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.

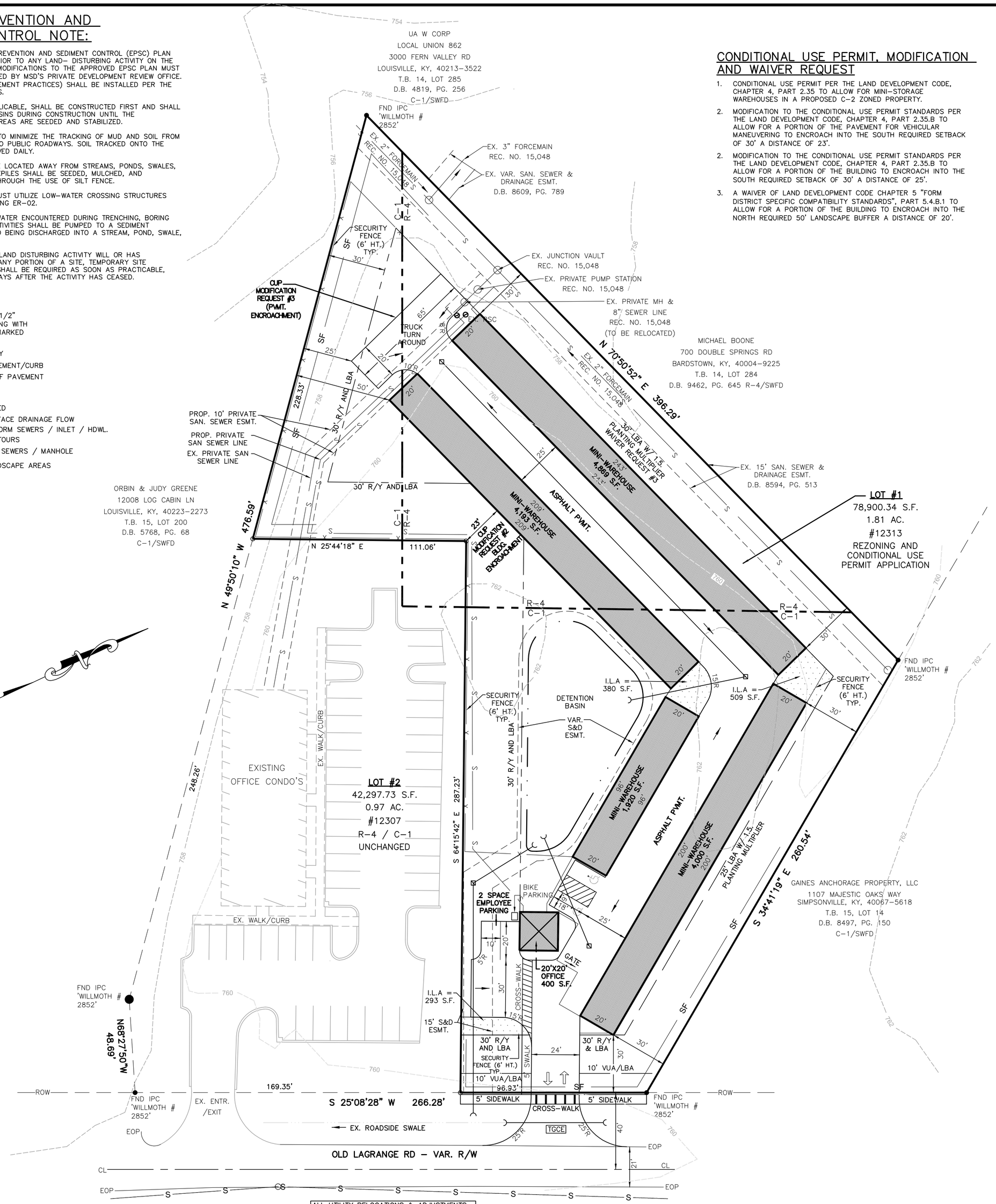
ALL STREAM CROSSINGS MUST UTILIZE LOW–WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER–02.

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.

LEGEND:

—⊖—	DENOTES SET 1/2" REBAR 18" LONG WITH YELLOW CAP MARKED "BANN 3112"
R/W	RIGHT–OF–WAY
EOP	EDGE OF PAVEMENT/CURB
CL	CENTERLINE OF PAVEMENT
EX. FND	EXISTING FOUND
TBR	TO BE REMOVED
	EXISTING SURFACE DRAINAGE FLOW
—S—	PROPOSED STORM SEWERS / INLET / HDWL.
—635—	EXISTING CONTOURS
—S—	EXISTING SAN SEWERS / MANHOLE
	INTERIOR LANDSCAPE AREAS



