



POWER OF DESIGN
11496 BARTLEY BLVD
LOUISVILLE, KY 40299
502-437-5252

DEVELOPER
arc
1517 FABRICON BLVD
JEFFERSONVILLE, IN 47130
PHONE# (812) 285-1940

OWNER
BUCK CREEK EXPORTATION, LLC
720 EAST LEWIS & CLARK PKWY
JEFFERSONVILLE, KY 47123
DB 651, PG. 213
DB 8811, PG. 555

PROJECT
THE STORAGE PROJECT
AT BARDSTOWN ROAD
7500 BARDSTOWN ROAD
LOUISVILLE, KY 40219
T.B. 647, LOT 7

REZONING & CONDITIONAL USE PERMIT DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION	BY
3	5/9/18	REV W/AVUER & VARIANCE NOTE AND ADDED BRICK WALL & WOOD PRIVACY FENCE	MEP
2	3/5/18	PDS, MSD, DPW COMMENTS	MEP
1	12/18/17	PER PRE-APP COMMENTS	MEP

DATE
10.30.2017

SHEET NO.
1 OF 1

SITE DATA:

MINI STORAGE FACILITY
EXISTING ZONING: R-4 NEIGHBORHOOD
EXISTING FORM DISTRICT: 6.475 ACRES (282,050 S.F.)
LAND AREA: VACANT
PROPOSED ZONING: C-2/W CONDITIONAL USE PERMIT
PROPOSED FORM DISTRICT: UNCHANGED
PROPOSED USE: MINI-STORAGE FACILITY

INDOOR COND. WAREHOUSE
BUILDING AREA: 50,350 S.F.± (350 UNITS±)

MINI-STORAGE WAREHOUSE 1
BUILDING AREA: 17,775 S.F.±

MINI-STORAGE WAREHOUSE 2
BUILDING AREA: 17,750 S.F.± (392 UNITS±)

MINI-STORAGE WAREHOUSE 3
BUILDING AREA: 8,300 S.F.±

MINI-STORAGE WAREHOUSE 4
BUILDING AREA: 6,750 S.F.±

TOTAL BUILDING AREA: 100,925 S.F.±

BUILDING HT. (INDOOR COND. STORAGE WAREHOUSE): 30' HT. / 2 STORY (15' MAXIMUM, SEE MODIFICATION REQUEST)

BUILDING HT. (MINI-STORAGE WAREHOUSE): 15' HT. / 1 STORY (15' MAXIMUM)

OFFICE BLDG. / SMALL SHOP RETAIL
EXISTING ZONING: R-4 NEIGHBORHOOD
EXISTING FORM DISTRICT: 0.945 ACRES (41,146 S.F.)
LAND AREA: VACANT
PROPOSED ZONING: C-1
PROPOSED FORM DISTRICT: UNCHANGED
PROPOSED USE: OFFICE BLDG. / SMALL SHOP RETAIL

OFFICE BLDG. / SMALL SHOP RETAIL: 4,250 S.F.± (OFFICE = 600 S.F. SHOP = 3,650 S.F.)

TOTAL SITE
FOOT PRINT IN NFD: 80,000 S.F. PROVIDED (80,000 S.F. MAXIMUM)

FLOOR AREA RATIO (F.A.R.): 0.325 (5.0 MAXIMUM)

PARKING SUMMARY:

ESTIMATED EMPLOYEES: 1

MINI STORAGE OFFICE (600 S.F.) PARKING MIN.: 1 SPACE (1 PARKING SPACE PER 1.5 EMPLOYEES)

MINI STORAGE OFFICE (600 S.F.) PARKING MAX.: 1 SPACE (1 PARKING SPACE PER EMPLOYEE)

3,650 S.F. SMALL SHOP RETAIL MIN.: 15 SPACES (1:250 S.F.)

3,650 S.F. SMALL SHOP RETAIL MAX.: 24 SPACES (1:150 S.F.)

