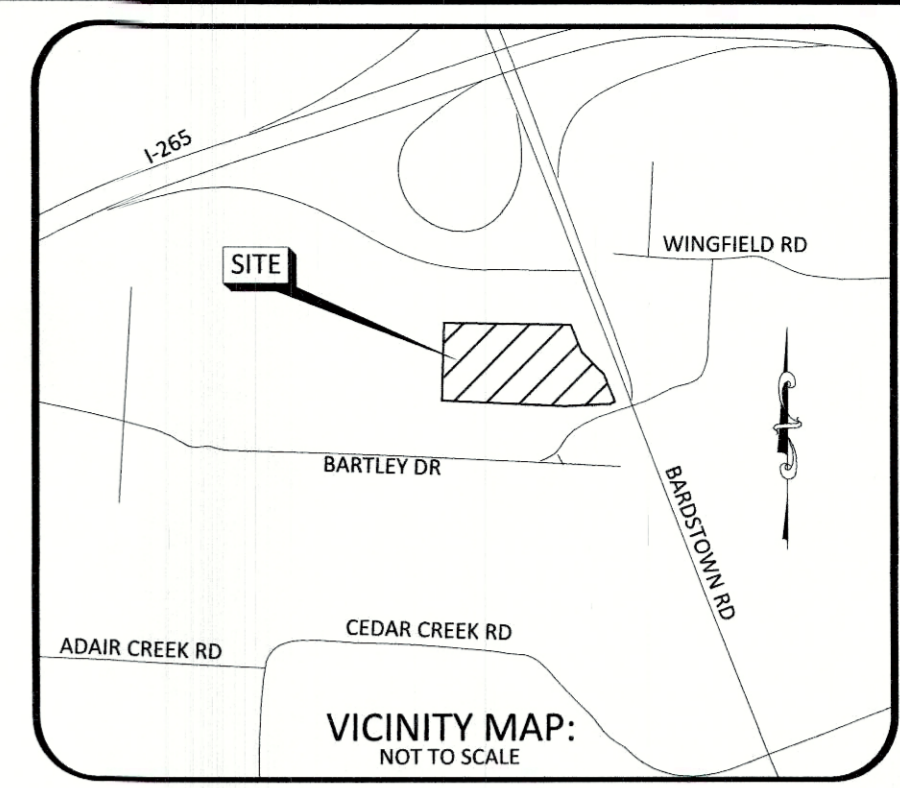


PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:

BY: _____
DATE: 5/30/18
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

INVESTORS EXCHANGE COMPANY, LLC
3810 SPRINGHURST BLVD, SUITE 120
LOUISVILLE, KY 40241-6162
DEED BOOK 10912, PAGE 250
T.B. 526 LOT 1
ZONE/FORM DISTRICT: C2/RC



NORTH AND ALL BEARINGS ARE BASED ON THE EAST PROPERTY LINE BEARING (N 01°39'33" E) OF CHESTER DWIGHT & SHEILA JAN LOSSDON RECORDED IN DEED BOOK 6512 PAGE 964 IN THE JEFFERSON COUNTY CLERKS OFFICE.

PRELIMINARY APPROVAL
Condition of Approval:

Date: 5-30-18
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

LEGEND

| | | | |
|---|---------------------|--|-----------------------|
| ○ | TRAFFIC SIGNAL POLE | CMP | CORRUGATED METAL PIPE |
| ○ | GAS LINE MARKER | EOP | EDGE OF PAVEMENT |
| ○ | LIGHT POLE | EOS | EDGE OF SHOULDER |
| ○ | POWER POLE | ROW | RIGHT OF WAY |
| ○ | WATER VALVE | (MS) | MEASURED |
| ○ | SF/TFP | SILT FENCE / TREE PROTECTION FENCE | |
| ○ | | ADJOINER PROPERTY LINE | |
| ○ | | EX. OVERHEAD ELECTRIC & TELEPHONE | |
| ○ | | EXISTING OVERHEAD ELECTRIC | |
| ○ | | EXISTING WIRE FENCE | |
| ○ | | EXISTING CONTOUR | |
| ○ | | FOUND MONUMENT (AS NOTED) | |
| ○ | | SET 1/2" REBAR, 18" LONG CAPPED "PATTERSON PLS 3136" | |
| ○ | | EXISTING WATERLINE | |
| ○ | | PROPOSED TREETLINE | |
| ○ | | PROPOSED CULVERT | |
| ○ | | PROPOSED STORM SEWER | |
| ○ | | ARMY CORPS OF ENGINEERS DETERMINED EPIHEMERAL STREAM | |
| ○ | | UNNAMED INTERMITTENT BLUE LINE STREAM | |
| ○ | | CONCEPT DRAINAGE FLOW | |
| ○ | | TRAFFIC FLOW | |
| ○ | | SIDEWALK | |
| ○ | | TREE CANOPY CONSERVATION AREA (TCCA) | |

