

APPROVED DISTRICT
DEVELOPMENT PLAN

DOCKET NO. 21-2005E-0135

APPROVAL DATE 3/12/22

EXPIRATION DATE _____

SIGNATURE OF PLANNING COMMISSION _____

PLANNING COMMISSION

TOTAL SITE AREA	=	1.88±Ac. (81.815 SF)
EXISTING ZONING	=	R-4
PROPOSED ZONING	=	C-M
FORM DISTRICT	=	SUBURBAN WORKPLACE
EXISTING USE	=	VACANT
PROPOSED USE	=	MINI-STORAGE
BUILDING HEIGHT	=	(45' MAX. ALLOWED)
<u>BUILDING FOOTPRINT</u>	=	<u>20,777 SF</u>
TOTAL BUILDING AREA (3-STORY)	=	62,531 SF
F.A.R. (62,331 / 81,815)	=	0.76 (5.0 MAX. ALLOWED)
PARKING REQUIRED	MIN.	MAX.
OFFICE (520 SF)		
1 SP/500 SF MIN.	=	2 SP
1 SP/250 SF MAX.		3 SP
MINI-WAREHOUSE (360 UNITS)		
1 SP/15 CLIMATE CONTROLLED UNITS MIN.	=	24 SP
1 SP/35 CLIMATE CONTROLLED UNITS MAX.		72 SP
TOTAL PARKING REQUIRED	=	26 SP 75 SP
TOTAL PARKING PROVIDED	=	10 SPACES (2 ADA SP INCLUDED)

TOTAL VEHICULAR USE AREA	= 13,866 SF (INCLUDES LOADING AREA)
INTERIOR LANDSCAPE AREA REQUIRED	= 1,040 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 1,215 SF (8.8%)
EXISTING IMPERVIOUS	= 0 SF
PROPOSED IMPERVIOUS	= 34,779 SF

TREE CANOPY CALCULATIONS	
TOTAL SITE AREA	= 81,815 SF
EXISTING TREE CANOPY	= 56,643 SF (69.2% SITE)
EXISTING TREE CANOPY TO BE PRESERVED	= 11,324 SF (20.0% OF EXISTING)
TREE CANOPY REQUIRED (INDUSTRIAL USE)	= 24,545 SF (30% GROSS SITE AREA)
TREE CANOPY TO BE PROVIDED (24,545 - 11,324)	= 13,221 SF
TOTAL TREE CANOPY PROVIDED (13,221 SF+11,324 SF)	= 24,545 SF (30%)
GENERAL NOTES:	

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. State Highway encroachment permit will be required for the entrance.
4. No increase in drainage run off to state roadways.
5. There shall be no commercial signs in the Right of Way.
6. There shall be no landscaping in the Right of Way without an encroachment permit.
7. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
8. Any construction shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. A 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.
9. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
10. KTC permit will be required prior to construction plan approval.
11. Accessory structures shall be in compliance with sections 5.5.5 and 10.2.6 of the Louisiana Mechanical Code.
11. A Karst survey was performed on 1-09-2021 by Theodore Bernstein, RLA and no KARST features were observed.
12. Sidewalks to be provided in compliance with those methods outlined in LDC 6.2.6.C.

1. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0064-F dated February 2, 2021.
2. Drainage pattern determined 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.
3. Onsite detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for the 2, 10, 25-year storms and 50% reduction in the 100-year storm, or to the capacity of the downstream system, whichever is more restrictive. Evaluation of the downstream system will require inclusion of the pond on the adjacent property in modeling pre- and post-development routings. In the event modification to the downstream pond is incorporated into the design the engineer should contact MSD with respect to the modifications and potential easement requirements.
4. 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.
5. Sanitary sewer service is not readily available to this parcel. Alternative means of sanitary waste disposal will be coordinated with Louisville Metro Department of Public Health & Wellness.
6. Construction Plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications and other local, state, and federal ordinances.
7. Board of Health approval is required prior to MSD construction plan approval.
8. If the site has thru drainage, an easement plat will be required prior to MSD granting construction plan approval.