TOTAL PARKING MIN.: 16 SPACES

TOTAL PARKING MAX.: 25 SPACES

TOTAL PARKING PROVIDED: 18 SPACES (W/ 2 HANDI-CAP SPACES)

TREE CANOPY CALCULATION:

CANOPY CLASS	LAND AREA	EX. TREE CANOPY	EX. TREE CANOPY PRESERVED	TREE CANOPY AREA % REQUIRED	NEW TREE CANOPY AREA PROVIDED	TOTAL TREE CANOPY % PROVIDED
CLASS C	7.42 ACRES (323,196 S.F.)	307,036 S.F. (195%)	41,586 S.F. (12.9%)	15%	7,200 S.F.	48,856 S.F. (15.1%)

SOIL DESCRIPTION:
ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURAL SOIL SURVEY, THE SITE CONSISTS OF SHROUNTS SILT LOAM (SHC3), URBAN LAND - UDRTHORNS COMPLEX (Udhc), URBAN LAND - UDRARENTS COMPLEX (Udhk), URBAN LAND - ALFIC UDRARENTS NICHOLSON COMPLEX (LUc)

FLOOD NOTE:
THE SUBJECT PROPERTY LIES IN ZONE 'X' WHICH IS OUTSIDE OF THE 100 YEAR FLOOD PLAIN HAZARD AREA AS PER FEMA'S FIRM MAPPING, (21111C0097E), DATED DECEMBER 5, 2006.

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:
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.

VEHICULAR USAGE AREA:

PROPOSED V.I.A.	NO. OF PARKING SPACES	I.L.A. REQUIRED (7.5%)	I.L.A. PROVIDED
12,544 S.F.	18 SPACES	941 S.F.	1,463 S.F.

NOTES:

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: LATERAL EXTENSION N/A. WASTEWATER TREATMENT PLANT: CEDAR CREEK
- MSD SEWERS ARE NOT AVAILABLE. SANITARY SEWER WILL BE SUPPLIED BY ON-SITE SEPTIC. BOARD OF HEALTH APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 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.
- DRAINAGE / STORM WATER DETENTION: STORM DRAINAGE SHALL BE ROUTED TO THE UNNAMED BLUR LINE STREAM THAT TRAVERSES THE SITE AS SHOWN ON THIS PLAN, AND IS SUBJECT TO MSD APPROVAL. DRAINAGE PATTERNS DEPICTED BY ARROWS ARE FOR CONCEPT 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.
- ON-SITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPMENT PEAK FLOWS FOR THE 2, 10, 25, AND 50% OF THE 100-YEAR STORM OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE 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.
- PROTECTION OF TREES TO BE PRESERVED: "CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES PREVENTING COMPACTATION 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."
- THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
- ALL RADII TO BE 5' UNLESS OTHERWISE INDICATED.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL SERVICE STRUCTURES WILL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.

WAIVER REQUESTED
CHAPTER 10.2.4.B.1 - PROPERTY PERIMETER LBA
1. REQUEST WAIVER ALONG THE SOUTH LBA TO ALLOW FOR EASEMENT TO ENCRACH MORE THAN 50%.
2. REQUEST WAIVER ALONG THE WEST LBA TO ALLOW FOR EASEMENT TO ENCRACH MORE THAN 50%.

VARIANCE REQUESTED
CHAPTER 5.3.5 TABLE 5.3.2 - DIMENSIONAL STANDARDS: NON-RESIDENTIAL USES
1. REQUEST VARIANCE OF 25' FROM THE 50' NON-RESIDENTIAL TO RESIDENTIAL SETBACK (NO LOADING).

