



STORMWATER MANAGEMENT INFORMATION	
PRE-DEVELOPED	POST-DEVELOPED
COMPOSITE CURVE NUMBER: 66 IMPERVIOUS AREA: 0.05 ACRES	CURVE NUMBER: 84 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 2.99 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: 56,465 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 15'
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	305 SF (7.5%)
ILA REQUIRED	614 SF (15.1%)
ILA PROVIDED	
MANEUVERING AREA VUA	41,553 SF
TOTAL VUA PROPOSED	3,117 SF (7.5%)
ILA REQUIRED	3,222 SF (7.8%)
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/6" 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
- ⊙ BSBL BUILDING SET BACK LINE
- PROPERTY LINE
- SETBACK LINE
- EASEMENTS
- LOT LINE TO BE ABANDONED
- CENTERLINE
- GAS LINE
- OH OVERHEAD UTILITIES
- BURIED TELEPHONE
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER LINE
- 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 9860 PAGE 804
DEED BOOK 8509 PAGES 863
PARCEL ID: 104806800000

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

AREA FOR FUTURE 30' ACCESS EASEMENT FOR NORTH PROPERTY REQUIRED IF PROPERTY EVER DEVELOPS WINON-RESIDENTIAL USE. THE NORTH PROPERTY OWNER 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 ENTRANCE TO BE REMOVED

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

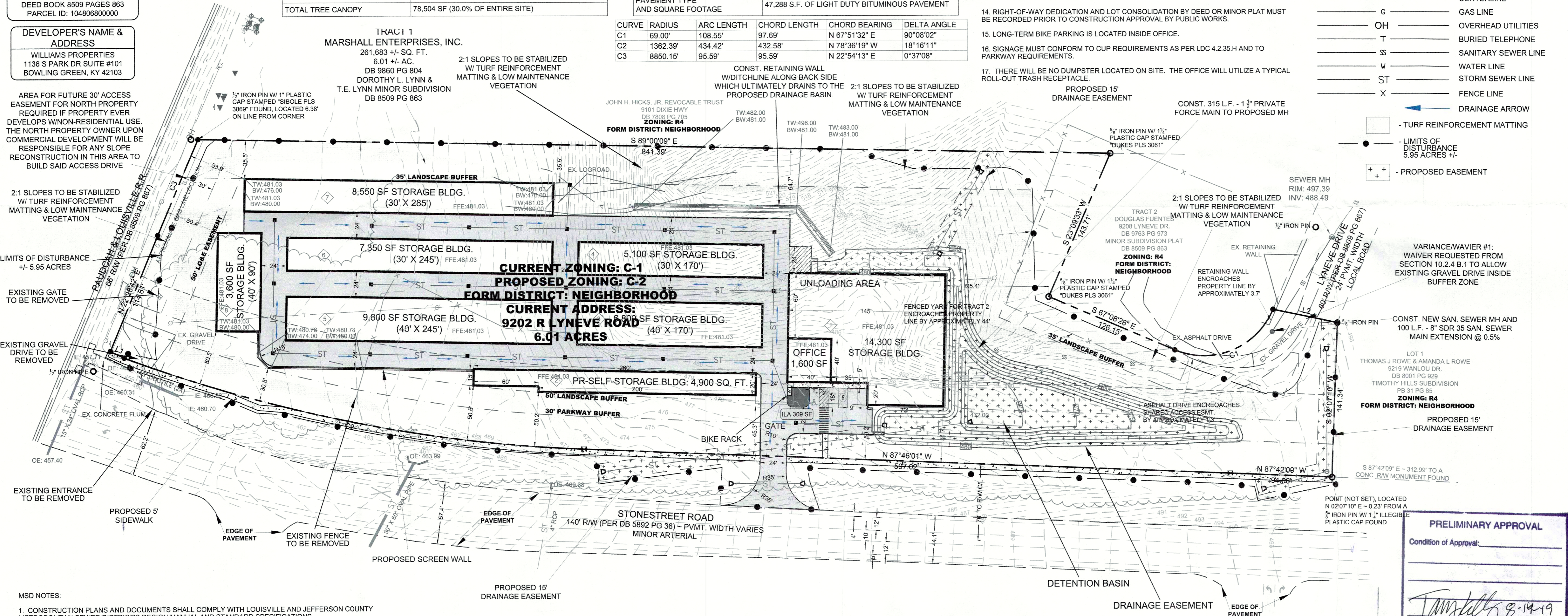
2:1 SLOPES TO BE STABILIZED W/ TURF REINFORCEMENT MATTING & LOW MAINTENANCE VEGETATION

CONST. RETAINING WALL W/ DITCHLINE ALONG BACK SIDE WHICH ULTIMATELY DRAINS TO THE PROPOSED DRAINAGE BASIN

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

PROPOSED 15' DRAINAGE EASEMENT

CONST. 315 L.F. - 1 1/2" PRIVATE FORCE MAIN TO PROPOSED MH



- MSD NOTES:**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA 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

DATE: 08/15/19
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 #21111C0105E, 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.

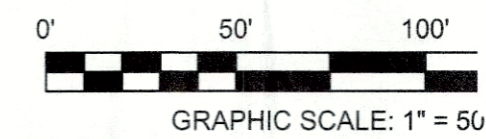
FENCING DETAILS NOTE:

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

VARIANCES/WAIVERS REQUIRED:

- WAIVER OF 10.24 B.1 REQUIRED TO PERMIT EXISTING GRAVEL DRIVE INSIDE BUFFER ZONE.

PRELIMINARY APPROVAL
Condition of Approval:
[Signature] 8-14-19
Development Review Date
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 938
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
JUL 29 2019
DESIGN SERVICES

DP
DEVELOPMENT PLAN

WM #9078

19ZONE1041