

EROSION CONTROL NOTES

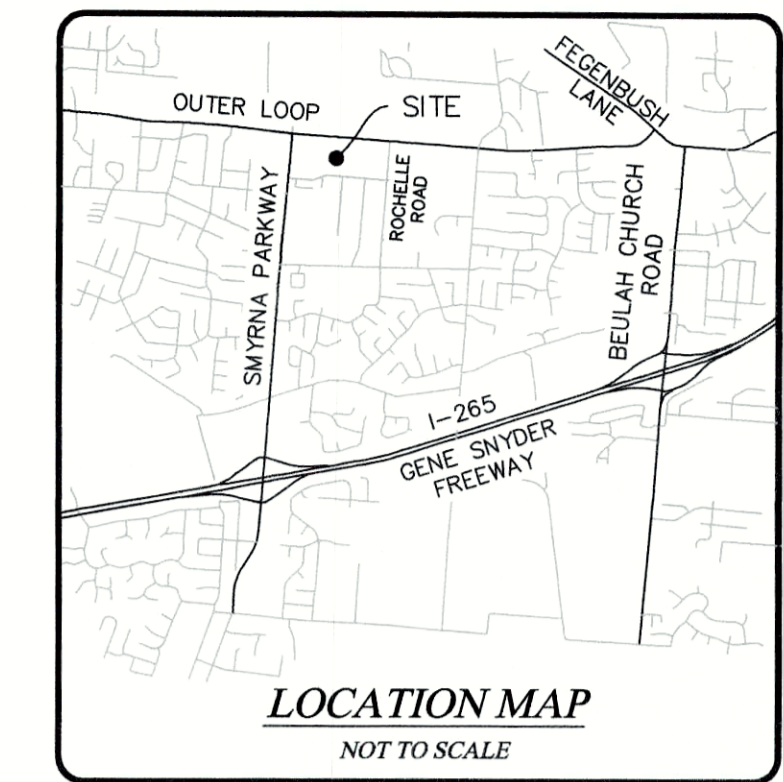
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER 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. SOIL STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.

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 GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.



HERITAGE ENGINEERING, LLC
 642 South 4th Street
 Louisville, KY 40202
 (502) 562-1412
 (502) 562-1413 Fax

QII PLUS, LLC.
 COMMERCIAL PROPERTIES, LLC.
 6006 BROWNSBORO PARK BLVD.
 LOUISVILLE, KY 40207

REVISED DETAILED DISTRICT DEVELOPMENT PLAN FOR STORAGE PLUS
 6456 OUTER LOOP
 LOUISVILLE, KY 40228

RECEIVED
 MAY 03 2016
 PLANNING & DESIGN SERVICES

JOB NO:	15071
HORIZ. SCALE:	1"=50'
VERT. SCALE:	N/A
DESIGNED BY:	JDC
DETAILED BY:	JDC
CHECKED BY:	SWH
DATE:	MARCH 11, 2016

C03

OWNER

INERSON FAMILY OUTER LOOP, LLC.
 9501 LAKEWOOD DR SW
 BUILDING 24, SUITE D
 LAKEWOOD, WA 98499

SITE DATA

6456 OUTER LOOP
 LOUISVILLE, KY 40228
 D.B. 10527, PG. 164
 TAX BLOCK 645, LOT 345

TOTAL SITE AREA	44.6 ACRES
FORM DISTRICT	NEIGHBORHOOD
EX. ZONING	C-2
EX. LAND USE	SELF STORAGE
PR. LAND USE	SELF STORAGE & U-HAUL RENTAL
EX. BUILDING	88,150 SF

PARKING SUMMARY

SELF STORAGE (EXISTING USE)	5 EMPLOYEES
MINIMUM PARKING REQUIRED (1 SP./1.5 EMPLOYEES)	3 SPACES
MAXIMUM PARKING PERMITTED (1 SP./EMPLOYEE)	5 SPACES
PARKING PROVIDED	4 SPACES (INCLUDING 1 ADA SPACES)

TRUCK RENTAL (NEW USE)	5 SPACES
MINIMUM PARKING REQUIRED (AUTO RENTAL AGENCY)	5 SPACES
MAXIMUM PARKING PERMITTED (AUTO RENTAL AGENCY)	5 SPACES
PARKING PROVIDED	5 SPACES (INCLUDING 1 ADA SPACES)

BICYCLE PARKING SUMMARY

RETAIL/OFFICE *420 SF
 *RETAIL BUSINESSES BELOW 3,000 SF OF GROSS FLOOR AREA ARE EXEMPT FROM BICYCLE PARKING REQUIREMENTS.