UTILITY KEY

KEY	DESCRIPTION
A	6" WATER FIRE SERVICE LINE
B	1" WATER DOMESTIC SERVICE LINE
C	2" GAS LINE
D	FIRE HYDRANT - PRIVATE
E	6" SANITARY SEWER LINE
F	SEPTIC TANK
G	LATERAL FIELD
H	FIRE HYDRANT - FIRE DEPARTMENT CONNECTION
I	1" WATER METER
J	10'x10' ELECTRIC TRANSFORMER PAD*
K	2 - 4" CONDUITS PRIMARY ELECTRICAL
L	8 - 4" CONDUITS SECONDARY ELECTRICAL
M	2 - 4" CONDUITS (ELECTRICAL & TELECOM)

*NOTE - 10' SEPERATION OF TRANSFORMER PAD & WATER / FIRE LINES.

DRAINAGE CALCULATIONS:

RUNOFF AREAS:

OVERALL SITE	AREA
SITE AREA	7.42 ACRES (323,196 S.F.)
PROPOSED IMPERVIOUS AREA	178,196 S.F.
PROPOSED PERVIOUS AREA	145,000 S.F.
EXISTING IMPERVIOUS AREA	0 S.F.

DETENTION BASIN CALCULATIONS:

VOLUME:

PARAMETER	VALUE
X	= 1.42 ACRES
AC	= 0.62-0.25=0.37
A	= 7.42 ACRES
R	= 2.8 INCHES
X	= (0.37)(7.42)(2.8)/12 = 0.64 AC.-FT.
WATERSHED INCREASE	= 50% CEDAR CREEK
X	= 0.96 AC.-FT.
PROVIDED BASIN	= 0.30 AC. FT.

ADDITIONAL STORAGE VOLUME NEEDED WILL BE PROVIDED IN ON-SITE STORM SEWERS.

NOTES KEY

KEY	DESCRIPTION
1	MONUMENT SIGN 80 S.F. / PER SIDE 12' HT. MAX.
2	5' SIDEWALK

LEGEND

○	TRAFFIC SIGNAL POLE	○	CORRUGATED METAL PIPE
○	GAS LINE MARKER	○	EDGE OF PAVEMENT
○	LIGHT POLE	○	EDGE OF SHOULDER
○	POWER POLE	○	RIGHT OF WAY
○	WATER VALVE	○	MEASURED
SF/TPP	SILT FENCE / TREE PROTECTION FENCE		
○	ADJOINER PROPERTY LINE		
○	EXISTING GAS		
○	EX. OVERHEAD ELECTRIC & TELEPHONE		
○	EXISTING OVERHEAD ELECTRIC		
○	EXISTING WIRE FENCE		
○	EXISTING CONTOUR		
○	FOUND MONUMENT (AS NOTED)		
○	SET 1/2" REBAR, 38" LONG CAPPED "PATERSON PLS 3136"		
○	EXISTING WATERLINE		
○	EXISTING TREENLINE		
○	PROPOSED TREENLINE		
○	PROPOSED CULVERT		
○	PROPOSED STORM SEWER		
○	ARMY CORPS OF ENGINEERS DETERMINED EPHERMAL STREAM		
○	UNNAMED INTERMITTENT BLUE LINE STREAM		
○	CONCEPT DRAINAGE FLOW		
○	TRAFFIC FLOW		
○	SIDEWALK		
○	TREE CANOPY CONSERVATION AREA (TCCA)		

APPLICABLE MSD STANDARD DRAWINGS:

DRAWING	DATE
STABILIZED CONSTRUCTION ENTRANCE	ER-01-03
SILT FENCE	EF-09-02

RECEIVED
MAY 18 2018
PLANNING & DESIGN SERVICES

CURRENT OWNER
MADGE H. CHALMERS REVOCABLE TRUST
EDWARD HARDING, JR
9630 RAVENSCROFT LN NW
CONCORD, NC 28027-3539
DEED BOOK 6514, PAGE 213
DEED BOOK 5811, PAGE 555
T.B. 647 LOT 7

CASE # 17ZONE1060
WM # 11222

NOTES KEY

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UTILITY KEY

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SCALE: 1" = 50'

SCALE BAR: 0' 50' 100' 150'