

Revised Detailed District

APPROVED DISTRICT DEVELOPMENT PLAN

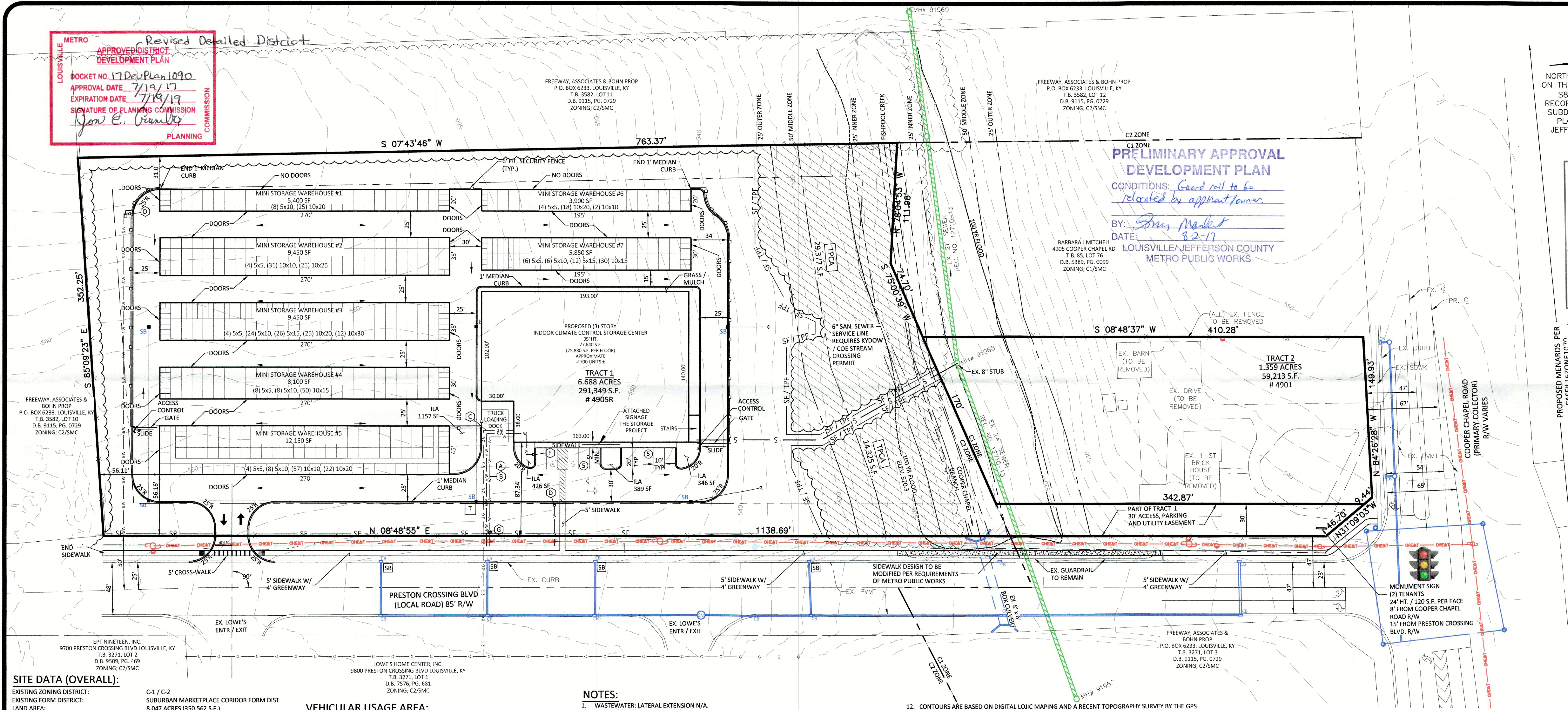
DOCKET NO. 17 Dev Plan 1090

APPROVAL DATE 7/19/17

EXPIRATION DATE 7/19/19

SIGNATURE OF PLANNING COMMISSION

PLANNING



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.±

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

ESTIMATED EMPLOYEES: 10

PARKING MINIMUM (1.5 PARKING SPACES PER EMPLOYEE): 7 PARKING SPACES

PARKING MAXIMUM (1 PARKING SPACE 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 LAND AREA: CLASS C 6.688 ACRES (291,349 S.F.)

EX. TREE CANOPY: 281,798 S.F. (97%)

EX. TREE CANOPY PRESERVED: 43,702 S.F. (15%)

TREE CANOPY AREA % REQUIRED: 0%

NEW TREE CANOPY AREA REQUIRED: 43,702 S.F.

