



**2 PRELIMINARY DEVELOPMENT PLAN**  
C001 SCALE: 1" = 30'

PROJECT DATA	
TOTAL SITE AREA	= 3.4 ACRES (149,402 SF)
EXISTING ZONING	= C2
FORM DISTRICT	= SUBURBAN WORKPLACE (SW)
EXISTING USE	= STORAGE FACILITY
EXISTING BUILDING AREA	= 0 S.F.
PROPOSED BUILDING AREA	= STORAGE FACILITY
TOTAL BUILDING AREA	= 32,900 S.F.
FLOOR AREA RATIO (FAR)	= 0.22
BUILDING HEIGHT	= 9' 1" (11' MAX)
PARKING REQUIRED	= 0 (NO OFFICE ON THIS SITE)
1 SPACE/500 SF OFFICE	= 0 (NO CLIMATE CONTROLLED UNITS)
TOTAL VEHICULAR USE AREA	= 74,727 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 5,605 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 5,605 SF
ILA TREES REQUIRED	= 19 TYPE A OR B TREES
ILA TREES PROVIDED	= 19 TYPE A TREES

- ### GENERAL NOTES
- RELIEF IS REQUESTED FROM CHAPTER 4.2.35 TO REDUCE THE SIDE PROPERTY LINE BUFFER FROM 30' TO 14' ALONG THE SOUTHERN PROPERTY LINE.
  - SIDEWALK FEE IN LIEU OF HAS BEEN APPROVED FOR NASH ROAD.
  - NO DUMPSTER WILL BE PROVIDED PER SELF STORAGE LEASE AGREEMENTS.
  - PARKING AREAS AND DRIVE LANES TO BE A HARD AND DURABLE SURFACE.
  - NO INCREASE IN DRAINAGE RUN OFF TO STATE ROADWAYS.
  - THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
  - THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
  - SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED, OR TURNED OFF.
  - AS DETERMINED TO BE NEEDED, CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING 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 NO PARKING, MATERIAL SHORTAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
  - CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT REQUIRED BY MPW FOR WORK WITHIN THE NASH ROAD RIGHT-OF-WAY.
  - THE EXISTING GATE OFF OF NASH ROAD WILL REMAIN CLOSED AND ONLY USED FOR EMERGENCY AND MAINTENANCE ACCESS.
  - THERE WILL BE NO STORAGE ALLOWED ON THE PROPERTY.
  - THE STORAGE OF TOXIC OR HAZARDOUS MATERIALS SHALL NOT BE ALLOWED ON THE PROPERTY.
  - THERE SHALL BE NO RETAIL OR WHOLESALE SALES OR DISTRIBUTING ACTIVITIES ON THE SITE.
  - LOADING DOORS AND VEHICLE MANEUVERING AREAS SHALL BE LOCATED AWAY FROM THE EXTERIOR OF THE PROPERTY, EXCEPT HOWEVER, THERE SHALL BE INTERIOR DRIVE LANE LANEWAYS THAT PROVIDED ACCESS TO THE STORAGE UNITS AND FACILITATE EMERGENCY VEHICLE TRAFFIC.
  - NO STRUCTURE ON THE SITE SHALL BE TALLER THAN ONE STORY AND SHALL NOT EXCEED 15 FT IN HEIGHT, EXCEPT FOR A FREE-STANDING SIGN, IN THE EVENT A FREE-STANDING SIGN IS ADDED TO THE SITE.
  - ONLY ONE FREE-STANDING SIGN WILL BE PLACED ON THE SITE AND IT SHALL CONFORM TO THE LIMITS ESTABLISHED FROM THE FORM DISTRICT IN WHICH THE SIGN IS LOCATED.
  - THE PROPERTY SHALL BE LANDSCAPED TO MEET THE REQUIREMENTS OF THE ZONING CODES, WITH THE REQUEST FOR RELIEF AS IT PERTAINS TO THE BUFFER AREA. THE LANDSCAPE PLAN IS PREPARED, HAS HAD A PRELIMINARY REVIEW BY THE CITY, AND THE FINAL LANDSCAPE PLAN WILL BE SUBMITTED PROMPTLY UPON THE APPROVAL OF THE MODIFIED CONDITION USE PERMIT, SHOULD IT BE APPROVED.
  - STREET TREES ALONG NASH ROAD ARE SHOWN ON THE PLAN, AS IS REQUIRED.
  - NO BUILDING, STRUCTURE, OR PAVEMENT IS LOCATED CLOSER TO THE PROPERTY LINE ABUTTING RESIDENTIAL AREAS.
  - A COMMON TRENCH FOR THE UTILITIES WILL BE PROVIDED.
  - NO BUILDING SHALL HAVE WATER OR SEWER AND DO NOT REQUIRE THESE UTILITIES.

