

EROSION PREVENTION AND SEDIMENT CONTROL NOTES
 The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land disturbing activity on construction site. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's Private Development Review office. EPSC BMP's shall be installed per the plan and

Detention basins, if applicable, shall be constructed first and shall perform as a sediment basin 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.

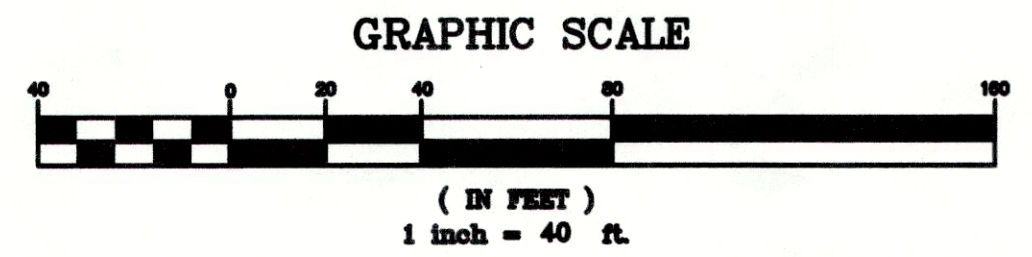
Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased. Sediment-laden groundwater encountered during trenching, 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.
 The Contractor shall be responsible for inspection and if necessary, cleaning the Temporary Sediment Basin located at the detention facility. The required inspections shall be accomplished in a timely manner every thirty (30) calendar days after construction begins and shall continue until vegetation is established.

- NOTES:**
1. NO DESIGNATED LOADING AREAS.
 2. THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS, ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN THE AREA OF DISTURBANCE IS AT 42,030 S.F.
 3. THERE WILL NOT BE ANY PLUMBING FACILITIES IN THE PROPOSED BUILDING.
 4. EMPLOYEE BICYCLE PARKING WILL BE AVAILABLE IN THE OFFICE.
 5. A SHARED CROSS-OVER AGREEMENT WILL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
 6. SANITARY SEWER IS TREATED AT THE JEFFERSONTOWN TREATMENT FACILITY.
 7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICLE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 8. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 9. THIS PROJECT IS SUBJECT TO MSD PLAN REVIEW FEES.
 10. JEFFERSONTOWN APPROVAL REQUIRED PRIOR TO MSD AND METRO PUBLIC WORKS CONSTRUCTION PLAN APPROVAL.
 11. THIS PLAN IS SUBJECT TO PLAN CERTAIN NO. 09-031-86 WHERE APPLICABLE.

REQUEST BINDING ELEMENT NUMBER 3 BE REVISED TO ALLOW 58,300 SQUARE FEET OF THE C-M PROPERTY. (FORMERLY C-4)

WAIVER OF SECTION 10.2.3 TO ALLOW BUILDING AND VUA TO ENCRoACH 20 FEET INTO 35 FEET LANDSCAPE BUFFER AND TO ALLOW EXISTING WOODED AREA IN PROPOSED 15 FEET LANDSCAPE BUFFER AREA TO FULFILL PLANTING REQUIREMENTS.

EXISTING IMPERVIOUS AREA = 144,197 S.F.
 ADDITIONAL IMPERVIOUS AREA = 32,779 S.F.
 PROPOSED IMPERVIOUS AREA = 176,976 S.F.
 AREA OF DISTURBANCE = 0.96 Acres



