFF-SITE WATER SHALL BE PLACED IN A 15' SEWER AND DRAINAGE EASEMENT.
10. NO OUTSIDE STORAGE SHALL BE ALLOWED ON THE PROPERTY.
11. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISITING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
12. SCREENING/FENCE MUST BE A MINIMUM OF 8' IN HEIGHT PER LANDSCAPE ORDINANCE.
13. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
14. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
15. RIGHT-OF-WAY DEDICATION AND LOT CONSOLIDATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
16. LONG-TERM BIKE PARKING IS LOCATED INSIDE OFFICE.
17. AT SUCH TIME AS THE PROPERTY TO THE NORTH IS DEVELOPED WITH A FRONTAGE ROAD, THE PROPOSED SELF STORAGE ACCESS TO BARDSTOWN ROAD WILL BE REMOVED IN ITS ENTIRETY. THE SELF STORAGE ACCESS WILL IN THE FUTURE COME FROM THE CONNECTION TO THE FUTURE FRONTAGE ROAD.

MSD NOTES:

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS
2. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGNT. PRACTICES.
3. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
4. NO INCREASE IN VELOCITY AT THE PINT OF DISCHARGE AT HE PROPERTY LINE.
5. IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE RWQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
6. ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEADK FLOWS FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.

BENCHMARK DATA:

BENCHMARK 1
1" IRON PIPE LOCATED IN THE NORTH EAST CORNER OF THE SUBJECT PROPERTY APPROX. 8.32' FROM EX. WATER METER.
ELEV: 598.49

BENCHMARK 2
CONCRETE RIGHT OF WAY MONUMENT LOCATED IN THE SOUTH EAST CORNER OF THE SUBJECT PROPERTY APPROX. 8.91' FROM THE EDGE OF PAVEMENT
ELEV: 597.96

Kentucky 811 Know what's below. Call before you dig.

TREE CANOPY	
EXISTING TREE CANOPY	93,702 SF (44% OF ENTIRE SITE)
PROPOSED TREE CANOPY TO PRESERVE	11,650 SF (5.4% OF ENTIRE SITE)
REQUIRED TREE CANOPY FOR SITE	31,944 SF (15% OF ENTIRE SITE)
REQUIRED TREE CANOPY TO BE PLANTED	20,444 SF (9.6% OF ENTIRE SITE)
TOTAL TREE CANOPY	32,094 SF (15% OF ENTIRE SITE)

PROPOSED LOT	
TOTAL SITE AREA	4.89 +/- AC (212,960 +/- SF)
CURRENT ZONING	R4 (RESIDENTIAL) & C1 (COMMERCIAL)
CURRENT FORM DISTRICT	NEIGHBORHOOD
PROPOSED RE-ZONING	C2 (COMMERCIAL) WITH CONDITIONAL USE PERMIT
EXISTING USE	SINGLE-FAMILY RESIDENTIAL
PROPOSED USE	SELF-STORAGE UNITS
TOTAL BUILDING AREA	63,750 SF 63,150 SF IN STORAGE AREA 600 SF IN OFFICE AREA
BUILDING HEIGHT	MAXIMUM HEIGHT OF 15'
REQUIRED PARKING	OFFICE: 600 SF STORAGE: 2 EMPLOYEES MINIMUM PARKING: 4 SPACES MAXIMUM PARKING: 5 SPACES
PROPOSED PARKING	STANDARD SPACES: 3 ADA SPACES: 2 TOTAL SPACES: 5
REQUIRED BICYCLE PARKING	2 LONG-TERM SPACES
PROVIDED BICYCLE PARKING	2 LONG-TERM SPACES
TOTAL VEHICULAR USE AREA	59,185.34 SF
REQUIRED INTERIOR LANDSCAPING AREA	4,438.9 SF (7.5%)
PROVIDED INTERIOR LANDSCAPING AREA	5,755.8 SF (9.7%)

