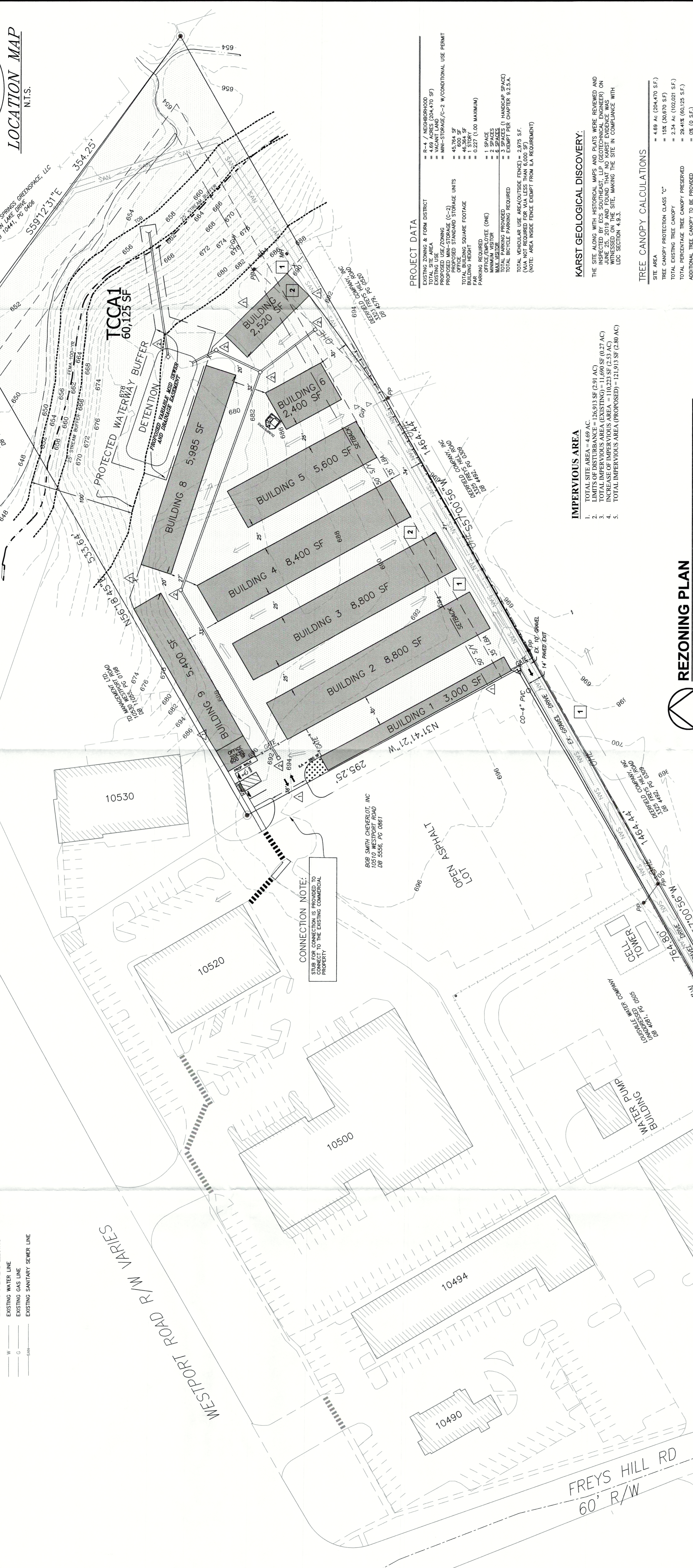
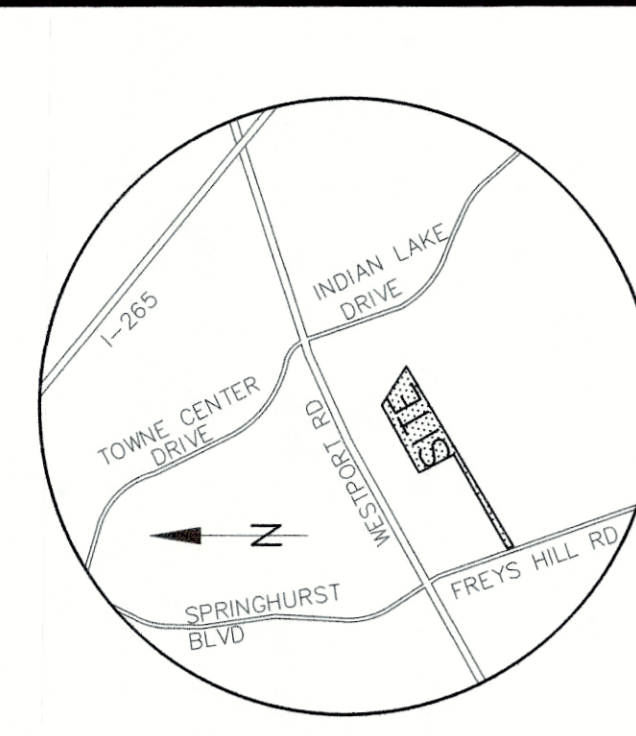