(0) TYPE "A" TREES @ 1200 S.F. EACH: 11,520 S.F.

TOTAL TREE CANOPY % PROVIDED: 55,222 S.F. (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 (ca2), URBAN LAND UDARENTS COMPLEX (UagB), URBAN LAND-ALFIC UDARENTS COMPLEX (UJC) AND URBAN LAND-ALFIC UDARENTS COMPLEX (UHC).

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, (22111C0111E), DATED DECEMBER 5, 2006. HOWEVER THERE IS A PORTION OF THE PROPERTY ALONG FISHPOOL 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 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 THROUGHOUT 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:

1. WASTEWATER: LATERAL EXTENSION N/A. WASTEWATER TREATMENT PLANT: DEREK R. GUTHRIE
2. 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 WQTC.
3. 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.
4. DRAINAGE / STORM WATER DETENTION: STORM DRAINAGE SHALL BE ROUTED TO FISH POOL 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.
5. 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.
6. 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.
7. PROTECTION OF TREES TO BE PRESERVED: "CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES PREVENTING COMPROMISE 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."
8. THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
9. ALL RADII TO BE 5' UNLESS OTHERWISE INDICATED.
10. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
11. ALL SERVICE STRUCTURES WILL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.

DRAINAGE CALCULATIONS:

RUN OFF AREAS:

SITE AREA = 8.047 ACRES (350,562 S.F.)

PROPOSED IMPERVIOUS AREA = 157,617 S.F.

PROPOSED PERVIOUS AREA = 192,945 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))(6.047)/12 = 0.526 Ac-Ft

= +15% (POND CREEK WATERSHED) = 0.605 Ac-Ft

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.

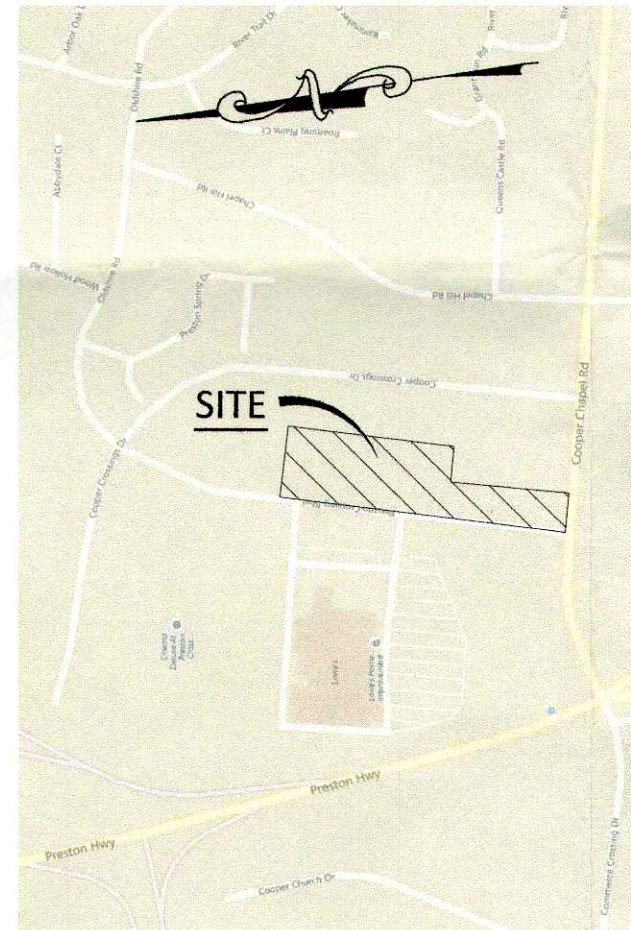
12. CONTOURS ARE BASED ON DIGITAL LOIC MAPPING AND A RECENT TOPOGRAPHY SURVEY BY THE GPS METHOD.
13. BOUNDARY IS BASED ON ALTA / BOUNDARY SURVEY PREPARED BY POD.
14. CONSTRUCTION PLANS AND BOND IS REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL BY METRO PUBLIC WORKS FOR ANY WORK WITHIN PUBLIC RIGHT OF WAY.
15. A MINOR SUBDIVISION PLAT IS REQUIRED TO DIVIDE PROPERTY PRIOR TO CONSTRUCTION PLAN APPROVAL.
16. A RECORDED CROSS-OVER PARKING AND ACCESS, UTILITY AGREEMENT SHALL BE REQUIRED FOR PROPOSED TRACT 1 AND TRACT 2 PRIOR TO CONSTRUCTION PLAN APPROVAL.
17. 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.
18. APPROVAL FROM THE DIVISION OF WATER WILL BE REQUIRED.
19. ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE CONSTRUCTION PLANS, BOND AND PERMIT.
20. 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.
21. ARMY CORPS OF ENGINEERS APPROVAL REQUIRED FOR ANY REQUIRED WORK WITH IN THE BANKS OF FISH POOL CREEK.
22. KYTC APPROVAL MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