STORMWATER MANAGEMENT INFORMATION	
PRE-DEVELOPED	POST-DEVELOPED
CURVE NUMBER: 85 IMPERVIOUS AREA: 0.42 ACRES 100 YR RUNOFF VOLUME: 67,142 CU FT LAND USE: LOW DENSITY	CURVE NUMBER: 92 IMPERVIOUS AREA: 2.82 ACRES 100 YR RUNOFF VOLUME: 81,094 CU FT STORAGE REQUIRED: (81,094 - 67,142) * 1.5 = 20,928 CU FT STORAGE PROVIDED = DET. BASIN: 27,396 CU FT DEPTH - 4.0 SURFACE AREA = 10,067 FT^2 LAND USE: COMMERCIAL = HIGH DENSITY
NOTE: 27% SOIL TYPE D 73% SOIL TYPE B ASSUMED SOIL TYPE B	

LEGEND

- 1/2" IRON PIN W/ 1" PLASTIC CAP STAMPED "J. ARNOLD PLS 2934" FOUND UNLESS NOTED
- BENCHMARK
- IRON PIN FOUND
- IRON PIN SET
- CONCRETE R/W MONUMENT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- ANCHOR
- UTILITY POLE
- ELECTRIC BOX
- ELECTRIC METER
- GAS VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS METER
- TELEPHONE PEDESTAL
- STORM SEWER MANHOLE
- BSBL BUILDING SET BACK LINE
- PROPERTY LINE
- SETBACK LINE
- EASEMENTS
- LOT LINE TO BE ABANDONED
- CENTERLINE
- GAS LINE
- OH OVERHEAD UTILITIES
- BURIED TELEPHONE
- SANITARY SEWER LINE
- WATER LINE
- ST STORM SEWER LINE
- FENCE LINE

REQUESTED WAIVER

WAIVER #1:
A MINIMUM OF A 35' LANDSCAPE BUFFER IS REQUIRED WHERE A COMMERCIAL USE IS ADJACENT TO A RESIDENTIAL USE. A WAIVER IS NEEDED BECAUSE OF ENCROACHMENT INTO BUFFER AREA.

REQUESTED VARIANCE

VARIANCE #1:
A MAXIMUM 34' VARIANCE IS HEREBY REQUESTED FROM THE REQUIRED 50 FEET BUILDING SETBACK BETWEEN COMMERCIAL AND RESIDENTIAL. A 14' MAXIMUM RELIEF IS ALSO REQUESTED FROM THE 30' CUP SET BACK FOR STORAGE BUILDINGS.

RECEIVED
FEB 12 2018
PLANNING & DESIGN SERVICES

TOTAL AREA OF SURVEY
255,111 +/- SQ. FT. 5.86 +/- ACRES

DEVELOPER'S NAME & ADDRESS
WILLIAMS PROPERTIES 1136 S PARK DR SUITE #101 BOWLING GREEN, KY 42103

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE
SHIRLEY MAQUIRE 7200 WOODHAVEN ROAD LOUISVILLE, KY 40291 DEED BOOK 5439 PAGE 237 PARCEL ID: 004402560000
TRACT 1 & 2 JOHN & SHIRLEY MAGUIRE 7200 WOODHAVEN ROAD LOUISVILLE, KY 40291 DEED BOOK 5091 PAGE 796 PARCEL ID: 004402780000
RAYMOND & FLORENCE BISCHOFF 7200 WOODHAVEN ROAD LOUISVILLE, KY 40291 DEED BOOK 1748 PAGE 26 PARCEL ID: 004400950000

PRELIMINARY APPROVAL
Condition of Approval:
Development Review
Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY:
DATE: 03/27/18
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS

0' 60' 120' 180'
GRAPHIC SCALE: 1" = 60'

REVISIONS

WILLIAMS PROPERTIES
4627 BARDSTOWN ROAD
LOUISVILLE, KY 40218

ARNOLD CONSULTING ENGINEERING SERVICES, INC.
P.O. BOX 1008
BOWLING GREEN, KY 42101
PHONE (270) 786-9445

JOB NUMBER:	
DATE:	02/9/2018
SCALE:	1" = 60'
DRAWN:	K. CARDWELL
CHECKED:	B. SHIRLEY
FILE PATH:	

E1
EXHIBIT

WM#11697 17ZONE1049

17 ZONE 1049