

BEARING TABLE C-1 TO CM ZONING (ZC)			
ZC1	S 59° 56' 49" E	490.20'	
ZC2	S 36° 08' 38" W	137.11'	
ZC3	N 85° 00' 23" W	254.14'	R=300.00'
ZC4	N 30° 03' 11" E	267.01'	

STORM WATER NOTES:

ALLOWANCE FOR REQUIRED POST DEVELOPMENT RETENTION INCLUDED IN BROOKRIDGE VILLAGE SUBDIVISION DESIGN. LOT 3 WAS INCLUDED IN BROOKRIDGE DEVELOPMENT AREA 3. THE FOLLOWING ASSUMPTIONS WERE UTILIZED:

PER ANALYSIS:			
IDLE AREA OF LOT 3	0.0 AC.		
DEVELOPED AREA OF LOT 3	2.43 AC.		
CN DEVELOPED	90		
PER DETAILED PLAN:			
BUILDING	25,546 Sq.Ft.		
PAVEMENT AND WALKS(ONSITE)	21,718 Sq.Ft.		
PAVEMENT (ROADWAY & PARKING)	22,344 Sq.Ft.		
PERVIOUS TOTAL	69,608 Sq.Ft.	$= 1.60 \times 98 = 157$	
PERVIOUS TOTAL	36,061 Sq.Ft.	$= 0.83 \times 70 = 58$	
TOTALS:	2.43 AC.	215	

CN = 215/2.43 = 89
SINCE THE CALCULATED CN IS LESS THAN PREVIOUS ASSUMPTION USED FOR RETENTION DESIGN, NO ADDITIONAL DETENTION CAPACITY WILL BE REQUIRED

LANDSCAPE NOTES

1. PERIMETER REQUIREMENTS

PROPERTY IN TRANSITION ZONE

REAR YARD - COMMERCIAL ADJACENT TO GENE SYNDER - 525' LENGTH PER 10.3.7.A.1 - 50' BUFFER WITH 1 TYPE A OR B TREE/30' AND 1 LARGE SHRUB/20' THEREFORE 525/30 = 18 TREES & 525/20 = 27 LARGE SHRUBS REQUIRED WAIVER REQUESTED TO REDUCE WIDTH TO 30' AND PROVIDE 8' SCREEN

EAST YARD - COMMERCIAL(CM) ADJACENT TO OTF - 130' LENGTH PER 10.2.4 - 15' YARD WITH 8' SCREEN & TYPE 4 PLANTING DENSITY THEREFORE 135/33.3 = 5 TREES REQUIRED

WEST YARD - COMMERCIAL (CM) ADJACENT TO C-1 PER 10.2.4 - NO BUFFER REQUIRED

ALONG BROOKRIDGE VILLAGE BOULEVARD - NO UNENCLOSED VEHICLE USE AREA THEREFORE NO LANDSCAPE BUFFER REQUIRED.

2. INTERIOR LANDSCAPE AREA

VEHICLE USE AREA = 21,718 SQ.FT.
PER 10.2.12. - ILA NOT REQUIRED FOR ENCLOSED VUA
REQUIRED ILA = 0

3. CANOPY CALCULATIONS

ASSUMED CANOPY PRESERVED = 0% (MAXIMUM REQUIREMENT)
FOR CLASS C COMMERCIAL-TOWN CENTER/CM = 20% REQUIRED
REQUIRED CANOPY = 0.20 x 70,845 SQ.FT. = 14,169 SQ.FT.
REQUIRED TYPE "A" TREES (>1-3/4" & <3") = 14,169 SQ.FT./720 = 20 TREES

CANOPY REQUIREMENTS MET BY TREES REQUIRED FOR GENE SYNDER BUFFER (20) AND TREES REQUIRED FOR EAST YARD BUFFER (5).

