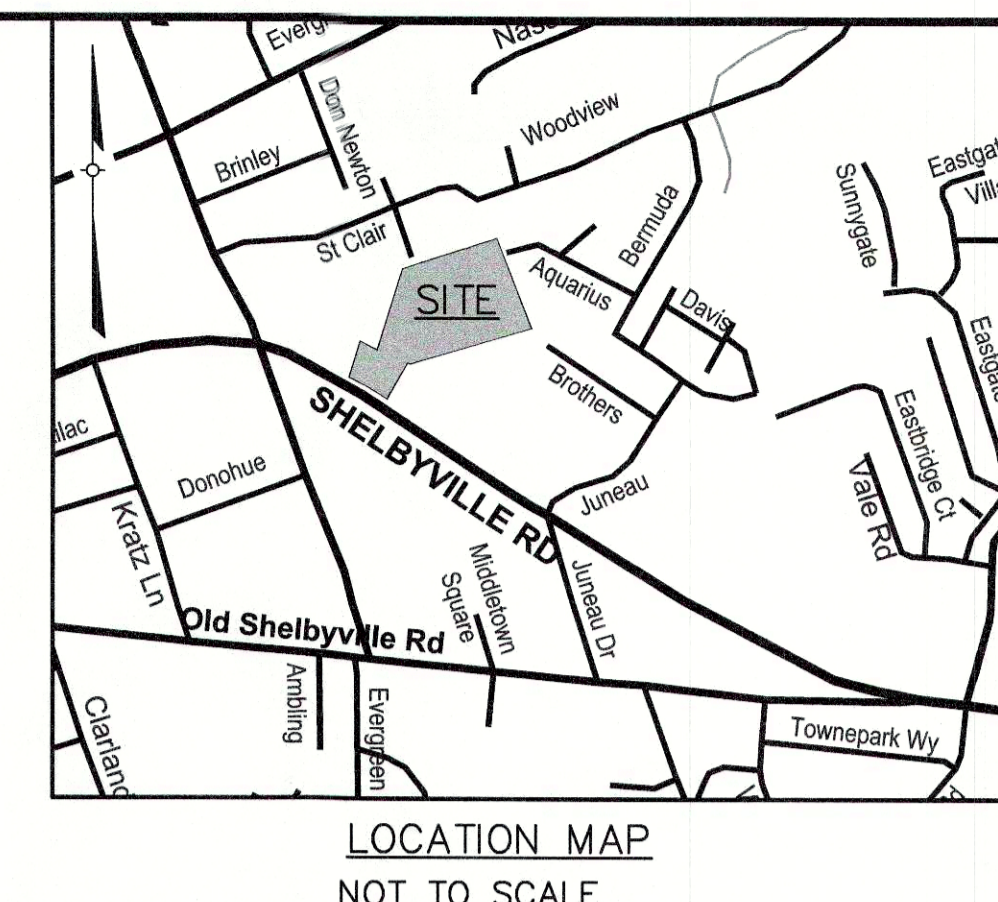


CONDITIONAL USE PERMIT:
 1. (TRACTS 1 & 2) A Conditional Use Permit is requested from Section 4.2.35 of the Louisville Metro Land Development Code for Mini-Warehouses

VARIANCE REQUESTED
 1. (TRACT 2) A Variance is requested from Section 5.3.1.C.5 Table 5.3.2 of the Louisville Metro Land Development Code to vary the 50 ft. Non-residential to Residential setback for the property line adjacent to the Middletown Professional Park LLC property.



SITE IS LOCATED IN THE CITY OF MIDDLETOWN AND IS SUBJECT TO THE LOUISVILLE METRO LAND DEVELOPMENT CODE DATED JULY 2004, WITH AMENDMENTS PER THE CITY OF MIDDLETOWN.

TRACT 1 DATA

TRACT 1 SITE AREA = 0.45 Ac. (19,737 SF)
 EXISTING ZONING TO REMAIN = C-2 (C.U.P. REQUESTED)
 FORM DISTRICT = SUBURBAN MARKETPLACE CORRIDOR
 EXISTING USE = COMMERCIAL
 PROPOSED USE = OFFICE FOR TRACT 2 STORAGE FACILITY
 PROPOSED OFFICE AREA = 1,792 SF
 F.A.R. = 0.09 (5.0 MAX. ALLOWED)
 BUILDING HEIGHT = 1 STORY (35' MAX. ALLOWED NFD)

PARKING REQUIRED

OFFICE = 5 SP
 1792/350 S.F. MIN. = 5 SP
 1792/200 S.F. MAX. = 9 SP
 -10% TARC REDUCTION = 5 SP 10 SP
 TOTAL PARKING PROVIDED = 9 SPACES
 (2 HC SP INCLUDED)

