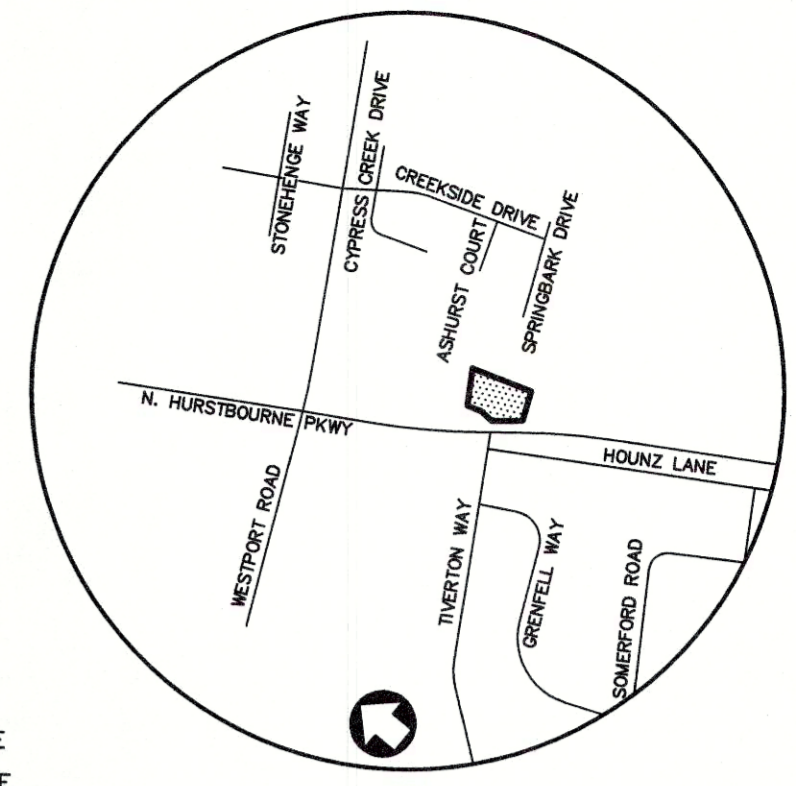


LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING TREE
- EXISTING FENCE
- EXISTING WATER LINE W/ SIZE
- EXISTING GAS
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND UTILITIES
- EXISTING UTILITY POLE
- EXISTING DOWN GUY
- EXISTING CATCH BASIN & YARD DRAIN W/ PIPE
- EXISTING HEADWALL W/ PIPE
- EXISTING DITCH
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED SLOPED & FLARED HEADWALL W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED FLOW ARROW
- PROPOSED REQUIRED YARD
- PROPOSED LANDSCAPE BUFFER AREA
- PROPOSED INTERIOR LANDSCAPE AREA



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PLANNING & DESIGN SERVICES

PROJECT DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	C-2
EXISTING USE	STORAGE
SITE AREA	1.45 ± AC.
BUILDING AREA:	
OFFICE	1,200 ± S.F.
STORAGE	88,800 ± S.F.
TOTAL	90,000 ± S.F.
FLOOR AREA RATIO (5.0 MAX)	1.42
BUILDING HEIGHT (35 MAX)	37.5' HT.
PARKING REQUIRED:	
OFFICE (MIN. 1SP/350 S.F.-MAX. 1SP/200 S.F.)	4-6 SPACES
EMPLOYEE (MIN. 1SP/1.5 EMP.-MAX. 1SP/1 EMP.)	8-12 SPACES
PARKING PROVIDED (INCLUDING 1 HOCP SPACE)	8 SPACES

LANDSCAPE DATA:

VEHICLE USE AREA	10,779± S.F.
I.L.A. REQUIRED (5% X VUA)	539± S.F.
I.L.A. PROVIDED	912± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	63,393± S.F. / 1.45± AC.
TREE CANOPY CATEGORY	CLASS C (0%-40%)
EXISTING TREE CANOPY*	6,438± S.F. (10%)
TREE CANOPY TO BE PRESERVED	1,200 S.F. (1.8%)
TREE CANOPY REQUIRED	12,678 S.F. (20%)
TREE CANOPY TO BE PLANTED	16,560 S.F.
23 TYPE 'A' TREES @ 1'-3 1/4" CAL. (720 S.F. CREDIT EACH)	
TOTAL TREE CANOPY PROVIDED	17,760 S.F. (28%)

*EXISTING TREE CANOPY SHOWN FROM AERIAL MAPPING AND FIELD WORK.