GENERAL EROSION PREVENTION AND SEDIMENT CONTROL NOTES

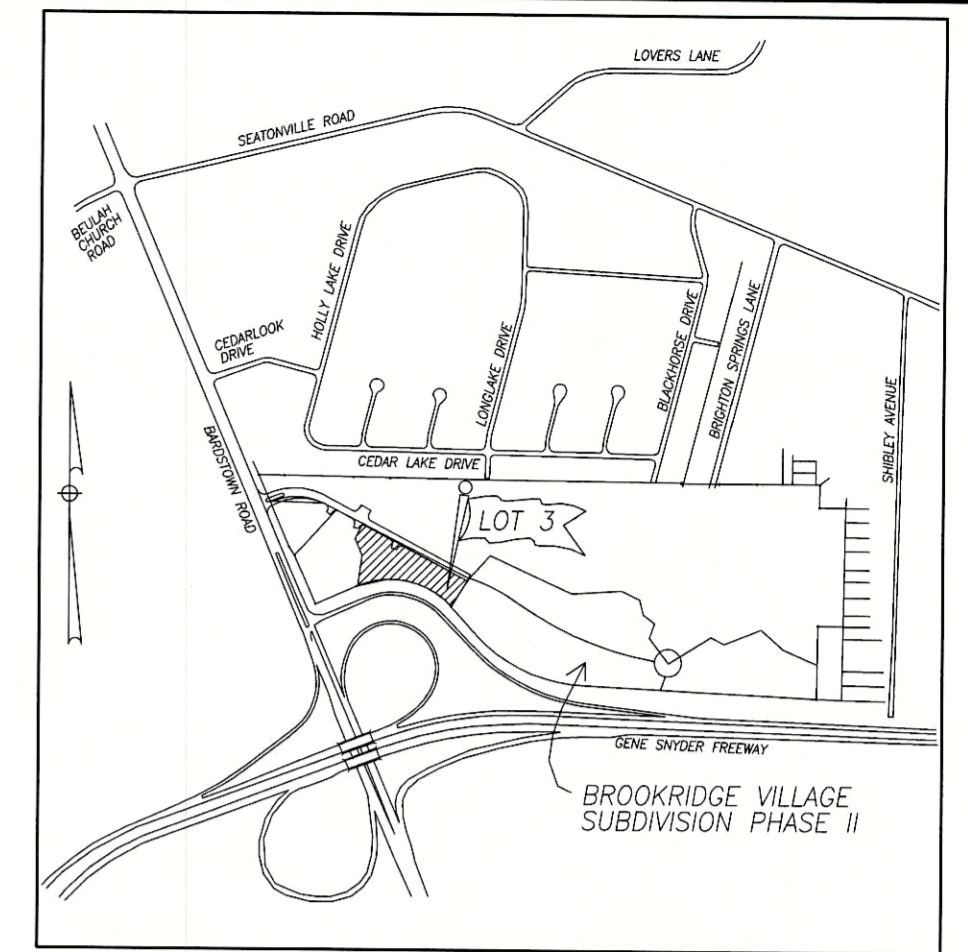
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED 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 SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE 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 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.



SITE MAP - NO SCALE

PARKING REQUIREMENTS:

1.) NO ON-SITE EMPLOYEES PROPOSED

MINIMUM PARKING REQUIRED (9.1.2C) - 1 SPACE FOR EACH 1.5 EMPLOYEE BASED ON COMBINED EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS THE SECOND SHIFT: NO SPACES REQUIRED

MAXIMUM PARKING ALLOWED (9.1.2C) - 1 SPACE FOR EACH 1.0 EMPLOYEE BASED ON COMBINED EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS THE SECOND SHIFT: NO SPACES REQUIRED

GENERAL NOTES:

- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- PRIOR TO ANY CONSTRUCTION ACTIVITY, AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL.
- 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 MANAGEMENT PRACTICES.
- NO SANITARY FACILITIES PROPOSED FOR THIS PROJECT.
- BINDING ELEMENTS FROM THE ORIGINAL ZONING (09-026-98) SHALL BE FOLLOWED UNLESS AMENDED.