VEHICULAR USE AREA

INTERIOR LANDSCAPE AREA REQUIRED = 7,685 SF
 INTERIOR LANDSCAPE AREA PROVIDED = 576 SF
 607 SF

TRACT 2 DATA

TRACT 2 SITE AREA = 7.94 Ac. (345,864 SF)
 EXISTING ZONING = R-4
 PROPOSED ZONING = C-2 (C.U.P. REQUESTED)
 FORM DISTRICT = NEIGHBORHOOD
 EXISTING USE = RESIDENTIAL
 PROPOSED USE = STORAGE FACILITY
 PROPOSED BUILDING AREA = 144,737 SF
 F.A.R. = 0.42 (5.0 MAX. ALLOWED)
 BUILDING HEIGHT = 1 STORY (15' MAX. ALLOWED PER C.U.P. SECTION 4.2.35)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- A KTC encroachment permit and bond will be required for all work done in the right-of-way prior to construction plan approval.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading 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. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- City of Middletown approval will be required.
- A crossover access agreement shall be recorded between Tracts 1 and 2 prior to Metro Public Works construction plan approval.
- A Minor Plan or Deed of Consolidation for Tract 2 shall be recorded prior to Metro Public Works construction plan approval.
- A Shelbville Road right-of-way dedication waiver has been approved by Metro Public Works.

MSD NOTES:

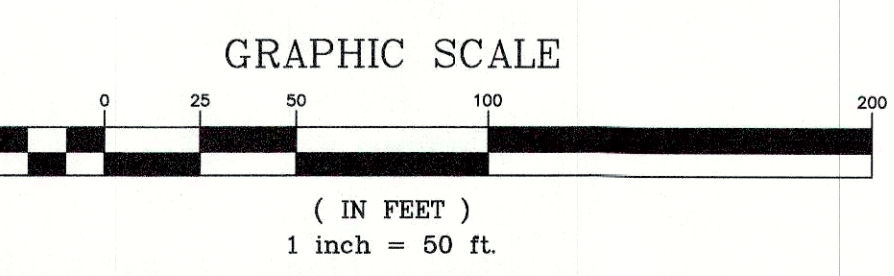
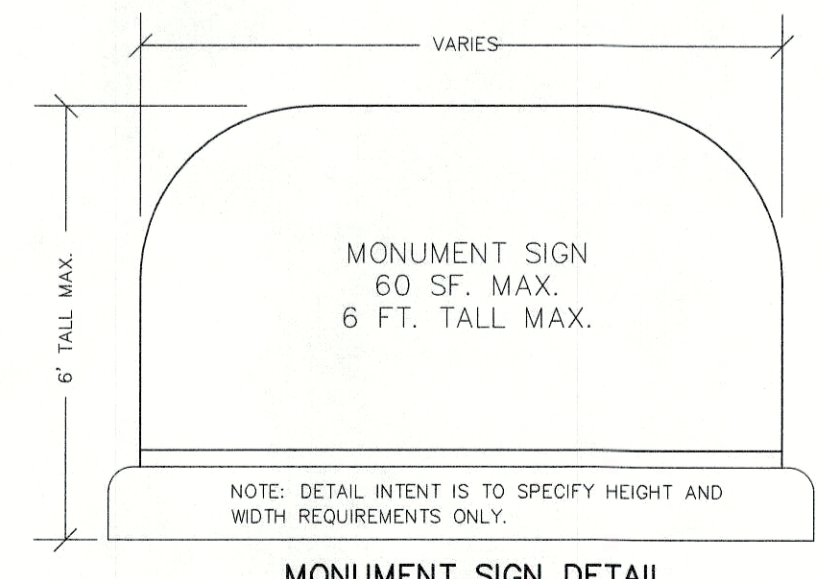
- Construction plans and documents shall comply with Louisville and Jefferson County Metro Sewer District Design Manual and Standard Specifications
- Sanitary sewer service is existing.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0046 E dated December 5, 2006.
- Drainage pattern depicted by arrows (=>) is for conceptual purposes. 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.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Postdeveloped peak flows will be limited to pre-developed peaks for the 2, 10, 25 and 100-year storms or to the capacity of the downstream system, whichever is more restrictive.
- A Downstream Facilities Capacity Request was approved by MSD by letter dated January 4, 2018.
- 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.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- MSD drainage bond provided prior to construction plan approval.

DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C = 0.85 - 0.35 = 0.50$
 $A = 9.1$ ACRES
 $R = 2.8$ INCHES
 $X = (.50)(9.1)(2.8)/12 = 1.06$ AC.-FT.
 REQUIRED $X = 46,246$ CU.FT.
 PROVIDED BASIN = 12,000 SQ.FT.
 TOTAL = 12,000 SQ.FT. @ APPROX. 4' DEPTH = 48,000 CU.FT. > 46,246 CU.FT.