PRELIMINARY APPROVAL DEVELOPMENT PLAN

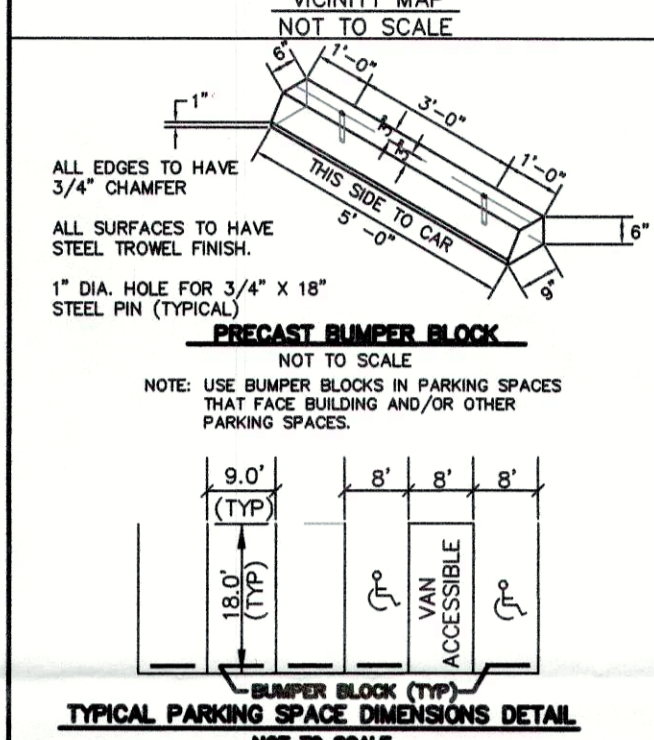
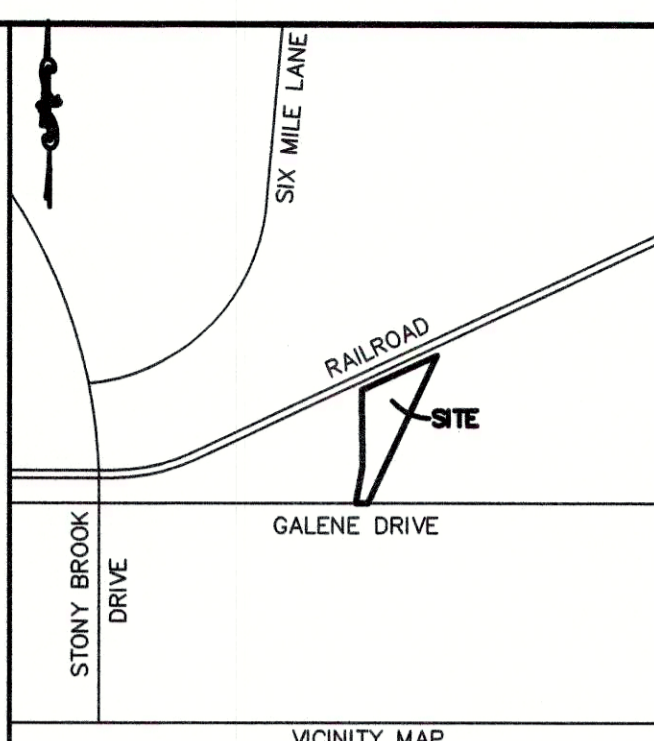
PRELIMINARY APPROVAL
 Condition of Approval:
 Date: 11/15/17
 Date: 11-15-17

ON-SITE DETENTION CALCULATIONS

WATERSHED AREA OF PROPOSED EXPANSION = 2.02 ACRES
 HYDROLOGIC SOIL GROUP B (GREYER SILT LOAM)
 CN = 58 FOR IMPERVIOUS AREAS
 CN = 61 FOR PVIOUS AREAS

EXISTING				PROPOSED			
SOIL NAME AND HYDROLOGIC GROUP	CN	AREA (SQ. FT.)	PRODUCT (CN * AREA)	SOIL NAME AND HYDROLOGIC GROUP	CN	AREA (SQ. FT.)	PRODUCT (CN * AREA)
PERVIOUS	61	2281	139281	PERVIOUS	61	2281	139281
IMPERVIOUS	58	2281	132298	IMPERVIOUS	58	2281	132298
TOTAL			271579	TOTAL			271579
WEIGHTED CN	71			WEIGHTED CN	64		
CONTRIBUTING AREA	1.66	(SQ. FT.)	142	CONTRIBUTING AREA	1.66	(SQ. FT.)	142
FREQUENCY (1/10)	2	10	108	FREQUENCY (1/10)	2	10	108
6-HR VOLUME (CUB. FT.)	2785	6701	12550	6-HR VOLUME (CUB. FT.)	7192	13124	20961
24-HR VOLUME (AC.-FT.)	0.06	0.15	0.29	24-HR VOLUME (AC.-FT.)	0.17	0.30	0.48
24-HR RUNOFF, Q (IN)	0.85	1.71	3.01	24-HR RUNOFF, Q (IN)	1.71	2.94	4.42
ESTIMATED VOLUME REQUIRED = 32398 C.F. = 22106 C.F. = 10,282 C.F. APPROXIMATE VOLUME PROVIDED = (7148 S.F. * 1.5 FT. (AVERAGE DEPTH)) = 10,722 C.F.							

