

**SITE DATA:**  
 EXISTING ZONING: C-2  
 EXISTING FLOOD DISTRICT: SUBURBAN MARKETPLACE CORRIDOR  
 EXISTING USE: MINI STORAGE WAREHOUSE/VACANT  
 LAND AREA: 7.997± ACRES (348,349 S.F.)  
 PROPOSED USE: MINI STORAGE WAREHOUSE

**PHASE 1**  
 EX. BUILDING 1 (OFFICE & APARTMENT) 1,800 S.F.  
 EX. BUILDINGS 2-6 (MINI-WAREHOUSE STORAGE) 62,400 S.F.  
 EX. TOTAL BUILDING 64,200 S.F.

**PHASE 2**  
 EX. BUILDING 7 (MINI-WAREHOUSE STORAGE) 23,100 S.F.  
 EX. BUILDING 8 INCREASE 36%

**PHASE 3**  
 PROPOSED MINI-WAREHOUSE STORAGE BUILDINGS 31,500 S.F.

TOTAL BUILDING AREA FOR PHASE 1, 2 & 3 118,800 S.F.  
 TOTAL APPROVED BUILDING AREA 119,200 S.F.  
 BUILDING HEIGHT: 16 FEET (MAX.)  
 TOTAL BUILDING FLOOR AREA RATIO: 0.341

**DRAINAGE CALCULATIONS:**  
 SITE AREA = 7.997 ACRES (348,349 S.F.)

**EXISTING CONDITION**  
 IMPERVIOUS AREA = 188,931 S.F. = 4.337 AC.  
 PERVIOUS AREA = 159,418 S.F. = 3.660 AC.  
 ON-SITE COMPOSITE "C" = 0.61

**PROPOSED CONDITION**  
 IMPERVIOUS AREA = 240,029 S.F. = 5.510 AC.  
 PERVIOUS AREA = 108,320 S.F. = 2.487 AC.  
 ON-SITE COMPOSITE "C" = 0.72

TOTAL NET INCREASE IN IMPERVIOUS AREA = 51,098 S.F. = 1.173 AC.  
 ADDITIONAL RUNOFF TO BE DETAINED IN THE EXISTING DETENTION BASIN

**SITE DESCRIPTION:**  
 A WEB SOIL SURVEY, THE SITE CONSISTS OF ACCORDING TO THE US D.S. COMPLEX, 0 TO 12 PERCENT SLOPES (Ush), URBAN LAND-UDORTHEN

**MSD STANDARD DETAILS**  
 STONE BAG INLET PROTECTION EF-03-02  
 TEMPORARY CONSTRUCTION ENTRANCE ER-01-03  
 SILT FENCE EF-09-02

**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 US D'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 TRAPPING DEVICES 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 SEED, 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.

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.

**PARKING SUMMARY:**  
 STORAGE: 1 SPACE PER 1.5 EMPLOYEES  
 1 SPACE PER 1 EMPLOYEE

EMPLOYEES: 2  
 EXISTING PARKING: 3 SPACES (INC. 1 HANDICAP SPACE)  
 PROPOSED PARKING: 0  
 TOTAL PARKING PROVIDED: 3 SPACES (INC. 1 HANDICAP SPACE)  
 PARKING MINIMUM: 1.3 SPACES  
 PARKING MAXIMUM: 2 SPACES

**TREE CANOPY CALCULATIONS:**  
 CANOPY CLASS: CLASS C  
 EX. TREE CANOPY: 63,024 S.F.  
 LAND AREA: 7.997 AC. (348,349 S.F.)  
 TREE CANOPY AREA, % REQUIRED: 31,351 S.F., 9%  
 PRESERVED TREE CANOPY %: 100%  
 NEW TREE CANOPY AREA NEEDED: 63,024 S.F.  
 TOTAL TREE CANOPY %: 0 S.F.  
 ALLOWED REDUCTION OF CANOPY: 18.1%  
 0%