TREE CANOPY CALCULATIONS

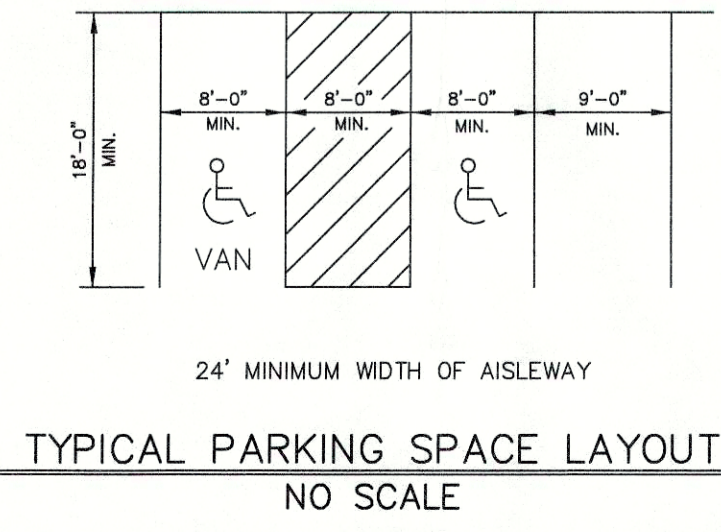
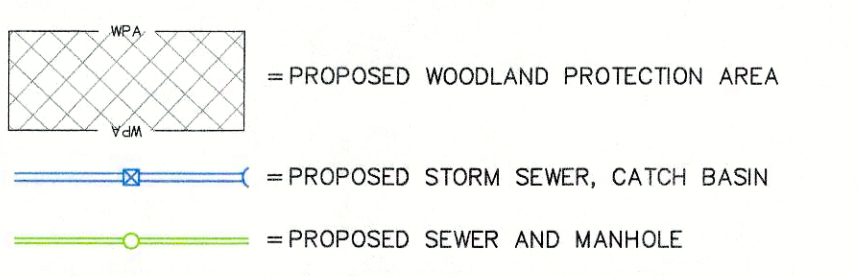
TOTAL SITE AREA = 365,601 SF
 TOTAL TREE CANOPY AREA REQUIRED = 20% (73,120 SF)
 EXISTING TREE CANOPY TO BE PRESERVED = 6% (22,829 SF)
 PROPOSED TREE CANOPY TO BE PLANTED = 14% (50,400 SF)
 TOTAL TREE CANOPY TO BE PROVIDED = 20% (73,229 SF)



MSD STANDARD EROSION CONTROLS

	STONE BAG CHECK DAM IN CONCRETE FLUMES
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE

LEGEND



REVISIONS

NO.	DATE	DESCRIPTION
1	3-9-18	FEB. 7, 2018 AGENCY COMMENTS
2	3-28-18	3-21-18 AGENCIES COMMENTS

BY: [Signature]
 AER
 SURVEYOR'S SEAL

PROJECT DATA

FILE NAME: 17134-DDP	SCALE: AS SHOWN
DATE: 3-28-18	DRAWN BY: BB/JS
CHECKED BY: AER	

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SCAPING • LANDSCAPE ARCHITECTURE
 605 WASHINGTON AVENUE, SUITE 100, LOUISVILLE, KY 40202
 TEL: 502-261-1234 FAX: 502-261-1234

DETAILED DISTRICT DEVELOPMENT PLAN
12134 SHELBYVILLE ROAD
 DEVELOPER
STOR ALL SELF STORAGE
 253 WOMSTEAD DRIVE
 GRAYSON, KY 41143

JOB NO: 17134
 SHEET 1 OF 1

RECEIVED
 MAR 28 2018
 PLANNING & DESIGN SERVICES

OWNER: CATHY SNODGRASS 529 OLD STONE DR SIMPSONVILLE, KY 40067
 OWNER: BILLIE SUSAN & TIMOTHY A MUELLER 14706 GOLDEN LEAF PL LOUISVILLE, KY 40245
 OWNER: BILLIE SUSAN & TIMOTHY A MUELLER 14706 GOLDEN LEAF PL LOUISVILLE, KY 40245
 SITE ADDRESS: 12113 SHELBYVILLE ROAD TAX BLOCK 0023, LOT 0365 D.B. 5242, PG. 0354
 SITE ADDRESS: 12115 SHELBYVILLE ROAD TAX BLOCK 0023, LOT 0365 D.B. 10122, PG. 0613
 SITE ADDRESS: 12117 R SHELBYVILLE ROAD TAX BLOCK 0023, LOT 0340 D.B. 10680, PG. 0174
 COUNCIL DISTRICT - 19
 FIRE PROTECTION DISTRICT - MIDDLETOWN
 CASE: 1720NE1077
 MSD WM#: 8465