DEVELOPMENT NOTES - LOT 3

EXISTING LAND USE:	VACANT
EXISTING ZONING:	C-1 (09-026-98)
EXISTING FORM DISTRICT:	TC - TOWN CENTER
PROPOSED LAND USE:	Mini - Storage Facility
PROPOSED ZONING:	CM

TOTAL LOT SIZE	2.43 ACRES (105,925 Sq.Ft.)
PORTION TO BE REZONED	1.62 ACRES (70,845 Sq.Ft.)

UNIT SUMMARY		
10' X 20'	88	17,600 SQ.FT
10' X 30'	8	2,400 SQ.FT
5' X 10'	14	700 SQ.FT
TOTAL	110	20,700 SQ.FT

MAX BUILDING HEIGHT - 12'
NOTE:
NO FREE STANDING SIGNS REQUESTED.

PROPERTY OWNERSHIP INFORMATION :

Noltemeyer Capital LLP
122 North Peterson Avenue
Louisville KY 40206
Deed book 10224, Page 0254
Lot 3 of Plat Book 48, Page 67
Tax Block 3505, Lot 3

WAIVER REQUEST

- WAIVER REQUESTED FROM LDC 10.3.7.A.1 TO REDUCE WIDTH OF GENE SYNDER BUFFER FROM 50' TO 30' AND PROVIDE 8' SCREEN
- WAIVER REQUESTED FROM LDC 10.2.4 TO ELIMINATE 25' PERIMETER LBA REQUIRED BETWEEN R-5A AND C-1

RECEIVED
MAY 10 2016
PLANNING &
DESIGN SERVICES

CHANGE OF ZONING PLAN
FROM C-1 TO CM &
FROM R5-A TO C-1

FOR
MINI-STORAGE FACILITIES
AND ACCESS

LOT 3
BROOKRIDGE VILLAGE SUBDIVISION
10200 BROOKRIDGE
VILLAGE BLVD.

FOR
NOLTEMEYER CAPITAL LLLP
122 N PETERSON
LOUISVILLE KY 40206

SCALE: 1" = 30' DATE: DECEMBER 22, 2015

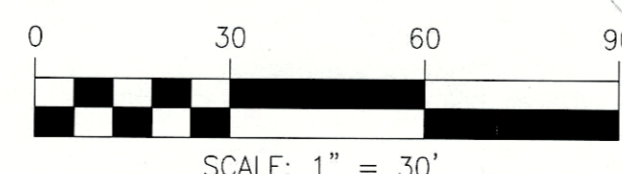
KEAL & ASSOCIATES, Inc.
Consulting Engineers
P.O. Box 5130
Louisville, Kentucky 40255
(502) 583-1984