APPLICABLE MSD STANDARD DRAWINGS:

| | | |
|----------------------------------|------|----------|
| STABILIZED CONSTRUCTION ENTRANCE | TGCE | ER-01-03 |
| SILT FENCE | SF | EF-09-02 |

RECEIVED
MAY 18 2018
PLANNING & DESIGN SERVICES

CURRENT OWNER
MADGE H. CHALMERS REVOCABLE TRUST
EDWARD HARDING, JR
9630 RAVENSCROFT LN NW
CONCORD, NC 28027-3539
DEED BOOK 6514, PAGE 213
T.B. 647 LOT 7

UTILITY KEY

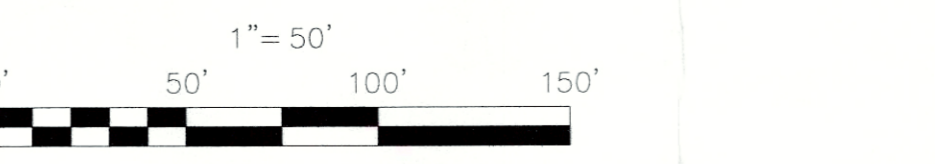
| KEY | DESCRIPTION |
|-----|---|
| (A) | 6" WATER FIRE SERVICE LINE |
| (B) | 1" WATER DOMESTIC SERVICE LINE |
| (C) | 2" GAS LINE |
| (D) | FIRE HYDRANT - PRIVATE |
| (E) | 6" SANITARY SEWER LINE |
| (F) | SEPTIC TANK |
| (G) | LATERAL FIELD |
| (H) | FIRE HYDRANT - FIRE DEPARTMENT CONNECTION |
| (I) | 1" WATER METER |
| (J) | 10"x10" ELECTRIC TRANSFORMER PAD* |
| (K) | 2 - 4" CONDUITS PRIMARY ELECTRICAL |
| (L) | 2 - 4" CONDUITS SECONDARY ELECTRICAL |
| (M) | 2 - 4" CONDUITS (ELECTRICAL & TELECOM) |

*NOTE - 10' SEPERATION OF TRANSFORMER PAD & WATER / FIRE LINES.

NOTES KEY

| KEY | DESCRIPTION |
|-----|---|
| (1) | MONUMENT SIGN 80 S.F. / PER SIDE 12' HT. MAX. |
| (2) | 5' SIDEWALK |

CASE # 17ZONE1060
WM # 11222



SITE DATA:

| | |
|---|---|
| MINI STORAGE FACILITY | R-4 NEIGHBORHOOD |
| EXISTING ZONING: | 6.475 ACRES (282,050 S.F.) |
| EXISTING FORM DISTRICT: | VACANT |
| LAND AREA: | C-2 W/ CONDITIONAL USE PERMIT |
| EXISTING USE: | UNCHANGED |
| PROPOSED ZONING: | MINI-STORAGE FACILITY |
| PROPOSED FORM DISTRICT: | |
| INDOOR COND. WAREHOUSE BUILDING AREA: | 50,350 S.F.± (350 UNITS±) |
| MINI-STORAGE WAREHOUSE 1 BUILDING AREA: | 17,775 S.F.± |
| MINI-STORAGE WAREHOUSE 2 BUILDING AREA: | 17,750 S.F.± (392 UNITS±) |
| MINI-STORAGE WAREHOUSE 3 BUILDING AREA: | 8,300 S.F.± |
| MINI-STORAGE WAREHOUSE 4 BUILDING AREA: | 6,750 S.F.± |
| TOTAL BUILDING AREA: | 100,925 S.F.± |
| BUILDING HT. (INDOOR COND. STORAGE WAREHOUSE): | 30' HT. / 2 STORY (15' MAXIMUM, SEE MODIFICATION REQUEST) |
| BUILDING HT. (MINI-STORAGE WAREHOUSE): | 15' HT. / 1 STORY (15' MAXIMUM) |
| OFFICE BLDG. / SMALL SHOP RETAIL | R-4 NEIGHBORHOOD |
| EXISTING ZONING: | 0.945 ACRES (41,146 S.F.) |
| EXISTING FORM DISTRICT: | VACANT |
| LAND AREA: | C-1 |
| EXISTING USE: | UNCHANGED |
| PROPOSED ZONING: | OFFICE BLDG. / SMALL SHOP RETAIL |
| PROPOSED FORM DISTRICT: | |
| INDOOR COND. WAREHOUSE BUILDING AREA: | 4,250 S.F.± (OFFICE = 600 S.F. SHOP = 3,650 S.F.) |
| TOTAL SITE FOOTPRINT IN NFD | 80,000 S.F. PROVIDED (80,000 S.F. MAXIMUM) |
| FLOOR AREA RATIO (F.A.R.): | 0.325 (5.0 MAXIMUM) |
| PARKING SUMMARY: | |
| ESTIMATED EMPLOYEES | 1 |
| MINI STORAGE OFFICE (600 S.F.) PARKING MIN. (1 PARKING SPACE PER 1.5 EMPLOYEES) | 1 SPACE |
| MINI STORAGE OFFICE (600 S.F.) PARKING MAX. (1 PARKING SPACE PER EMPLOYEE) | 1 SPACE |
| 3,650 S.F. SMALL SHOP RETAIL MIN. (1:250 S.F.) | 15 SPACES |
| 3,650 S.F. SMALL SHOP RETAIL MAX. (1:150 S.F.) | 24 SPACES |
| TOTAL PARKING MIN.: | 16 SPACES |
| TOTAL PARKING MAX.: | 25 SPACES |
| TOTAL PARKING PROVIDED: | 18 SPACES (W/ 2 HANDI-CAP SPACES) |

TREE CANOPY CALCULATION:

| CANOPY CLASS | CLASS C |
|---|---------------------------|
| LAND AREA | 7.42 ACRES (323,196 S.F.) |
| EX. TREE CANOPY PRESERVED | 307,036 S.F. (95%) |
| TREE CANOPY AREA % REQUIRED | 13% |
| TREE CANOPY AREA REQUIRED | 48,479 S.F. |
| NEW TREE CANOPY AREA PROVIDED (10) TYPE "A" TREES @ 720 S.F. EACH | 7,200 S.F. |
| TOTAL TREE CANOPY % PROVIDED | 48,856 S.F. (15.1%) |

SOIL DESCRIPTION:

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURAL SOIL SURVEY, THE SITE CONSISTS OF SHROUTS SILT LOAM (SHC3), URBAN LAND - UDRORTHENS COMPLEX (UahC), URBAN LAND - UDRARENTS COMPLEX (UahR), URBAN LAND - ALFIC UDARENTS NICHOLSON COMPLEX (UdC).

FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE 'Y' WHICH IS OUTSIDE OF THE 100 YEAR FLOOD PLAIN HAZARD AREA AS PER FEMA'S FIRM MAPPING, (121111C0097E), DATED DECEMBER 5, 2006.

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 MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPS: 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 BASINS 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.

VEHICULAR USAGE AREA:

| | |
|------------------------|-------------|
| PROPOSED V.U.A. | 12,544 S.F. |
| NO. OF PARKING SPACES | 18 SPACES |
| L.L.A. REQUIRED (7.5%) | 941 S.F. |
| L.L.A. PROVIDED | 1,463 S.F. |

NOTES:

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: LATERAL EXTENSION N/A. WASTEWATER TREATMENT PLANT: CEDAR CREEK
- MSD SEWERS ARE NOT AVAILABLE. SANITARY SEWER WILL BE SUPPLIED BY ON-SITE SEPTIC. BOARD OF HEALTH APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- DRAINAGE / STORM WATER DETENTION: STORM DRAINAGE SHALL BE ROUTED TO THE UNNAMED BLUR LINE STREAM THAT TRAVERSES THE SITE AS SHOWN ON THIS PLAN, AND IS SUBJECT TO MSD APPROVAL. DRAINAGE PATTERNS DEPICTED BY ARROWS ARE FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- ON-SITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPMENT PEAK FLOWS FOR THE 2, 10, 25, AND 50% OF THE 100-YEAR STORM OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- PROTECTION OF TREES TO BE PRESERVED: "CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA."
- THE DEVELOPMENT LIES IN THE FERM CREEK FIRE DISTRICT.
- ALL RADII TO BE 5' UNLESS OTHERWISE INDICATED.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL SERVICE STRUCTURES WILL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- WAIVER REQUESTED**
CHAPTER 10.2.4.B.1 - PROPERTY PERIMETER LBA
1. REQUEST WAIVER ALONG THE SOUTH LBA TO ALLOW FOR EASEMENT TO ENCROACH MORE THAN 50%.
2. REQUEST WAIVER ALONG THE WEST LBA TO ALLOW FOR EASEMENT TO ENCROACH MORE THAN 50%.
- VARIANCE REQUESTED**
CHAPTER 5.3-5 TABLE 5.3.2 - DIMENSIONAL STANDARDS: NON-RESIDENTIAL USES
1. REQUEST VARIANCE OF 25' FROM THE 50' NON-RESIDENTIAL TO RESIDENTIAL SETBACK (NO LOADING).

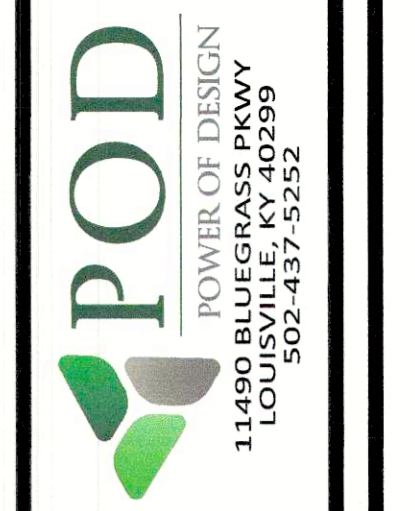
DRAINAGE CALCULATIONS:

RUNOFF AREAS:
OVERALL SITE SITE AREA = 7.42 ACRES (323,196 S.F.) PROPOSED IMPERVIOUS AREA = 178,196 S.F. PROPOSED PERVIOUS AREA = 145,000 S.F. EXISTING IMPERVIOUS AREA = 0 S.F.

DETENTION BASIN CALCULATIONS:

VOLUME:
X = Δ CRA / 12
AC = 0.62 - 0.25 - 0.37
A = 7.42 ACRES
R = 2.8 INCHES
X = (0.37)(7.42)(2.8)/12 = 0.64 AC-FT.
WATERSHED INCREASE = 50% CEDAR CREEK
X = 0.96 AC-FT.
PROVIDED BASIN = 0.30 AC FT.

ADDITIONAL STORAGE VOLUME NEEDED WILL BE PROVIDED IN ON-SITE STORM SEWERS.



DEVELOPER
BUCK CREEK EXPORTATION, LLC
720 EAST LEWIS & CLARK PKWY
CLARKSVILLE, TN 37039
DB 6514, PG. 213
JEFFERSONVILLE, IN 47130
PHONE# (812) 285-1940

OWNER
THE STORAGE PROJECT
AT BARDSTOWN ROAD
7500 BARDSTOWN ROAD
LOUISVILLE, KY 40219
T.B. 647, LOT 7

PROJECT
REZONING & CONDITIONAL USE PERMIT DEVELOPMENT PLAN

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|---|-----|
| 3 | 5/9/18 | REV. WAIVER & VARIANCE NOTE | MEP |
| 2 | 3/9/18 | AND ADDED BRICK WALL & WOOD PRIVACY FENCE | MEP |
| 1 | 12/18/17 | POS. MSD, DPW COMMENTS | MEP |
| 1 | 12/18/17 | PER PRE-APP COMMENTS | MEP |

DATE
10.30.2017
SHEET NO.
1 OF 1