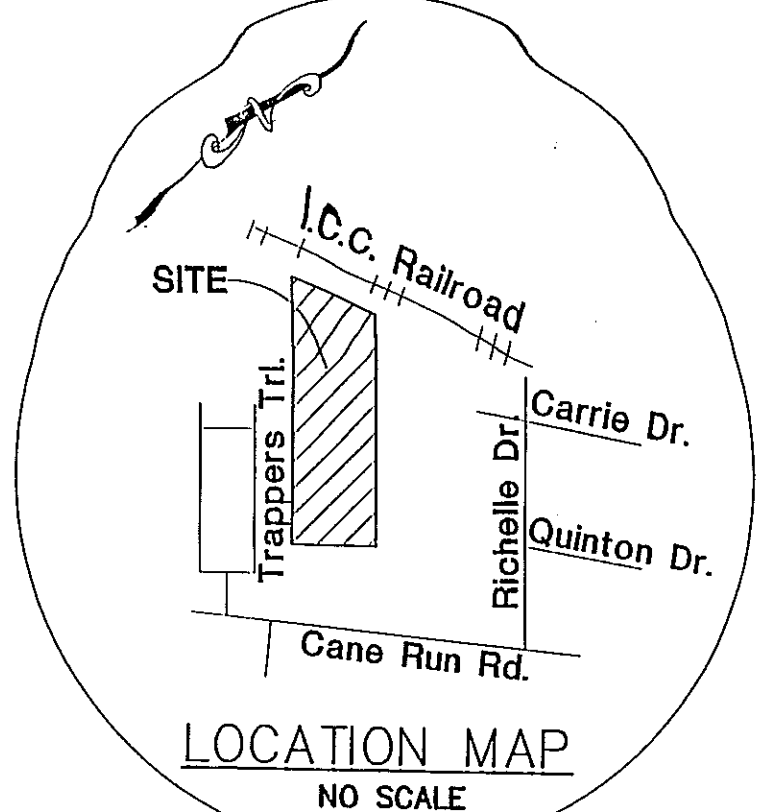
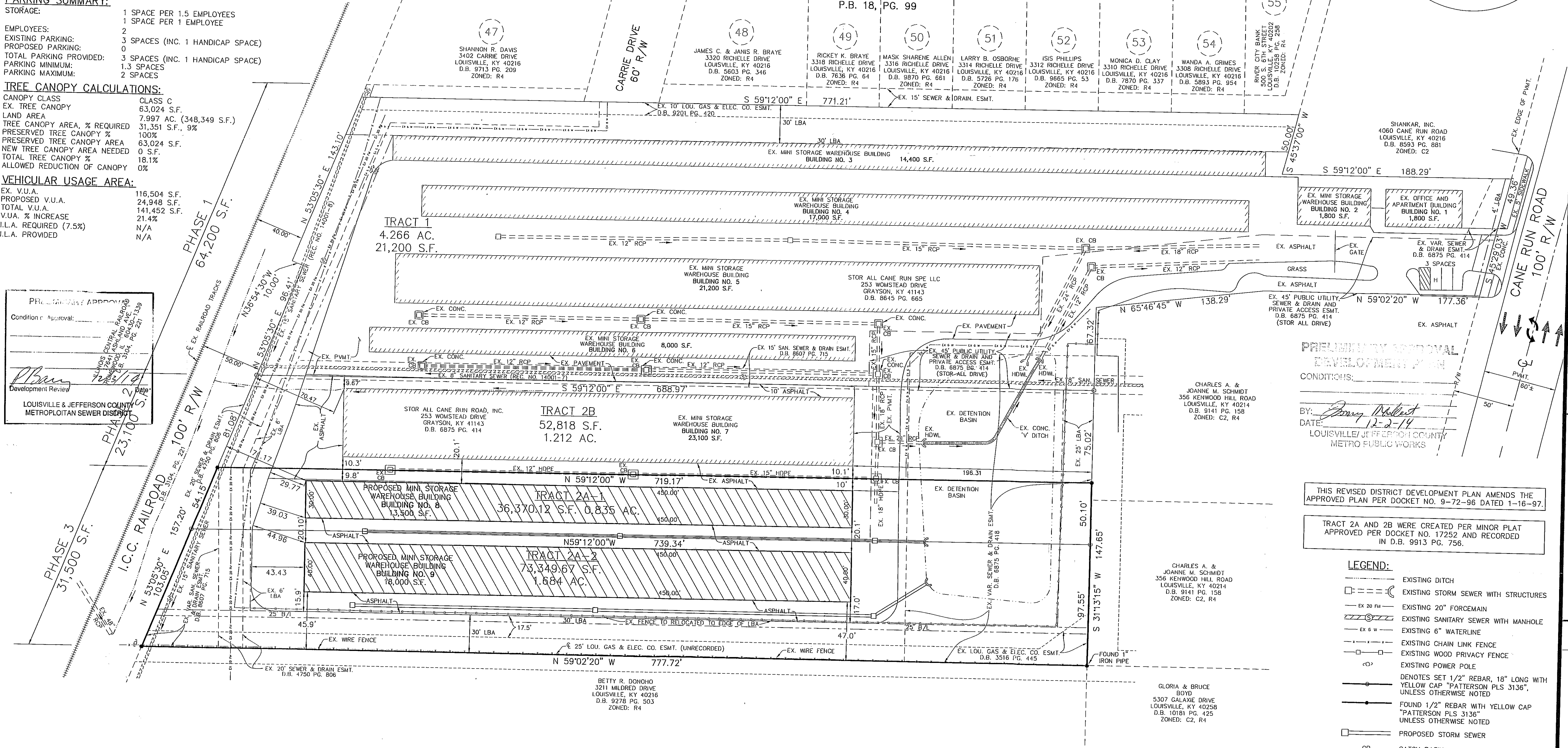
**VEHICULAR USAGE AREA:**  
 EX. V.U.A.: 116,504 S.F.  
 PROPOSED V.U.A.: 24,948 S.F.  
 TOTAL V.U.A.: 141,452 S.F.  
 V.U.A. % INCREASE: 21.4%  
 I.L.A. REQUIRED (7.5%): N/A  
 I.L.A. PROVIDED: N/A