TREE CANOPY CALCULATIONS

LAND DEVELOPMENT CODE, CHAPTER 10, PART 1, SECTION 10.1.2.B.3 STATES: ANY DEVELOPMENT SITE ON WHICH THERE IS AN INCREASE IN BUILDING AREA OR IMPERVIOUS SURFACE AREA BY TWENTY (20) PERCENT OR LESS SHALL NOT BE REQUIRED TO PROVIDE THE TREE CANOPY REQUIRED BY THIS PART.

DETERMINATION NOTE REGARDING CODE REQUIREMENT:
 NO PAVEMENT OR BUILDING EXPANSION PROPOSED WITH THIS PLAN.

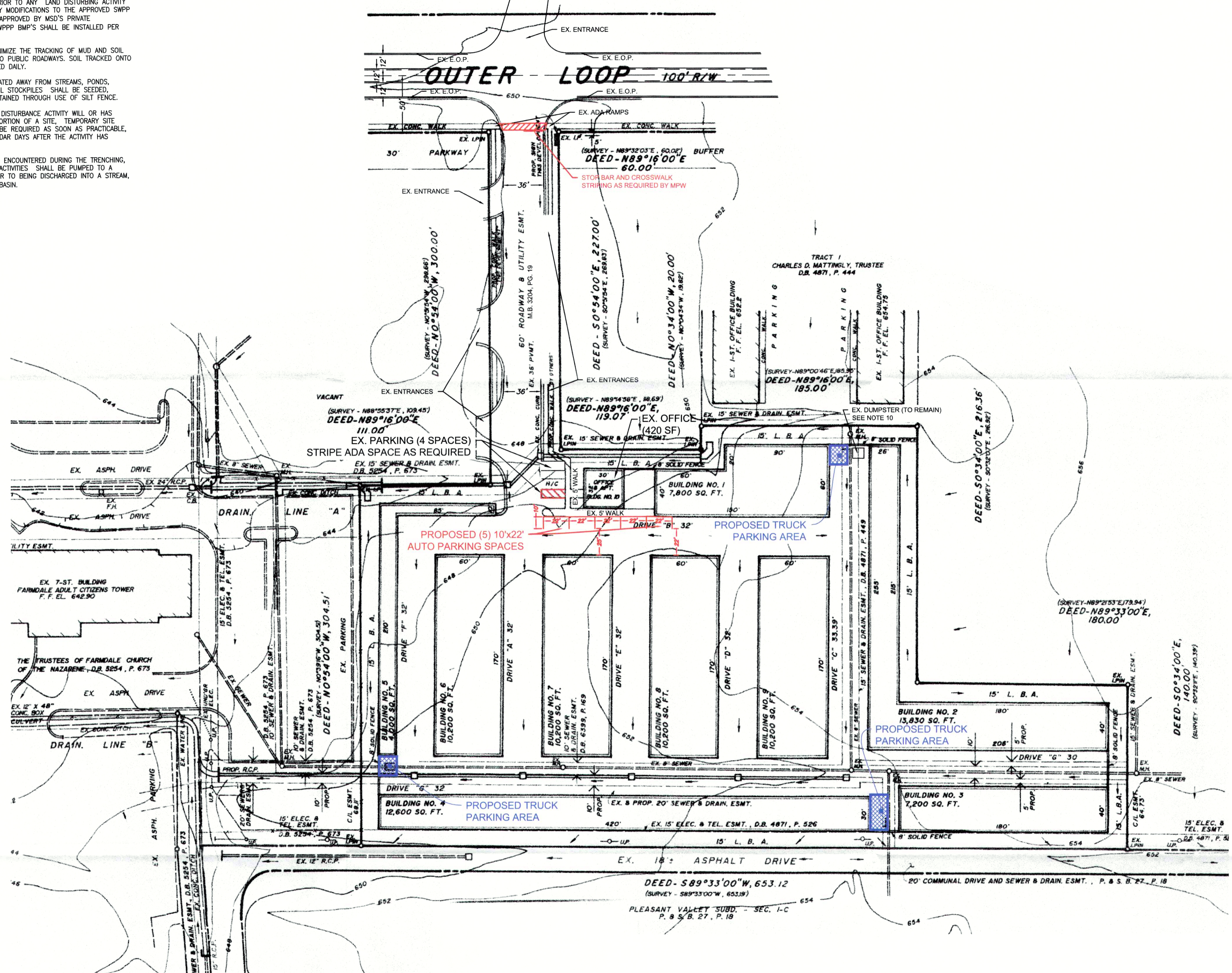
LANDSCAPE DATA

LAND DEVELOPMENT CODE, CHAPTER 10, PART 2, SECTION 10.2.2.A.1,2&3 STATES: EXPANSION OF BUILDING, VIA OR ANY COMBINATION OF BUILDING AND VIA AREA BY MORE THAN TWENTY (20) PERCENT OR LESS SHALL NOT BE REQUIRED TO PROVIDE THE INTERIOR LANDSCAPE AREA REQUIRED BY THIS PART.

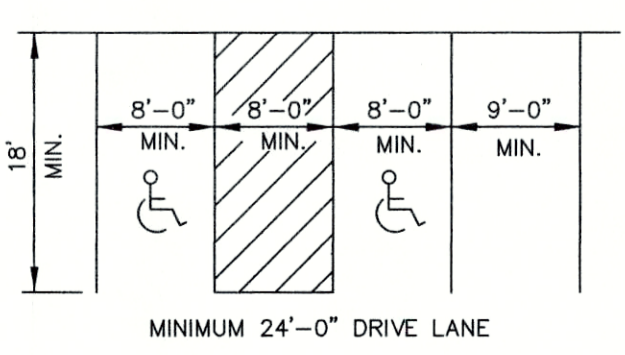
DETERMINATION NOTE REGARDING CODE REQUIREMENT:
 NO PAVEMENT OR BUILDING EXPANSION PROPOSED WITH THIS PLAN.

NOTES

- 1) WASTEWATER: NO NEW SANITARY SEWER SERVICE IS REQUIRED.
- 2) DOMESTIC WATER SUPPLY: SUBJECT SITE IS SERVED BY THE LOUISVILLE WATER COMPANY.
- 3) DRAINAGE: NO CHANGES ARE PROPOSED TO THE EXISTING SITE CONDITIONS.
- 4) THE DEVELOPMENT LIES IN THE HIGHWAY FIRE DISTRICT.