SITE ADDRESS:
3106 CHENOWETH RUN
TAX BLOCK 0046, LOT 0444
D.B. 10197, PG. 0264

RECEIVED
APR 15 2022
PLANNING & DESIGN
SERVICES

CASE: 21-ZONE-0135

[illegible]

ENGINEER'S SEAL SURVEYOR'S SEAL

PROJECT DATA

FILE NAME: 21099 DDDP

DATE: 5-27-21

CHECKED BY: AR

SCALE: 1"=30

DRAWN BY: TB

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
505 WASHINGTON AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40222
PHONE: 502/466-9516 FAX: 502/466-9514

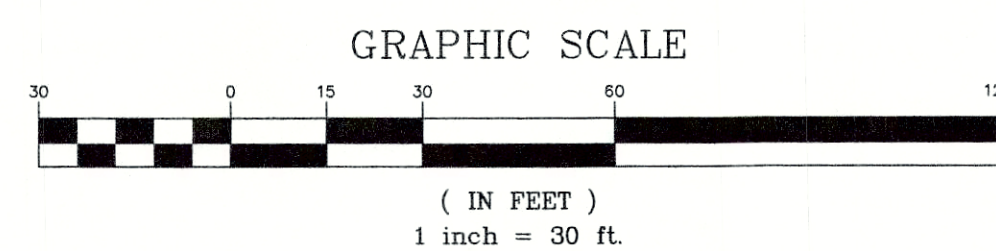
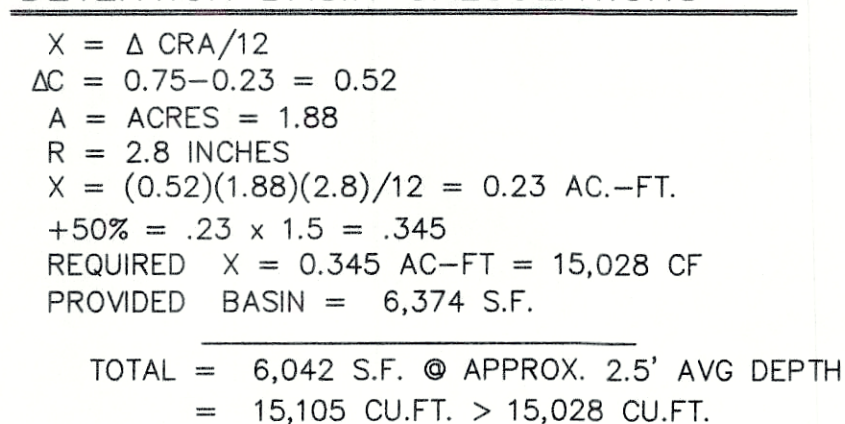
3106 CHENOWETH RUN STORAGE

DEVELOPER
ONE FOURTEEN, LLC
513 S 2ND STREET
PO BOX 1500
LAKE CHARLES, LA 70601

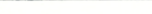
JOB NO. 21099

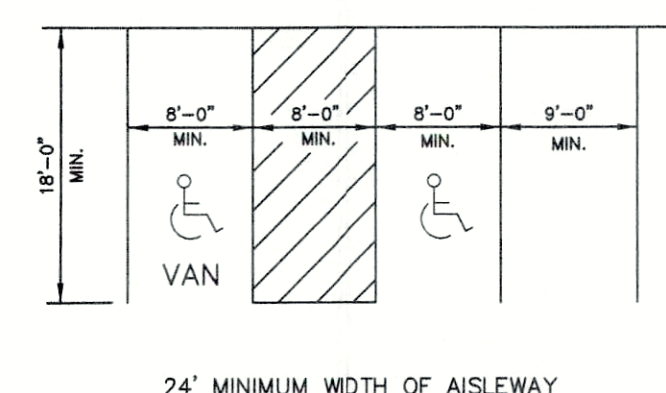
SHEET 1 OF 1

21-70NF-0135



LEGEND

-  = PROPOSED STORM SEWER, CATCH BASIN
-  = PROPOSED DRAINAGE SWALE
-  = DRAINAGE FLOW ARROW
-  = EX. MINOR CONTOUR
-  = EX. MAJOR CONTOUR
-  = PROPOSED LIMITS OF DISTURBANCE / TREE CANOPY TO REMAIN



TYPICAL PARKING SPACE LAYOUT
NO SCALE