- GENERAL NOTES:**
- 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.
 - 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.
 - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES PREVENTING COMPACTING 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.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - THE DEVELOPMENT LIES IN THE WORTHINGTON/MIDDLETOWN FIRE DISTRICT.
 - RADI TO BE 4.5 UNLESS OTHERWISE INDICATED.
 - ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (I.E. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
 - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
 - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
 - MITIGATION MEASURES TO PREVENT FUGITIVE EMISSIONS REACHING ROADS AND NEIGHBORHOODS.
 - ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
 - MARK SITES, P.E. PERFORMED A KARST SURVEY AUGUST 1, 2016. THE SITE INSPECTION CONFIRMED THAT NO KARST FEATURES ARE PRESENT, WHICH IS CONSISTENT WITH THE KGS MAPPING FOR KARST FEATURES.

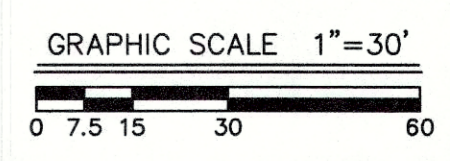
WAIVER REQUEST
1. A WAIVER OF 10.3.5.A.1 & TABLE 10.3.1 OF THE LDC IS REQUESTED TO ALLOW THE EXISTING BUILDING TO ENCRoACH THE 30' PARKWAY BUFFER AS SHOWN.

WAIVER: APPROVED PER #16DEVPLAN1161
1. A WAIVER OF 10.3.5.A.1 AND TABLE 10.3.1 OF THE LDC IS REQUESTED TO ALLOW PARKING SPACES AND MANEUVERING AREA TO ENCRoACH INTO THE 30' PARKWAY BUFFER AS SHOWN.
2. A WAIVER OF 10.2.4 OF THE LDC IS REQUESTED TO REDUCE THE LANDSCAPE BUFFER REQUIRED WHERE THE SITE IS ADJACENT TO RESIDENTIAL ZONING DISTRICTS TO PROVIDE A 20' LBA TO THE EAST AND A 15' LBA ALONG THE SOUTH PROPERTY LINE.
3. A WAIVER OF 5.5.B.1.0 TO NOT PROVIDE A VEHICULAR CONNECTION BETWEEN THE PARKING LOTS OF ADJUTING DEVELOPMENTS.

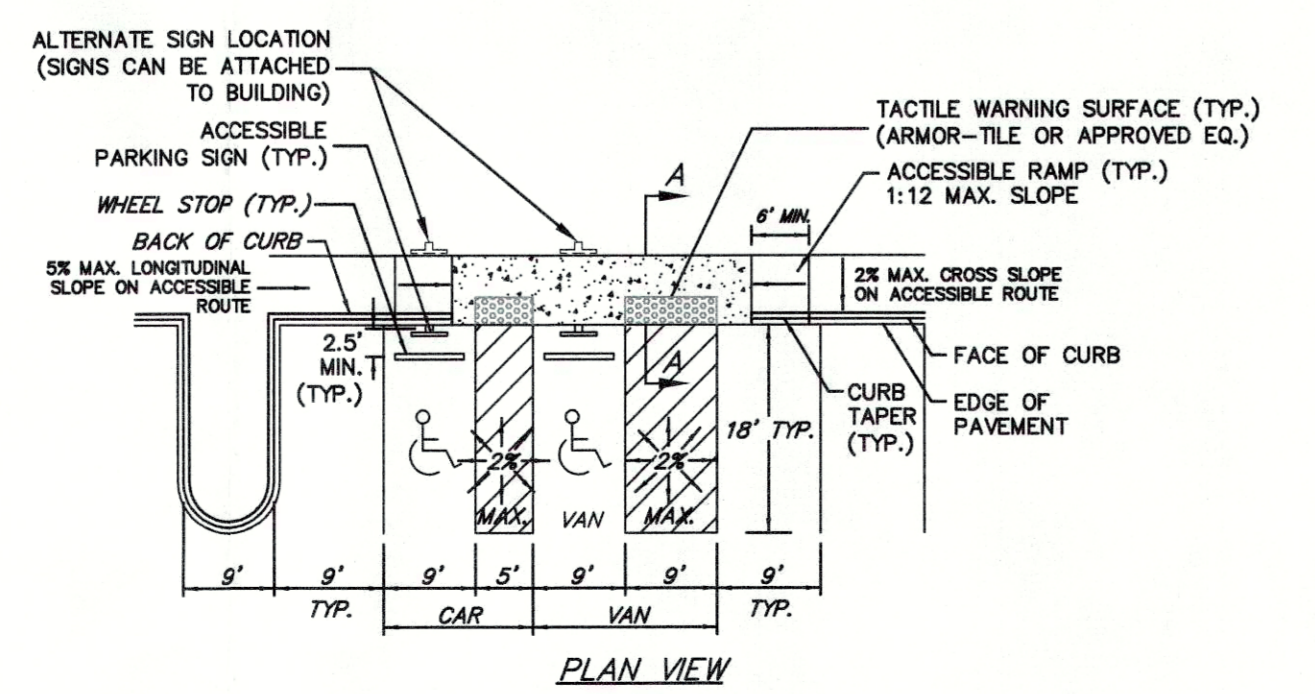
VARIANCE: APPROVED PER #16CUP1034
1. A VARIANCE OF 5.3.1.C.5, TABLE 5.3.2 OF THE LDC IS REQUESTED TO ALLOW THE BUILDING TO BE CLOSER THAN 30' WHERE THE SITE IS ADJACENT TO A RESIDENTIAL ZONE.
2. A VARIANCE OF 5.3.1.C.5, TABLE 5.3.2 OF THE LDC IS REQUESTED TO ALLOW THE BUILDING HEIGHT TO BE 37.5' & EXCEED THE MAXIMUM ALLOWED HEIGHT OF 30' BY 7.5'.

