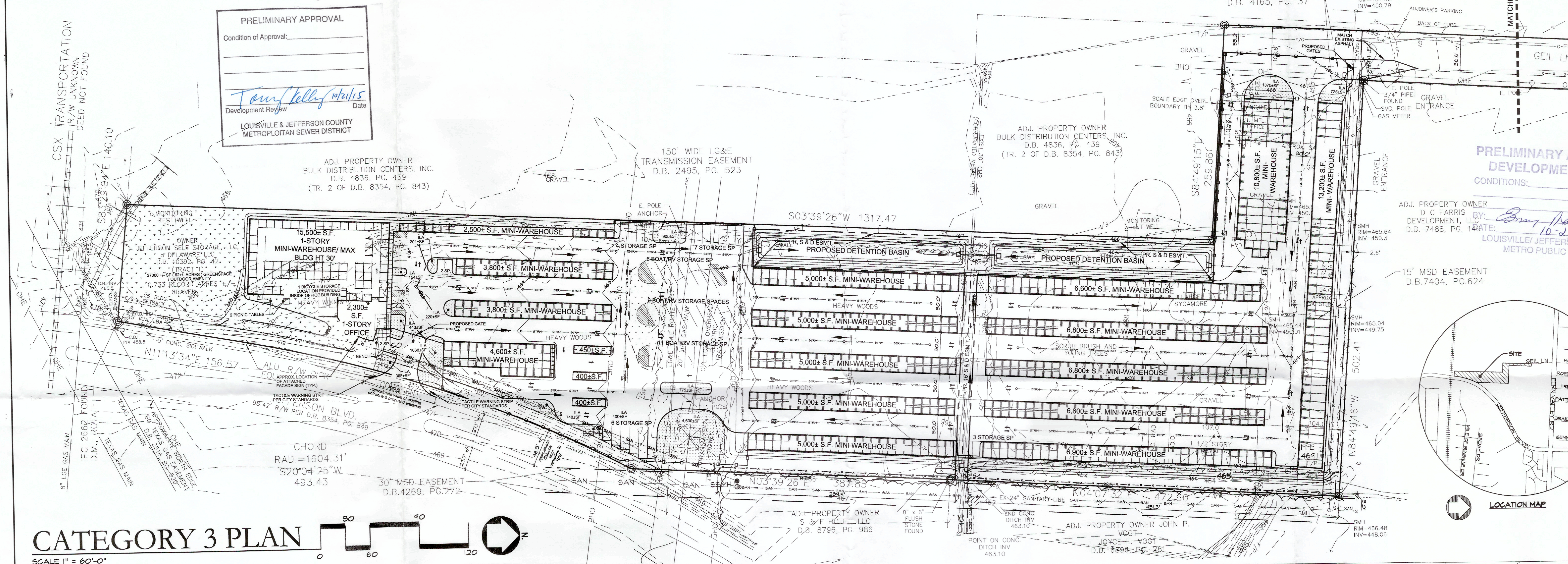


CATEGORY 3 PLAN

SCALE 1" = 60'-0"

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING OR COMMERCIAL SIGNS SHALL BE PERMITTED METRO WORKS R/W.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
4. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
5. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
6. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER 'KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
7. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

GENERAL NOTES:

1. 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.
2. TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED 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.
4. THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
5. ATTACHED FACADE SIGNAGE SHALL MEET THE REQUIREMENTS OF THE LDC.
6. ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARY TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (ie. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
7. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
8. ALL RADII TO BE 5' UNLESS OTHERWISE INDICATED.
9. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
10. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM WITH 6" INTEGRAL CURB.
11. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
12. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
13. ALL DRIVING AND PARKING WILL BE ON A HARD DURABLE SURFACE.
14. PROPOSED BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM 6" SANITARY SEWER.
15. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISIVILLE JEFFERSON COUNTY METRO ORDINANCES
16. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

