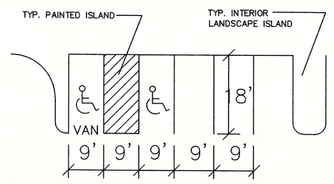


TYPICAL PARKING DETAIL

PRELIMINARY APPROVAL

Condition of Approval: _____

Development Review — Date 10/16/19

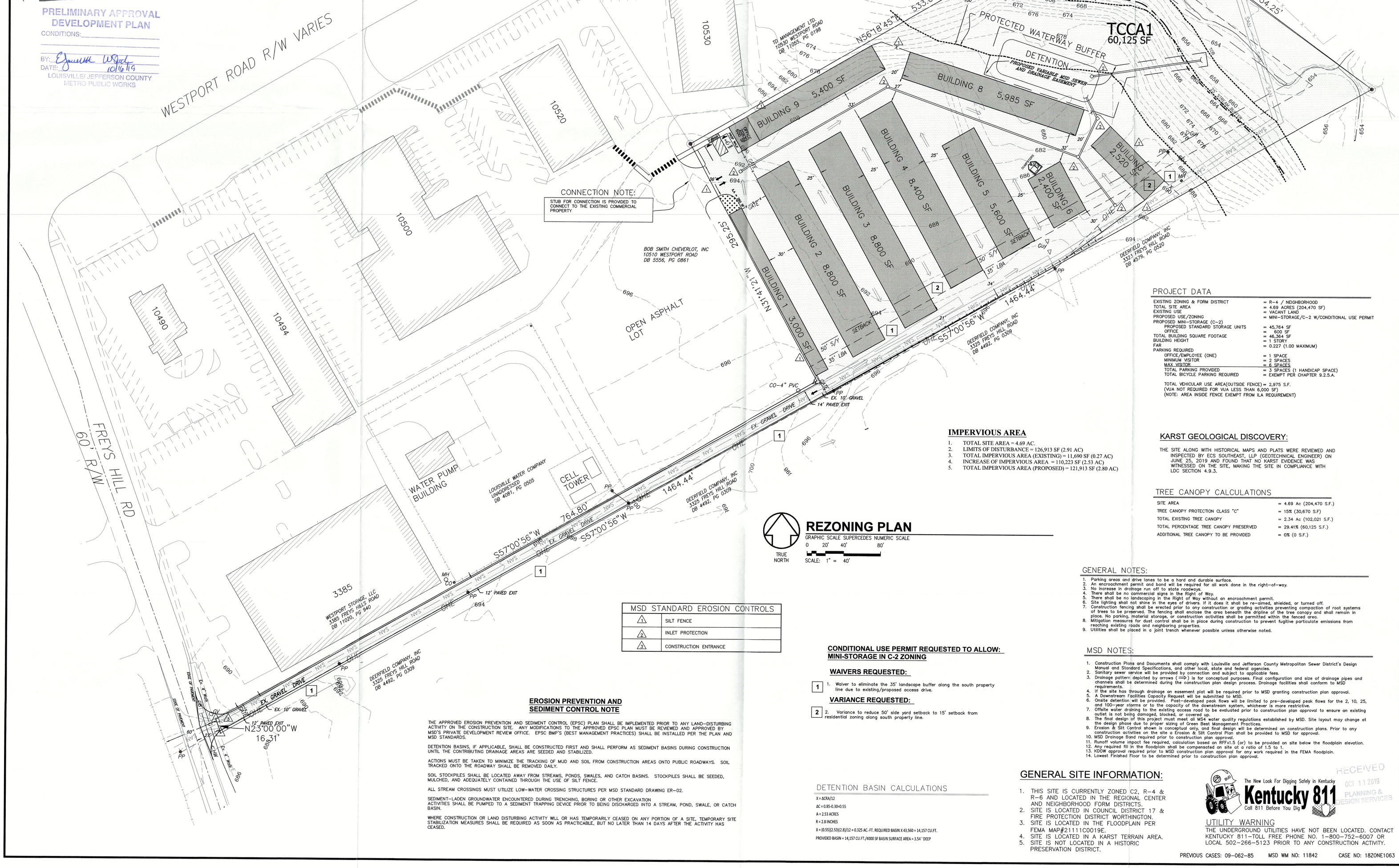
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS: _____