CUP MODIFICATION: APPROVED PER #16CUP1034
1. A MODIFICATION OF 4.2.35.B IS REQUESTED TO ALLOW THE BUILDING TO BE LESS THAN 30' FROM THE SIDE PROPERTY LINES OR PROPERTY LINES ADJUTING RESIDENTIAL AREAS & THEREBY REDUCING THE LANDSCAPE BUFFER AREA AS SHOWN ON THE PLAN.
2. A MODIFICATION OF 4.2.35.C IS REQUESTED TO ALLOW THE BUILDING TO EXCEED THE 1 STORY 15' IN HEIGHT LIMIT AND TO BE 3 STORIES AT 37.5' IN HEIGHT.

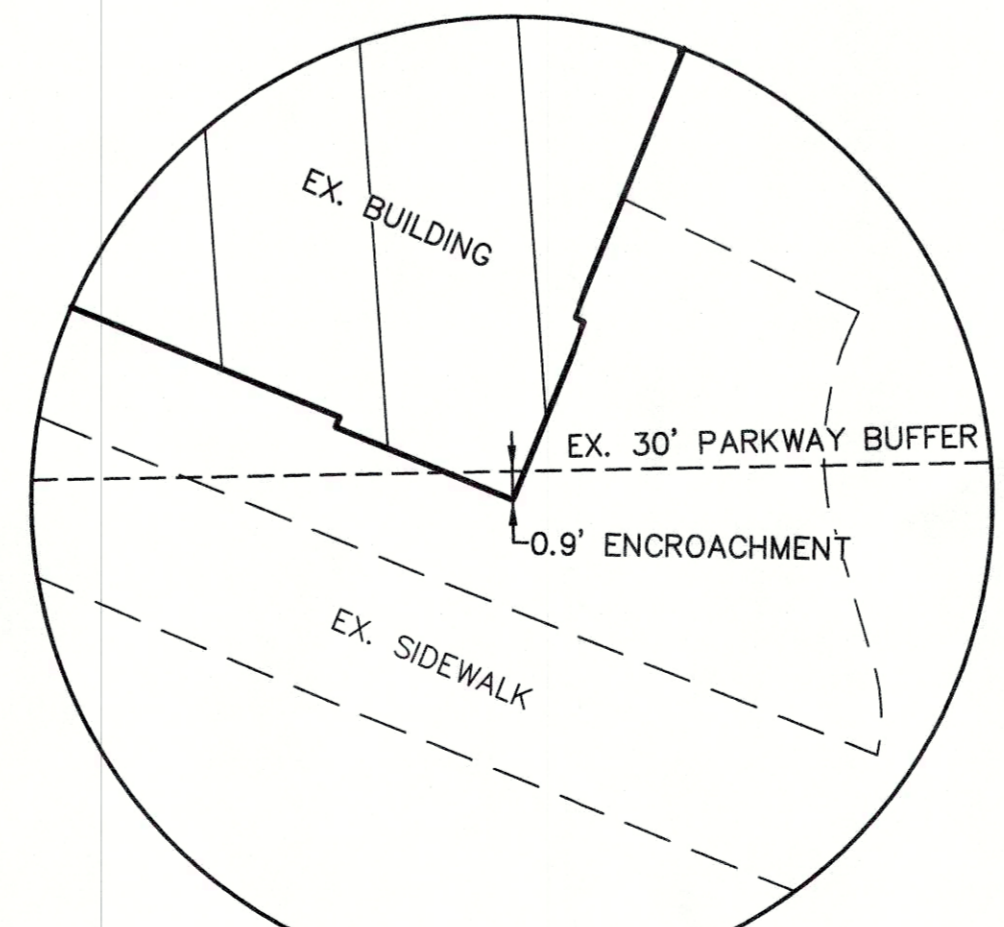
CASE #18WAIVER1047
PREVIOUS CASE 16CUP1034,
16DEVPLAN1161, 15DEVPLAN1106,
13ZONE1013 & 09-057-03
MSD WM #10239