TREE CANOPY DATA:

GROSS SITE AREA	467,529.5 SF +/-
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY PERCENTAGE	36%
EX TREE CANOPY TO BE PRESERVED	0 SF (0%)
TOTAL TREE CANOPY REQUIRED	93,505.9 SF (20%)
25 STREET TREES TYPE "A" TREES @ 1 3/4" CAL. (900 SF CREDIT EACH)	22,500 SF
102 TREES TYPE "A" TREES @ 1 3/4" CAL. (720 SF CREDIT EACH)	73,440 SF
TOTAL TREE CANOPY PROVIDED	95,940 SF (20%)

SPECIAL DESIGN REQUIREMENT / OUTDOOR AMENITY:

TOTAL BUILDING FOOTPRINT	116,650+/- SF
OUTDOOR AMENITY REQUIRED* (10% X SF BUILDINGS)	11,665 +/- SF (.27+/- ACRES)
OUTDOOR AMENITY PROVIDED (INCLUDES 2 PICNIC TABLES AND 1 BENCH)	27,000+/- SF (.62+/- ACRES)

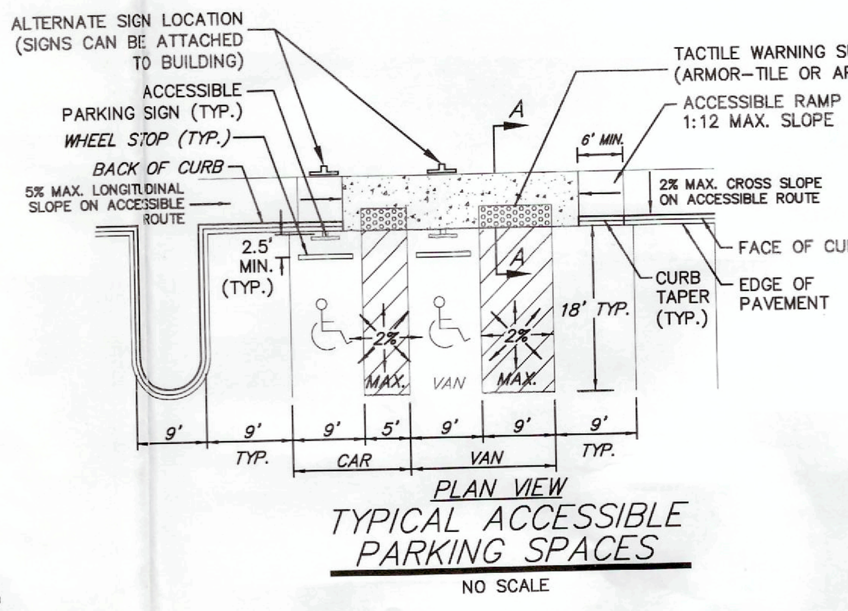
SITE DATA:

FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	EZ-1
EXISTING LAND USE	VACANT
PROPOSED ZONING	EZ-1
PROPOSED LAND USE	STORAGE UNITS
TOTAL LAND AREA	~ 10.73 AC. / 467,529.5 SF
PARKING	
WAREHOUSES:	
MIN. REQUIRED 1 SP/1.5 EMPLOYEE PER MAIN SHIFT PLUS SECOND SHIFT	2 SPACES
MAX. REQUIRED 1 SP/1 EMPLOYEE PER MAIN SHIFT PLUS SECOND SHIFT	2 SPACES
PARKING PROVIDED	2 SPACES
OFFICE:	
MIN. REQUIRED 1 SP/350 SF GROSS FLOOR AREA	7 SPACES
MAX. REQUIRED 1 SP/200 SF GROSS FLOOR AREA	12 SPACES
PARKING PROVIDED	10 SPACES
TOTAL PARKING PROVIDED ON SITE	12, INCLUDES 2 ADA SP.