BY: _____
DATE: 10/16/19
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS

LEGEND

- PROPOSED TREE
- FLOW ARROW
- HANDICAP PARKING
- INTERIOR LANDSCAPE ISLAND
- 647 PROPOSED CONTOURS
- 646 EXISTING CONTOURS
- PROPOSED PSC
- WHEEL STOP
- PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND CREEKSTONE HEADWALL
- OHE EXISTING OVERHEAD ELECTRIC
- W EXISTING WATER LINE
- G EXISTING GAS LINE
- SAN EXISTING SANITARY SEWER LINE



LOCATION MAP
N.T.S.

PROJECT DATA

EXISTING ZONING & FORM DISTRICT	= R-4 / NEIGHBORHOOD
TOTAL SITE AREA	= 4.69 ACRES (204,470 SF)
EXISTING USE	= VACANT LAND
PROPOSED USE/ZONING	= MINI-STORAGE/C-2 W/CONDITIONAL USE PERMIT
PROPOSED MINI-STORAGE (C-2)	
PROPOSED STANDARD STORAGE UNITS	= 45,764 SF
OFFICE	= 600 SF
TOTAL BUILDING SQUARE FOOTAGE	= 46,364 SF
BUILDING HEIGHT	= 1 STORY
FAR	= 0.227 (1.00 MAXIMUM)
PARKING REQUIRED	
OFFICE/EMPLOYEE (ONE)	= 1 SPACE
MINIMUM VISITOR	= 2 SPACES
MAX VISITOR	= 6 SPACES
TOTAL PARKING PROVIDED	= 3 SPACES (1 HANDICAP SPACE)
TOTAL BICYCLE PARKING REQUIRED	= EXEMPT PER CHAPTER 9.2.5.A.

TOTAL VEHICULAR USE AREA(OUTSIDE FENCE)= 2,975 S.F.
(VUA NOT REQUIRED FOR VUA LESS THAN 6,000 SF)
(NOTE: AREA INSIDE FENCE EXEMPT FROM ILA REQUIREMENT)

IMPERVIOUS AREA

1. TOTAL SITE AREA = 4.69 AC.
2. LIMITS OF DISTURBANCE = 126,913 SF (2.91 AC)
3. TOTAL IMPERVIOUS AREA (EXISTING) = 11,690 SF (0.27 AC)
4. INCREASE OF IMPERVIOUS AREA = 110,223 SF (2.53 AC)
5. TOTAL IMPERVIOUS AREA (PROPOSED) = 121,913 SF (2.80 AC)

KARST GEOLOGICAL DISCOVERY:

THE SITE ALONG WITH HISTORICAL MAPS AND PLATS WERE REVIEWED AND INSPECTED BY ECS SOUTHEAST, LLP (GEOTECHNICAL ENGINEER) ON JUNE 25, 2019 AND FOUND THAT NO KARST EVIDENCE WAS WITNESSED ON THE SITE, MAKING THE SITE IN COMPLIANCE WITH LDC SECTION 4.9.3.

TREE CANOPY CALCULATIONS

SITE AREA	= 4.69 Ac (204,470 S.F.)
TREE CANOPY PROTECTION CLASS "C"	= 15% (30,670 S.F.)
TOTAL EXISTING TREE CANOPY	= 2.34 Ac (102,021 S.F.)
TOTAL PERCENTAGE TREE CANOPY PRESERVED	= 29.41% (60,125 S.F.)
ADDITIONAL TREE CANOPY TO BE PROVIDED	= 0% (0 S.F.)

REZONING PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 20' 40' 80'
SCALE: 1" = 40'
TRUE NORTH

MSD STANDARD EROSION CONTROLS	
1	SILT FENCE
2	INLET PROTECTION
3	CONSTRUCTION ENTRANCE

CONDITIONAL USE PERMIT REQUESTED TO ALLOW: MINI-STORAGE IN C-2 ZONING

WAIVERS REQUESTED:

1 1. Waiver to eliminate the 35' landscape buffer along the south property line due to existing/proposed access drive.