TREE CANOPY CALCULATIONS
 TREE CANOPY IS NOT REQUIRED FOR THIS SITE SINCE THE ADDITION OF BUILDING AREAS AND VEHICULAR USE AREAS ARE LESS THAN 20%.



RECAPITULATION

1. EXISTING ZONING: CM
 SUBURBAN MARKETPLACE FORM DISTRICT
 EXISTING USE - MINI-WAREHOUSES/PROF. OFFICE
 PROPOSED USE - MINI-WAREHOUSE/PROF. OFFICE
2. LAND AREA: 6.014 ACRES
3. BUILDING DATA:
 EXISTING BUILDINGS: 48,888 SQ. FT.
 PROPOSED BUILDING: 58,300 SQ. FT.
 TOTAL BUILDING FOOTPRINT: 107,188 SQ. FT.
 19,224 EXPANSION
4. F.A.R.
 EXISTING: 0.187
 PROPOSED: 0.225
5. PROPOSED BUILDING HEIGHT: 25 FEET
6. PARKING:
 A. REQUIRED/ALLOWED FOR WAREHOUSE:
 1 SP/1.5 EMPLOYEE / 1 SP PER EMPLOYEE
 1 SPACES / 2 SPACES
 B. REQUIRED/ALLOWED FOR PROFESSIONAL OFFICE:
 1 SP/250 S.F. / 1 SP PER 200 S.F.
 28 SPACES / 48 SPACES
 PROVIDED: 30 SPACES (3 HANDICAP)
7. VEHICULAR USE AREA:
 EXISTING: 96,270 SQ. FT.
 PROPOSED: 114,475 SQ. FT.
 18.49% INCREASE
8. INTERIOR LANDSCAPE AREA:
 EXISTING: 0 SQ. FT.
 PROPOSED: 0 SQ. FT.

LEGEND

- EX. 8" SEWER
- EX. 6" WATER VALVE
- EX. 6" WATER
- EX. 6" GAS
- EX. 6" CATCH BASIN
- EX. 6" FIRE HYDRANT
- EX. 6" TRUNK LINE
- EX. 6" WATER METER
- EX. 6" SERVICE POLE
- EX. 6" LIGHT POLE
- EX. 6" POWER POLE
- EX. 6" CONTROLLER LINE
- PROPOSED CONTROLLER LINE
- PROPOSED DRAINAGE FLOW DIRECTION
- EXISTING AND LINE WITH PIPE SIZE
- EXISTING WATER LINE WITH PIPE SIZE
- EXISTING OVERHEAD ELEC. WIRE
- PROPOSED DRAINAGE FLOW DIRECTION
- PROPOSED STORM DRAINAGE PIPE, CATCH BASIN AND HEADWALL
- PROPOSED SANITARY SEWER LINE, MANHOLE AND DIRECTION OF FLOW TO BE RECORDED
- EXISTING INTERIOR LANDSCAPE AREA
- EXISTING VEGETATION
- SEE PRELIMINARY PROTECTION FENCE

OWNER/DEVELOPER
 COMMERCIAL PROPERTY ASSOCIATES
 7400 SOUTH PARK PLACE
 SUITE 3
 LOUISVILLE, KY 40222
 502.423.1663
 D.B. 5191, PG.599
 D.B. 5185, PG.83

REVISIONS:
 10/25/17 - AGENCY COMMENTS
 11/08/17 - AGENCY COMMENTS

DRWN BY: mse
 DRAWING NAME: CAT2B.DWG
 PLOT NAME: PLAN

Professional's Seal
 MICHAEL S. EVANS
 9945
 LICENSED PROFESSIONAL ENGINEER

Michael S. Evans, P.E., P.L.S.
 Civil Engineer & Land Surveyor
 6625 Colonial Avenue
 Evansville, Indiana 47725
 (502) 593-9430 (Cell)
 mikeevans939430@yahoo.com

**J-TOWN VILLAGE STORAGE CENTER
 9127 GALENE DRIVE (40299)**

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
 WAIVER REQUEST + BINDING ELEMENT REVISION

DATE: 09/05/17
 PROJECT NO.: XXXX

TAX BLOCK 45, LOT NO. 770 | 17/DEVLPLAN179 | WM # 11698
 Sheet 1 1