



STORMWATER MANAGEMENT INFORMATION	
PRE-DEVELOPED	POST-DEVELOPED
COMPOSITE CURVE NUMBER: 06 IMPERVIOUS AREA: 0.05 ACRES	CURVE NUMBER: 04 IMPERVIOUS AREA: 2.52 ACRES
100 YR RUNOFF VOLUME: 55,569 CU FT	100 YR RUNOFF VOLUME: 95,783 CU FT
LAND USE: 2.15 AC - CN: 55 - WOODS B SOIL 2.59 AC - CN: 70 - WOODS C SOIL 0.05 AC - CN: 91 - GRAVEL D SOIL 0.25 AC - CN: 80 - GRASS D SOIL 0.03 AC - CN: 61 - GRASS B SOIL 0.54 AC - CN: 74 - GRASS C SOIL	STORAGE PROVIDED: 56,485 CU FT AT ELEV: 479.00 DEPTH: 7.0 SURFACE AREA = 22,057 SQ FT LAND USE: COMMERCIAL = HIGH DENSITY

LINE	BEARING	DISTANCE
L1	N 64°28'17" W	14.03'
L2	S 78°19'34" E	61.20'

TREE CANOPY	
EXISTING TREE CANOPY	238,845 SF (91.3% OF ENTIRE SITE)
PROPOSED TREE CANOPY TO PRESERVE	0 SF (0.0% OF ENTIRE SITE)
REQUIRED TREE CANOPY FOR SITE	78,504 SF (30.0% OF ENTIRE SITE)
REQUIRED TREE CANOPY TO BE PLANTED	78,504 SF (30.0% OF ENTIRE SITE)
TOTAL TREE CANOPY	78,504 SF (30.0% OF ENTIRE SITE)

PROPOSED LOT	
TOTAL SITE AREA	6.01 +/- AC (261,683 +/- SF)
CURRENT ZONING	C1
CURRENT FORM DISTRICT	NEIGHBORHOOD
PROPOSED RE-ZONING	C2 (COMMERCIAL) WITH CONDITIONAL USE PERMIT
EXISTING USE	VACANT
PROPOSED USE	SELF-STORAGE UNITS
TOTAL BUILDING AREA	74,450 SF 72,850 SF IN STORAGE AREA 1,600 SF IN OFFICE AREA
F.A.R.	0.28
BUILDING HEIGHT	MAXIMUM HEIGHT OF 22'
REQUIRED PARKING	OFFICE: 1,600 SF STORAGE: 2 EMPLOYEES MINIMUM PARKING: 5 SPACES MAXIMUM PARKING: 8 SPACES
PROPOSED PARKING	STANDARD SPACES: 4 ADA SPACES: 1 TOTAL SPACES: 5
REQUIRED BICYCLE PARKING	2 LONG-TERM SPACES
PROVIDED BICYCLE PARKING	2 LONG-TERM SPACES
PARKING AREA VUA	4,065 SF TOTAL VUA PROPOSED ILA REQUIRED ILA PROVIDED
MANEUVERING AREA VUA	41,553 SF TOTAL VUA PROPOSED ILA REQUIRED ILA PROVIDED
PAVEMENT TYPE AND SQUARE FOOTAGE	47,288 S.F. OF LIGHT DUTY BITUMINOUS PAVEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	69.00'	108.55'	97.69'	N 67°51'32" E	90°08'02"
C2	1362.39'	434.42'	432.58'	N 78°36'19" W	18°16'11"
C3	8850.15'	95.59'	95.59'	N 22°54'13" E	0°37'08"

**NOTES:**

- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY KYTC AND METRO LOUISVILLE PRIOR TO CONSTRUCTION APPROVAL FOR ALL WORK WITHIN RIGHT OF WAY.
- SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE BROUGHT UP OR BUILT TO CURRENT ADA STANDARDS.
- ALL PAVED AREAS, EXCLUDING PERVIOUS PAVEMENT, SHALL BE AS FOLLOWS: STANDARD DUTY CONCRETE W/5' 3,000 PSI CONCRETE, 4" COMPACTED AGGREGATE BASE AND HEAVY DUTY CONCRETE W/6' 3,000 PSI CONCRETE, 6" COMPACTED AGGREGATE BASE.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE MUST BE MAINTAINED.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ANY SYSTEM ROUTING OFF-SITE WATER SHALL BE PLACED IN A 15' SEWER AND DRAINAGE EASEMENT.
- NO OUTSIDE STORAGE SHALL BE ALLOWED ON THE PROPERTY.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- SCREENING/FENCE MUST BE A MINIMUM OF 8' IN HEIGHT PER LANDSCAPE ORDINANCE.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- RIGHT-OF-WAY DEDICATION AND LOT CONSOLIDATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
- LONG-TERM BIKE PARKING IS LOCATED INSIDE OFFICE.
- SIGNAGE MUST CONFORM TO CUP REQUIREMENTS AS PER LDC 4.2.35.H AND TO PARKWAY REQUIREMENTS.
- THERE WILL BE NO DUMPSTER LOCATED ON SITE. THE OFFICE WILL UTILIZE A TYPICAL ROLL-OUT TRASH RECEPTACLE.