LANDSCAPE DATA:

V.U.A.	
LOADING/MANEUVERING & STORAGE	157,539+/- SF
EMPLOYEE/VISITOR PARKING & ENTRANCE DRIVE	10,850 +/- SF
TOTAL V.U.A.	168,389+/- SF
ILA REQUIRED* (7.5% X 10,850 SF VUA)	814 +/- SF
ILA PROVIDED	3,158 +/- SF

* NIC LOADING/MANEUVERING AND STORAGE AREAS



PLAN VIEW
TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE

MSD STANDARD EPSC 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 (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.

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.

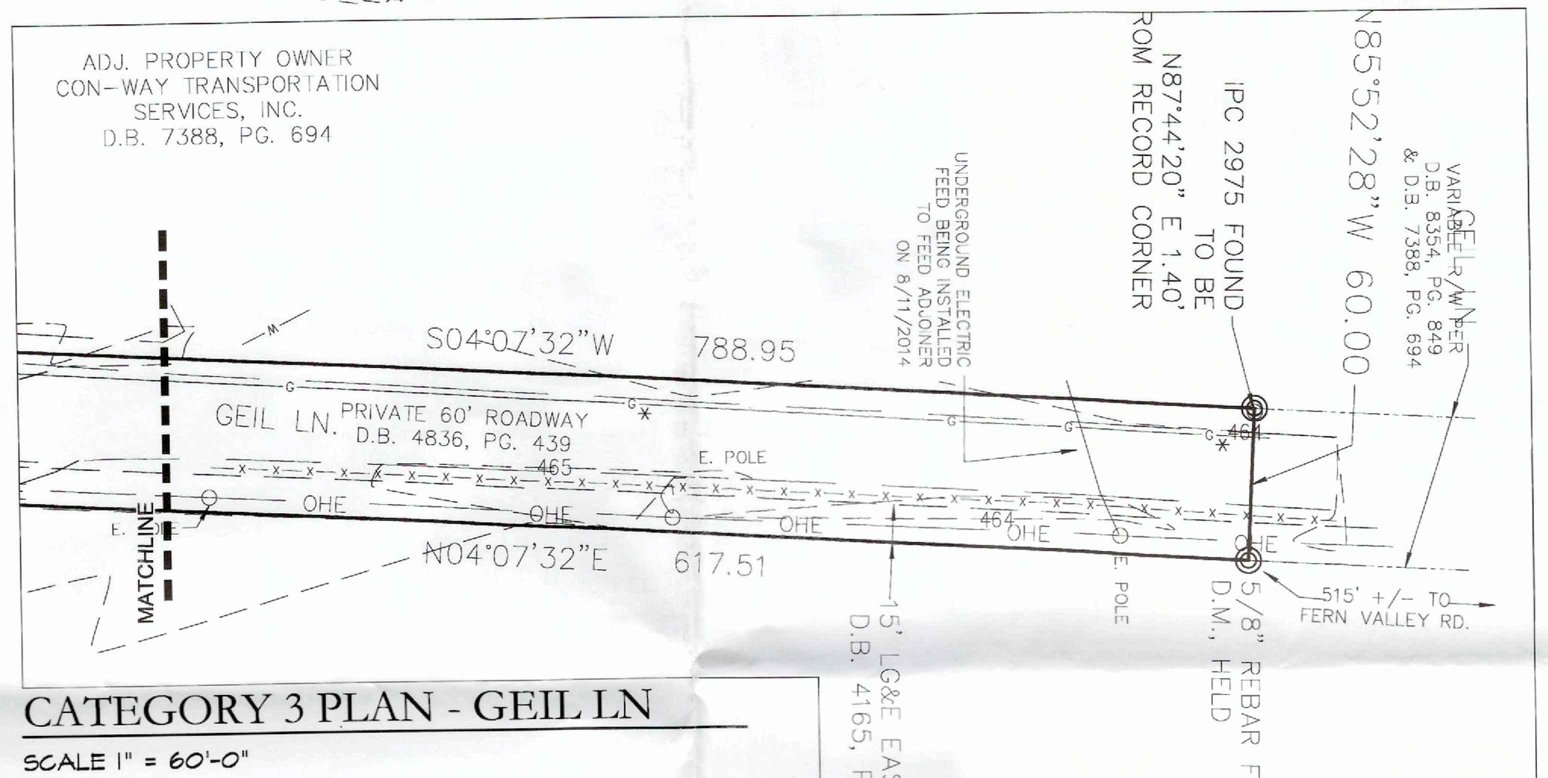
MSD NOTES:

KDOW AND COE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

1. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE DEREK GUTHRIE WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
2. DRAINAGE / STORM WATER DETENTION:
   ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWN STREAM CAPACITY, WHICH EVER IS MORE RESTRICTIVE.
3. 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.
4. EROSION & SILT CONTROL:
   A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH 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.
5. PORTIONS OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0094E).
6. FLOODPLAIN COMPENSATION TO BE PROVIDED OFFSITE AT A 1.5:1 RATIO FOR ALL FILL UP TO ELEVATION 467.8 ACROSS THE SITE.
7. DISTRICT 15' SEWER AND DRAINAGE EASEMENT.
8. LOWEST FINISHED FLOOR SHALL BE AT OR ABOVE 468.8 OF ALL STRUCTURES.
9. A WATER SHED STUDY SHALL BE SUBMITTED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL TO VERIFY THIS DEVELOPMENT DOES NOT BACK UP WATER ON TO ANY ADJACENT PROPERTIES.
10. SD DRAINAGE BOND REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

DETENTION CALCULATIONS:

$\frac{2.9}{12}(0.86-0.61) \times 10.7AC = 0.65$ AC-FT



CATEGORY 3 PLAN - GEIL LN

SCALE 1" = 60'-0"

LEGEND:

SITE WALL	CHAIN LINK FENCE
CONCRETE CURB & GUTTER	E/G EDGE OF GRAVEL
PROPOSED FENCE	SMH SEWER MANHOLE
PROPOSED CONTOUR	S SANITARY SEWER LINE
R/W RIGHT OF WAY	EXISTING CONTOUR
PROPERTY LINE	467.2+ SPOT ELEVATION
F FIELD MEASURED	W/L POTENTIAL WETLANDS PER LOJIC.ORG
EP EDGE OF PAVEMENT	F/P FEMA 100 YR. FLOODPLAIN
WATER VALVE	G GAS LINE
WATER METER	T BURIED TELEPHONE
GAS VALVE	UE BURIED ELECTRIC
IPC 2662 FOUND (U.O.N.)	
DRAINAGE DIRECTION	
OS PROPOSED OUTLET STRUCTURE	
CB PROPOSED CATCH BASIN	
HW PROPOSED HEADWALL	
PROPOSED STORM LINE	
ILA (INTERIOR LANDSCAPE AREA)	
OUTDOOR AMENITY : GREENSPACE	

UTILITY NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER **KENTUCKY 811** (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) 48 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). WHEN CONTACTING THE **KENTUCKY 811** CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT B.U.D. @ #811 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

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CATEGORY 3 PLAN

SHEET TITLE: CATEGORY 3 PLAN

JOB NAME: KEN'S SELF STORAGE
6501 GEIL LANE
LOUISVILLE, KY 40219
TAX BLOCK: 0633 LOT: 0330 SUBLOT:0000

OWNER/DEVELOPER: WINEBRENNER CAPITAL MANAGEMENT
10602 TIMBERWOOD CIRCLE/13
LOUISVILLE, KY. 40223
(502) 671-0015

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DATE	07.13.2015
PRODUCED BY:	BJM / EDP
NOTES:	REV 08.24.2015
	REV 09.21.2015
	REV 10.01.2015
	REV 10.15.2015

SHEET NUMBER
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