PH 11/19/19  
 Development Review  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**NOTES:**  
 1. ALL OFF-SITE IMPROVEMENTS SHOWN HEREON ARE EXISTING.  
 2. ALL ON-SITE IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS OTHERWISE NOTED.  
 3. STORMWATER DETENTION HAS BEEN PROVIDED IN THE EXISTING BASIN AS SHOWN.  
 4. SCREEN (6" SOLID WOOD FENCE OR EQUAL) ANY DUMPSTERS TO BE LOCATED ON THIS SITE.  
 5. HEALTH DEPARTMENT APPROVAL WILL BE REQUIRED FOR SANITARY SEWER SERVICE. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FOR REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.  
 6. ACCESS EASEMENT REQUIRED TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.

**FLOODPLAIN NOTE:**  
 THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN PER FLOOD HAZARD BOUNDARY MAP COMMUNITY-PANEL NUMBER 21111C0055E DATED DECEMBER 5, 2006. THE PROPERTY IS LOCATED IN SHADED ZONE X.

THIS ZONE IS SHOWN TO HAVE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



NORTH AND ALL BEARINGS SHOWN HEREON ARE BASED ON THE 1983 NAD 83 DATUM. SEE THE DEED BOOK 8975 PAGE 41.

**POD Group**  
 POWER OF DESIGN LAND SURVEYORS  
 4500 Old Leverage Road, Radnor, KY 40008 (502) 437-5252 (Cell)  
 175 Bulcock Lane, Elizabethtown, KY 42701 (270) 234-1000

**OWNER / DEVELOPER**  
 STOR ALL CANE RUN RD. INC.  
 253 WOMSTEAD DRIVE  
 GRAYSON, KY 41143  
 D.B. 6875 PG. 414

**PROJECT**  
 STOR-ALL CANE RUN ROAD BUILDINGS 8 & 9  
 4100 CANE RUN ROAD  
 LOUISVILLE, KY 40216  
 TAX BLOCK 1008, LOT 411

**CONDITIONAL USE PERMIT**  
 REVISED DISTRICT DEVELOPMENT PLAN

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
 CONDITIONS:  
 BY: *James M. Schmitt*  
 DATE: 12-2-19  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

THIS REVISED DISTRICT DEVELOPMENT PLAN AMENDS THE APPROVED PLAN PER DOCKET NO. 9-72-96 DATED 1-16-97.

TRACT 2A AND 2B WERE CREATED PER MINOR PLAN APPROVED PER DOCKET NO. 17252 AND RECORDED IN D.B. 9913 PG. 756.

- LEGEND:**
- EXISTING DITCH
  - EXISTING STORM SEWER WITH STRUCTURES
  - EXISTING 20" FORCEMAIN
  - EXISTING SANITARY SEWER WITH MANHOLE
  - EXISTING 6" WATERLINE
  - EXISTING CHAIN LINK FENCE
  - EXISTING WOOD PRIVACY FENCE
  - EXISTING POWER POLE
  - DENOTES SET 1/2" REBAR, 18" LONG WITH YELLOW CAP "PATTERSON PLS 3136", UNLESS OTHERWISE NOTED
  - FOUND 1/2" REBAR WITH YELLOW CAP "PATTERSON PLS 3136", UNLESS OTHERWISE NOTED
  - PROPOSED STORM SEWER
  - CATCH BASIN
  - HEADWALL
  - REINFORCED CONCRETE

NOV 20 2019  
 LIVING & DESIGN SERVICES

CASE #9-72-96  
 WM #4855

NO.	DATE	PER AGENCY COMMENTS	M.F.P.	BY
1	11-5-19			

DATE: 10/8/19  
 SHEET NO.: 1 OF 1

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