**LEGEND**

- 1/2" IRON PIN W/ 1" PLASTIC CAP STAMPED "J. ARNOLD PLS 2934" FOUND UNLESS NOTED
- BENCHMARK
- IRON PIN FOUND
- IRON PIN SET
- CONCRETE R/W MONUMENT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- ANCHOR
- UTILITY POLE
- ELECTRIC BOX
- ELECTRIC METER
- GAS VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS METER
- TELEPHONE PEDESTAL
- STORM SEWER MANHOLE
- BUILDING SET BACK LINE
- PROPERTY LINE
- SETBACK LINE
- EASEMENTS
- LOT LINE TO BE ABANDONED
- CENTERLINE
- G GAS LINE
- OH OVERHEAD UTILITIES
- T BURIED TELEPHONE
- SS SANITARY SEWER LINE
- W WATER LINE
- ST STORM SEWER LINE
- X FENCE LINE
- DRAINAGE ARROW
- TURF REINFORCEMENT MATTING
- LIMITS OF DISTURBANCE 5.95 ACRES +/-
- PROPOSED EASEMENT

**PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE**  
MARSHALL ENTERPRISES, INC.  
2510 WINDY WAY  
LOUISVILLE, KY 40207  
DEED BOOK 9880 PAGE 804  
DEED BOOK 8509 PAGES 863  
PARCEL ID: 10480680000

**TOTAL AREA OF SURVEY**  
261,678 +/- SQ. FT.  
6.01 +/- ACRES

**DEVELOPER'S NAME & ADDRESS**  
WILLIAMS PROPERTIES  
1136 S PARK DR SUITE #101  
BOWLING GREEN, KY 42103

**THAC 1 MARSHALL ENTERPRISES, INC.**  
261,683 +/- SQ. FT.  
6.01 +/- AC.  
DB 9860 PG 804  
DOROTHY L LYNN & T.E. LYNN MINOR SUBDIVISION  
DB 8509 PG 863

AREA FOR FUTURE 30' ACCESS EASEMENT FOR NORTH PROPERTY REQUIRED IF PROPERTY EVER DEVELOPS W/NON-RESIDENTIAL USE. THE NORTH PROPERTY OWNER UPON COMMERCIAL DEVELOPMENT WILL BE RESPONSIBLE FOR ANY SLOPE RECONSTRUCTION IN THIS AREA TO BUILD SAID ACCESS DRIVE