PLAN NOTES

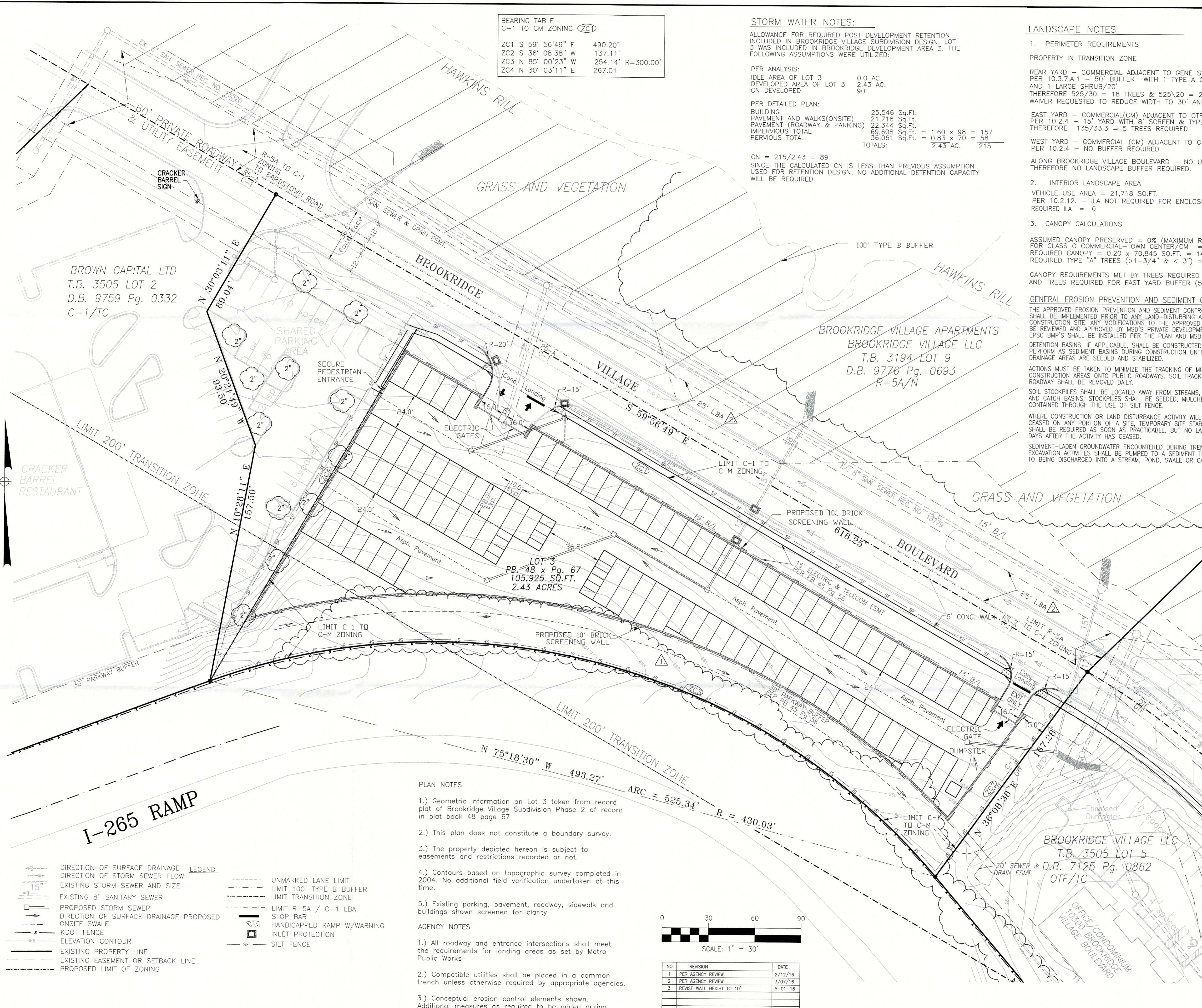
- Geometric information on Lot 3 taken from record plat of Brookridge Village Subdivision Phase 2 of record in plat book 48 page 67
- This plan does not constitute a boundary survey.
- The property depicted hereon is subject to easements and restrictions recorded or not.
- Contours based on topographic survey completed in 2004. No additional field verification undertaken at this time.
- Existing parking, pavement, roadway, sidewalk and buildings shown screened for clarity

AGENCY NOTES

- 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.
- Conceptual erosion control elements shown. Additional measures as required to be added during construction drawing development.



NO.	REVISION	DATE
1	PER AGENCY REVIEW	2/13/16
2	PER AGENCY REVIEW	3/07/16
3	REVISE WALL HEIGHT TO 10'	5-01-16



LEGEND	
	DIRECTION OF SURFACE DRAINAGE
	DIRECTION OF STORM SEWER FLOW
	EXISTING 8" SANITARY SEWER
	PROPOSED STORM SEWER
	DIRECTION OF SURFACE DRAINAGE PROPOSED
	ON-SITE SWALE
	ELEVATION CONTOUR
	EXISTING PROPERTY LINE
	EXISTING EASEMENT OR SETBACK LINE
	PROPOSED LIMIT OF ZONING
	UNMARKED LANE LIMIT
	LIMIT 100' TYPE B BUFFER
	LIMIT TRANSITION ZONE
	LIMIT R-5A / C-1 LBA
	STOP BAR
	HANDICAPPED RAMP W/WARNING
	INLET PROTECTION
	SILT FENCE