- 5) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING. (211100055E REV. DECEMBER 5, 2006).
- 6) ALL EXISTING SITE LIGHTING IS SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJACENT RESIDENTIAL AREAS. NO NEW LIGHTING IS PROPOSED.
- 7) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS ARE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- 8) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 9) ACCESSORY STRUCTURES SHALL BE IN COMPLIANCE WITH SECTIONS 5.5.5 AND 10.2.6 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
- 10) OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
- 11) NO ADDITIONAL SIGNAGE IS BEING PROPOSED.



PROPOSED TRUCK PARKING
 NOTE: NO SITE CHANGES ARE REQUIRED TO PROVIDE AREAS FOR TRUCK PARKING. EXISTING FACILITY IS FULLY ENCLOSED.



TYPICAL PARKING SPACE LAYOUT
 NOT TO SCALE

BASE PLAN INFORMATION

EXISTING CONDITIONS MAPPING SHOWN ON THIS REVISED DEVELOPMENT PLAN IS A PDF IMAGE OF THE PREVIOUSLY APPROVED DEVELOPMENT PLAN PER DOCKET # 9-41-96 AS PREPARED BY LOUISVILLE PLANNING AND ENGINEERING CO. INC.



UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Drawn by	Chk'd by	Approved By
1	5/3/16	AGENCY COMMENTS	JDC		