2:1 SLOPES TO BE STABILIZED W/ TURF REINFORCEMENT MATTING & LOW MAINTENANCE VEGETATION

LIMITS OF DISTURBANCE +/- 5.95 ACRES

EXISTING GATE TO BE REMOVED

EXISTING GRAVEL DRIVE TO BE REMOVED

EXISTING CONCRETE FLUM

EXISTING ENTRANCE TO BE REMOVED

PROPOSED 5' SIDEWALK

EDGE OF PAVEMENT

EXISTING FENCE TO BE REMOVED

PROPOSED 15' DRAINAGE EASEMENT

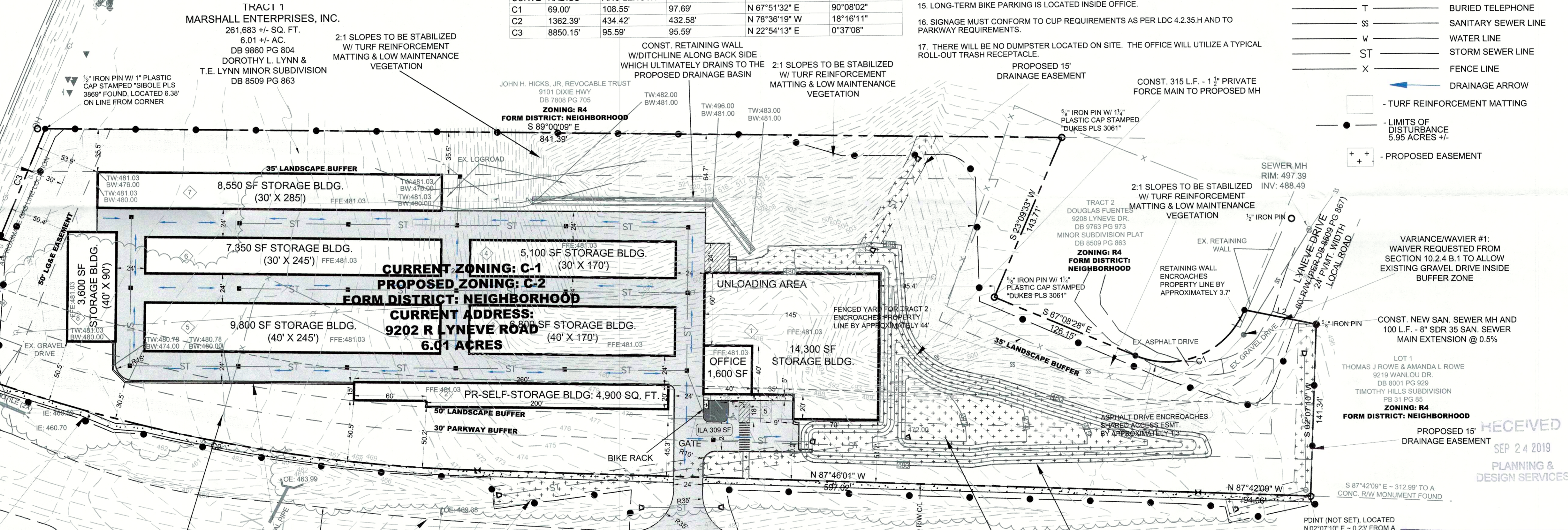
PROPOSED SCREEN WALL

BIKE RACK

UNLOADING AREA

OFFICE 1,600 SF

STORAGE BLDG. 14,300 SF



- MSD NOTES:**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS
  - 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 MGMT. PRACTICES.
  - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - NO INCREASE IN VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE WILL BE ALLOWED.
  - IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
  - ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE 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.
  - SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

BY: [Signature]  
DATE: 09/25/19  
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

**FLOODPLAIN INFORMATION**  
THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR JEFFERSON COUNTY, KENTUCKY. SAID AREA IS SHOWN ON MAP #211100105E, WITH AN EFFECTIVE DATE OF DECEMBER 5, 2006.

**REQUESTED CONDITIONAL USE**  
CONDITIONAL USE BEING REQUESTED TO ALLOW SELF STORAGE UNITS IN EXIST. C-2 COMMERCIAL ZONING DISTRICT.

**NOTICE**  
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

**FENCING DETAILS NOTE:**

- SEE SHEET L1.0 OF LANDSCAPE PLANS FOR DECORATIVE FENCING DETAILS.

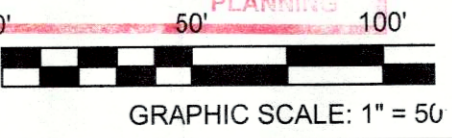
**VARIANCES/WAIVERS REQUIRED:**

- WAIVER OF 10.2.4 B.1 REQUIRED TO PERMIT EXISTING GRAVEL DRIVE INSIDE BUFFER ZONE.

**APPROVED DISTRICT DEVELOPMENT PLAN**  
DOCKET NO. 1920/1E1041  
APPROVAL DATE: [Blank]  
EXPIRATION DATE: [Blank]  
SIGNATURE OF PLANNING COMMISSION: [Signature]

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

**PRELIMINARY APPROVAL**  
Condition of Approval: [Blank]  
[Signature]  
Date: [Blank]  
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



19ZONE1041

**REVISIONS**


**WILLIAMS PROPERTIES**  
9202 R LYNEVE DRIVE  
LOUISVILLE, KY 40272  
PROPERTY OWNER:  
MARSHALL ENTERPRISES, INC.

**ACES**  
ARNOLD CONSULTING  
ENGINEERING SERVICES, INC.  
P.O. BOX 1338  
BOWLING GREEN, KY 42101  
PHONE (270) 780-9445

JOB NUMBER: 18-4235-L  
DATE: 07-26-2019  
SCALE: 1" = 50'  
DRAWN: B. ZACKERY  
CHECKED: B. ZACKERY  
FILE PATH: exhibits / conditional use

**RECEIVED**  
SEP 24 2019  
PLANNING & DESIGN SERVICES

**DP**  
DEVELOPMENT PLAN

WM #9078



**Binding Elements**  
**Case No. 19ZONE1041**

**RESOLVED**, that the Louisville Metro Planning Commission does hereby **APPROVE** the Revised Detailed District Development Plan with removal of existing Binding Elements and adoption of proposed Binding Elements with the addition of binding element 4e :

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. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. 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.
4. 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 Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
  - 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 certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
  - d. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the September 19, 2019 Planning Commission hearing. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.
  - e. **A full-scale geotechnical investigation report shall be performed prior to the building permit issuance to provide recommendations for appropriate foundations types and bearing capacities, engineered fill, pavements, and slopes.**
5. 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.
6. There shall be no outdoor music (live, piped, radio or amplified), outdoor entertainment, or outdoor PA system audible beyond the property line.
7. 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.
8. No idling of trucks shall take place within 200 feet of residential structures. No overnight idling of trucks shall be permitted on-site.
9. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.