APPLICABLE MSD STANDARD DRAWINGS:

STABILIZED CONSTRUCTION ENTRANCE TIGCE ER-01-03

SILT FENCE SF EF-09-02

STONE BAG INLET PROTECTION SB EF-03-02

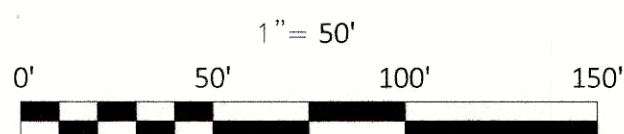


VICINITY MAP:
NOT TO SCALE

APPROVAL:

1. CASE No. 9-44-03 BINDING ELEMENT AMENDMENTS. DATE: APPROVED 7.19.17

2. REVISED DETAILED DISTRICT DEVELOPMENT PLAN FOR CASE No. 9-44-03 DATE: APPROVED 7.19.17



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
- 628 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

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:

By: *Tony Kelly* 8-2-17

DATE: 8-2-17

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

LOUISVILLE & JEFFERSON COUNTY METRO-UTLANT SEWER DISTRICT

GERVIS B. WILLIAMS
4900 COOPER CHAPEL ROAD
LOUISVILLE, KY 40229-1211
D.B. 5680, PG. 0021
ZONING: RAN

JAMES F. GOOMEY REVOCABLE THRU JOYCE M. GOOMEY REVOCABLE
4900 COOPER CHAPEL ROAD
LOUISVILLE, KY 40229-1211
D.B. 10164, PG. 0890
ZONING: RAN

PROPOSED MENARDS ACCESS DRIVE PER CASE# 162ONE1070

JAMES F. GOOMEY REVOCABLE THRU JOYCE M. GOOMEY REVOCABLE
4900 COOPER CHAPEL ROAD
LOUISVILLE, KY 40229-1211
D.B. 5126, PG. 0738
ZONING: RAN

SILLY & HELEN RILEY
4800 COOPER CHAPEL ROAD
LOUISVILLE, KY 40229-1211
D.B. 5126, PG. 0738
ZONING: RAN



DEVELOPER

arc

THE STORAGE PROJECT
BUCK CREEK EXPORTATION, LLC
720 EAST LEWIS & CLARK PKWY
CLARKSVILLE, TN 37019
PHONE# (812) 285-1940

OWNER

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

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

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION	BY
4	7.21.17	REV. TO REMOVE SDWK WAIVER	MEP
3	5.9.17	FILED RDDP	JAS
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

RECEIVED

JUL 31 2017

DESIGN SERVICES

SUB # 1009

CUP CASE # 17CUP1024 (APPROVED 7.10.17)

PREVIOUS CASE # 9-44-03

REVISED DETAILED DISTRICT DEVELOPMENT PLAN CASE #

Binding Elements – 17DEVPLAN1090

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed 131,940 square feet of gross floor area.
3. Sign shall be in accordance with Chapter 8 or as presented at the public hearing.
4. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
5. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing 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.
6. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses (617 W. Jefferson Street) and the Metropolitan Sewer District (700 West Liberty).
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
7. 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.
8. A certificate of occupancy must be received from the appropriate code enforcement department 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.
9. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
10. The Stream Corridor Protection Area located parallel to the unnamed tributary of Fishpool Creek shall be preserved and maintained in accordance with the standards of the Land Development Code (Chapter 4, Part 8.).
11. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the July 19, 2017 Development Review Committee meeting.
12. The façade elevations shall be in accordance with applicable form district standards and shall be approved by PDS staff prior to construction permit approvals.
13. The applicant shall provide documentation showing that the development complies with all regulations from Chapter 4, Part 1, Section 3, Lighting, prior to the issuance of a construction permit. These regulations include the following items:
 - a. Mounting height Limit
 - b. Luminaire Shielding
 - c. Canopy Lighting Level
 - d. Light Trespass
14. All street name signs shall be installed prior to requesting a certificate of occupancy for any structure. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
15. A certificate of occupancy for development of Lot J will not be requested until a second left-turn lane on Cooper Chapel Road to Preston Crossing Boulevard has been installed.