- LEGEND**
- PROPOSED TREE
  - FLOW ARROW
  - HANDICAP PARKING
  - INTERIOR LANDSCAPE ISLAND
  - PROPOSED CONTOURS
  - EXISTING CONTOURS
  - PROPOSED PSC
  - WHEEL STOP
  - PROPOSED PROTECTION AND CHECKSTONE TIA/DOW
  - EXISTING WATER LINE
  - EXISTING OVERHEAD ELECTRIC
  - EXISTING GAS LINE
  - EXISTING SANITARY SEWER LINE



**REZONING/CUP PLAN**

DATE: \_\_\_\_\_

SYMBOLS

**REZONING/CUP PLAN**

DATE: \_\_\_\_\_

SYMBOLS

**REZONING/CUP PLAN**

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SYMBOLS

**REZONING/CUP PLAN**

DATE: \_\_\_\_\_

SYMBOLS

**PROJECT DATA**

EXISTING ZONING & FORM DISTRICT = R-4 / RESIDENTIAL

TOTAL SITE AREA = 4.69 AC (204,470 SF)

PROPOSED USE/ZONING = C-2 W/COMMERCIAL USE PERMIT

PROPOSED STANDING STORAGE UNITS = 45,784 SF

TOTAL OFFICE FLOOR AREA = 60,125 SF

BUILDING HEIGHT = 1 STORY

PARKING REQUIRED = 1122 (1.00 MAXIMUM)

MINIMUM VISITOR = 2 SPACES

TOTAL BIKE PARKING REQUIRED = 3 SPACES (1 HANDICAP SPACE)

TOTAL MARKINGS PROVIDED = 3 SPACES

TOTAL VEHICULAR USE AREA (TOTAL SITE FLOOR) = 2,370 SF

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(NOTE: AREA INSIDE FENCE EXEMPT FROM I.A. REQUIREMENT)

**KARST GEOLOGICAL DISCOVERY.**

THE SITE ALONG WITH HISTORICAL MAPS AND PLATS WERE REVIEWED AND INSPECTED BY EGS SOUTHEAST, L.P. (GEOLOGICAL ENGINEER) ON 11/20/2019. KARST FEATURES WERE IDENTIFIED AND MAPPED ON THE SITE. KARST FEATURES WERE IDENTIFIED AND MAPPED ON THE SITE. KARST FEATURES WERE IDENTIFIED AND MAPPED ON THE SITE.

**TREE CANOPY CALCULATIONS**

SITE AREA = 4.69 AC (204,470 SF)

TREE CANOPY PROTECTION CLASS "C" = 15% (30,670 SF)

TOTAL EXISTING TREE CANOPY = 2.34 AC (102,021 SF)

TOTAL PERCENTAGE TREE CANOPY PRESERVED = 29.41% (60,125 SF)

ADDITIONAL TREE CANOPY TO BE PROVIDED = 0% (0 SF)

**GENERAL NOTES:**

- Paving areas and drive lanes to be a hard and durable surface.
- No increase in drainage run off to be allowed.
- There shall be no landscaping in the right-of-way without an encroachment permit.
- Construction shall be in accordance with the approved site plan and approved by MSD's private development review office.
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**MSD STANDARD EROSION CONTROLS**

▲	SILT FENCE
▲	INLET PROTECTION
▲	CONSTRUCTION ENTRANCE

**EROSION PREVENTION AND SEDIMENT CONTROL NOTE**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ANY MODIFICATIONS TO THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE PLAN AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE PLAN AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

**DETECTION BASIN CALCULATIONS**

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**GENERAL SITE INFORMATION:**

- THIS SITE IS CURRENTLY ZONED C2, R-4 & R-6 AND LOCATED IN THE REGIONAL CENTER DISTRICT.
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**CONDITIONAL USE PERMIT REQUESTED TO ALLOW:**

**MINI-STORAGE IN C-2 ZONING**

**WAIVERS REQUESTED:**

- Waiver to eliminate the 35' landscape buffer along the south property line due to existing/proposed access drive.
- Variance to reduce 50' side yard setback to 15' setback from residential zoning along south property line.

**REVISIONS**

Date	Description	By
8/27/19	Agency Comments	CC
8/5/19	Agency Comments	CC
7/1/19	Agency Comments	CC
5/7/19	Agency Comments	CC

**BlueStone**  
ENGINEERS

3703 Taylorville Road, Suite 205  
Louisville, Kentucky 40220  
(502) 222-3288  
www.bluestoneengineers.com

**DEVELOPER/OWNER:**  
FREYS DECO, LLC  
PO Box 5663  
LOUISVILLE, KENTUCKY 40255

**PROPERTY SERVICES GROUP, LLC**  
PO Box 5695  
LOUISVILLE, KENTUCKY 40255

**REZONING/CUP PLAN**

SHEET NO. CP5

DATE: 12-28-2019

SCALE: AS NOTED

DESIGNED BY: CHEN, J.

DRAWN BY: CHEN, J.

CHECKED BY: CHEN, J.

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