STORMWATER POLLUTION PREVENTION PLAN NOTE:
THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP 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 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.
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-03.
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.



TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE



DETAIL "A"
NO SCALE

- MSD NOTES:**
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FORMAN WASTEWATER TREATMENT PLANT BY PROPERTY SERVICE CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE/STORMWATER DETENTION: DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPTUAL 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. POST-DEVELOPMENT PEAK FLOWS SHALL NOT EXCEED PRE-DEVELOPED PEAK FLOWS AT THE KTC 60" INLET PIPE SUBJECT TO KTC REVIEW AND APPROVAL. CONVEYANCE OF RUNOFF FROM THE SITE ONTO E.P. TOM SAWYER STATE PARK PROPERTY WILL REQUIRE DOCUMENTATION OF ACCEPTANCE FROM THE PARK AND DEDICATION OF MSD SANITARY SEWER AND DRAINAGE EASEMENT FROM THE PROPERTY BOUNDARY TO THE 60" OUTLET PIPE IF REQUESTED BY THE PARK. IN LIEU OF ON-SITE DETENTION THE SITE IS SUBJECT TO THE MSD REGIONAL FACILITIES FEE PROVIDED KTC AND STATE PARK ACCEPTANCE OF THE PROPOSED DRAINAGE IMPROVEMENTS IS GRANTED.
 - AN MSD DRAINAGE BOND WILL BE REQUIRED; AND SITE SUBJECT TO MSD'S REGIONAL FACILITY FEE.
 - AN EASEMENT PLAT FOR THE THROUGH DRAINAGE SYSTEMS MUST BE SUBMITTED TO MSD PRIOR TO CONSTRUCTION APPROVAL.
 - EROSION AND 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.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111C0018E).
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
 - NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY. CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
 - ALL DRAINAGE STRUCTURES WITHIN THE STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
 - UPON DEVELOPMENT OR REDEVELOPMENT OF THE PROPERTY TO THE EAST, 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.
 - PRIOR TO CONSTRUCTION PLAN APPROVAL METROCALL SHALL BE CONTACTED BY THE DEVELOPER TO DETERMINE IF SIGN RELOCATION OF THE SCHOOL FLASHER WITHIN THE RIGHT OF WAY IS REQUIRED.

MINDEL SCOTT
SURVEYING & PLANNING & LANDSCAPE ARCHITECTURE
512-485-1508
MindelScott.com

OWNER/DEVELOPER
HURSTBOURNE STORAGE LLC
871 RIDGEWAY LOOP ROAD
SUITE 107
MEMPHIS TN 38120

WAIVER OF PARKWAY BUFFER EXHIBIT
NORTH HURSTBOURNE STORAGE
2801 NORTH HURSTBOURNE PARKWAY
LOUISVILLE KY 40225
TAX BLOCK: 13 LOT: 77
D.B. 10865 PG. 878

Vertical Scale: N/A
Horizontal Scale: 1"=30'
Date: 11/5/18
Job Number: 3145
Sheet
1
of 1