VARIANCE REQUESTED:

2 2. Variance to reduce 50' side yard setback to 15' setback from residential zoning along south property line.

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. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the Right of Way.
5. There shall be no landscaping in the Right of Way without an encroachment permit.
6. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
7. 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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
8. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
9. Utilities shall be placed in a joint trench whenever possible unless otherwise noted.

MSD NOTES:

1. 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 agencies.
2. Sanitary sewer service will be provided by connection and subject to applicable fees.
3. 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.
4. If the site has through drainage an easement plat will be required prior to MSD granting construction plan approval.
5. A Downstream Facilities Capacity Request will be submitted to MSD.
6. 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.
7. Offsite water draining to the existing access road to be evaluated prior to construction plan approval to ensure an existing outlet is not being damaged, blocked, or covered up.
8. 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.
9. 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.
10. MSD Drainage Bond required prior to construction plan approval.
11. Runoff volume impact fee required, calculation based on RFFx1.5 (or) to be provided on site below the floodplain elevation.
12. Any required fill in the floodplain shall be compensated on site at a ratio of 1.5 to 1.
13. KDOW approval required prior to MSD construction plan approval for any work required in the FEMA floodplain.
14. Lowest Finished Floor to be determined prior to construction plan approval.

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.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED 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 SEEDED, 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.

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.

DETENTION BASIN CALCULATIONS

X = ΔCRA/12

ΔC = 0.85-0.30=0.55

A = 2.53 ACRES

R = 2.8 INCHES

X = (0.55)(2.53)(2.8)/12 = 0.325 AC.-FT. REQUIRED BASIN X 43,560 = 14,157 CU.FT.

PROVIDED BASIN = 14,157 CU.FT./4000 SF BASIN SURFACE AREA = 3.54 ' DEEP

GENERAL SITE INFORMATION:

1. THIS SITE IS CURRENTLY ZONED C2, R-4 & R-6 AND LOCATED IN THE REGIONAL CENTER AND NEIGHBORHOOD FORM DISTRICTS.
2. SITE IS LOCATED IN COUNCIL DISTRICT 17 & FIRE PROTECTION DISTRICT WORTHINGTON.
3. SITE IS LOCATED IN THE FLOODPLAIN PER FEMA MAP#21111C0019E.
4. SITE IS LOCATED IN A KARST TERRAIN AREA.
5. SITE IS NOT LOCATED IN A HISTORIC PRESERVATION DISTRICT.

The New Look For Digging Safely in Kentucky
Kentucky 811
Call 811 Before You Dig

UTILITY WARNING

THE UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. CONTACT KENTUCKY 811-TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123 PRIOR TO ANY CONSTRUCTION ACTIVITY.

RECEIVED
OCT 11 2019
PLANNING & DESIGN SERVICES

PREVIOUS CASES: 09-062-85 MSD WM NO: 11842 CASE NO: 18ZONE1063

REVISIONS		
Date	Description	By
5/7/19	Agency Comments	CC
7/1/19	Agency Comments	CC
8/5/19	Agency Comments	CC
8/27/19	Agency Comments	CC

ENGINEER
BlueStone Engineers, PLLC
3703 Taylorsville Road, Suite 205
Louisville, Kentucky 40220
(502) 290-9283
www.bluestoneengineers.com

DEVELOPER/OWNER:
FREYS DEVCO, LLC
PO Box 5863
LOUISVILLE, KENTUCKY 40255
PROPERTY SERVICES GROUP, LLC
PO BOX 5895
LOUISVILLE, KENTUCKY 40255

DATE

SIGNATURE

TITLE
REZONING/CUP PLAN
FREY'S HILL ROAD MINI-STORAGE

SITE INFO
FREYS DEVCO, LLC
3331 FREYS HILL ROAD
LOUISVILLE, KENTUCKY 40241
DEED BOOK 10755, PAGE 486
PARCEL ID 0013-0025-0000

REZONING/CUP PLAN

SHEET NO.
CP5

DATE: 12-5-2018
SCALE: AS NOTED
DRAWN BY: ACW
CHECKED BY: CTC

18ZONE1063