- ### EROSION PREVENTION AND SEDIMENT CONTROL NOTES
- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (ESPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE.
  - ANY MODIFICATIONS TO THE APPROVAL ESPC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. ESPC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
  - 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 SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
  - WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
  - 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. ALL STORM DRAINAGE SHALL CONFORM TO MSD STANDARD SPECIFICATIONS.
  - CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

- ### MSD NOTES
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
  - ONSITE DETENTION WILL BE PROVIDED IN THE EXISTING BASIN. POST-DEVELOPED PEAK FLOWS WILL LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
  - DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPTUAL PURPOSES. FINAL DRAINAGE SYSTEM AND GRADING DETERMINED OR CONFIRMED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
  - NO SANITARY SEWER SERVICE WILL BE PROVIDED FOR THIS PROJECT. SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
  - A PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111C0091E.
  - A PORTION OF THE SITE LAYS WITHIN THE LOCAL REGULATORY FLOODPLAIN. MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - MSD DRAINAGE BOND MAY BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - LOWEST FINISHED FLOOR TO BE AT OR ABOVE 457.40 AND LOWEST MACHINERY TO BE AT OR ABOVE 458.40.
  - THERE IS AN EXISTING VARIABLE SANITARY SEWER AND DRAINAGE EASEMENT (DEED BOOK 11004 PAGE 799).
  - IF THE FINAL SITE DESIGN HAS THROUGH DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
  - 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 MANAGEMENT PRACTICES.
  - ANY INCREASE OF RUN OFF VOLUME FOR THIS PROJECT SHALL BE MITIGATED ONSITE BELOW THE FEMA FLOODPLAIN AT A RATIO OF 1.5 TO 1.
  - AN ESPC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - KDOW APPROVAL MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
  - MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.
  - ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ONSITE AT 1.5 TO 1.

### TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 3.4 ACRES (149,402 SF)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (52,290 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 35% (52,800 S.F.)

- ### PHW NOTES
- IF DETERMINED TO BE NEEDED, ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
  - MOSQUITO CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
  - PROJECT WILL COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
  - PLANS WILL BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.

- ### DPW NOTES
- THE EXISTING SLIDE GATE AND CHAIN LINK FENCE ALONG NASH ROAD IS TO REMAIN AT IT CURRENT LOCATION.

EXISTING IMPERVIOUS = 2.30 AC  
INCREASE IN IMPERVIOUS = 0.00 AC  
TOTAL IMPERVIOUS = 2.30 AC

APPROXIMATE DISTURBED AREA = 2.46 AC

SITE ADDRESS:  
8213 NASH ROAD  
LOUISVILLE, KY 40214  
TB-1045 LOT-0506

RELATED CASE:  
16CUP1040  
WM# 1452

COUNCIL DISTRICT - 13  
FIRE PROTECTION DISTRICT - FAIRDALE

KO STORAGE FACILITY  
8213 NASH RD  
LOUISVILLE, KY

SHEET REVISIONS:	
#	DATE/REFERENCE

STAMP:  
STATE OF KENTUCKY  
PATRICK M. PLOURDE  
34748  
LICENSED PROFESSIONAL ENGINEER  
SIGNED: 08-21-2023

SHEET TITLE:  
**PRELIMINARY DEVELOPMENT PLAN**

DATE: 08.21.2023  
SHEET NUMBER:  
**C001**