CONDITIONAL USE PERMIT, MODIFICATION AND WAIVER REQUEST

1. CONDITIONAL USE PERMIT PER THE LAND DEVELOPMENT CODE, CHAPTER 4, PART 2.35 TO ALLOW FOR MINI–STORAGE WAREHOUSES IN A PROPOSED C–2 ZONED PROPERTY.
2. MODIFICATION TO THE CONDITIONAL USE PERMIT STANDARDS PER THE LAND DEVELOPMENT CODE, CHAPTER 4, PART 2.35.B TO ALLOW FOR A PORTION OF THE PAVEMENT FOR VEHICULAR MANEUVERING TO ENCROACH INTO THE SOUTH REQUIRED SETBACK OF 30' A DISTANCE OF 23'.
2. MODIFICATION TO THE CONDITIONAL USE PERMIT STANDARDS PER THE LAND DEVELOPMENT CODE, CHAPTER 4, PART 2.35.B TO ALLOW FOR A PORTION OF THE BUILDING TO ENCROACH INTO THE SOUTH REQUIRED SETBACK OF 30' A DISTANCE OF 25'.
3. A WAIVER OF LAND DEVELOPMENT CODE CHAPTER 5 "FORM DISTRICT SPECIFIC COMPATIBILITY STANDARDS", PART 5.4.B.1 TO ALLOW FOR A PORTION OF THE BUILDING TO ENCROACH INTO THE NORTH REQUIRED 50' LANDSCAPE BUFFER A DISTANCE OF 20'.

PROJECT DESCRIPTION:

THE PURPOSE OF THE DEVELOPMENT IS REZONE THE R–4 / C–1 PROPERTY OF LOT #1 TO C–2 AND REQUEST A CONDITIONAL USE PERMIT TO ALL FOR MINI–STORAGE ON C–2 ZONED PROPERTY.

REFERENCE MERDIAN:

THE BASIS OF BEARING FOR THIS PLAT ARE PER THE MINOR PLAT FOR WHIPPLE COMPANY, 12315 OLD LA GRANGE RD. PREPARED BY WILLMOTH INTERNATIONAL, PSC D.B. 8594, PG. 513 RECORDED IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

SOIL DESCRIPTION:

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURAL SOIL SURVEY, THE SITE CONSISTS OF URBAN LAND–ALFIC UDARENTS–CRIDER COMPLEX (UMC) AND URBAN LAND (Ua).

FLOOD NOTE:

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER A REVIEW OF FIRM MAP #21111C0020E, EFFECTIVE 12/5/06. BASED ON THE ABOVE INFORMATION THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100–YR FLOOD PLAIN.

APPLICABLE MSD STANDARD DRAWINGS:

STABILIZED CONSTRUCTION ENTRANCE TCCE ER–01–03
SILT FENCE —SF— ER–09–02

GENERAL NOTES:

1. 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.
2. 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.
3. PROTECTION OF TREES TO BE PRESERVED:
   "CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA."
4. THE DEVELOPMENT LIES IN THE WORTHINGTON FIRE DISTRICT.
5. ALL LUMINARES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (ie. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
6. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
7. ALL RADII TO BE 5' UNLESS OTHERWISE INDICATED.
8. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
9. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
10. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
12. BOUNDARY HEREON IS FROM LOJIC MAPPING.
13. THE OWNER / DEVELOPER WILL MAINTAIN THE TRANSIT STOP AND EMPTY THE TRASH RECEPTACLE ON AN AS NEEDED BASIS.
14. A KARST SURVEY IS REQUIRED AND WAS PERFORMED BY _____
15. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

KYTC NOTES:

1. THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT OF WAY.
2. THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
3. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
4. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE–AIMED, SHIELDED OR TURNED OFF.
5. RADIUSES FOR NEW COMMERCIAL ENTRANCES SHALL BE 35FT. MINIMUM WITHIN STATE RIGHT OF WAY. FOR THIS LOCATION, THE EXISTING ENTRANCES MAY NEED TO BE MODIFIED.
6. CONSTRUCTION PLANS, BOND AND KENTUCKY TRANSPORTATION CABINET, DISTRICT 5 PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS, IF REQUIRED.

DRAINAGE CALCULATIONS:

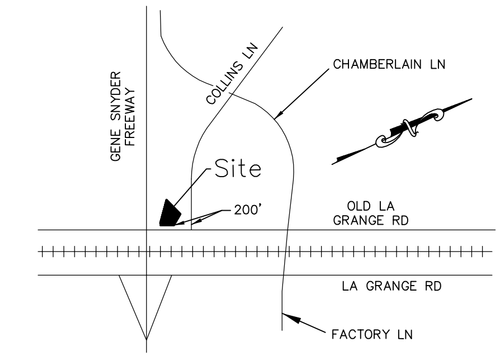
SITE DISTURBANCE AREA = 1.81 ACRES (78,843.6 S.F.)

RUN OFF AREAS:
TOTAL SITE AREA = 1.81 ACRES (78,843.6 S.F.)
TOTAL EXISTING IMPERVIOUS AREA = 0 S.F.
TOTAL PROPOSED IMPERVIOUS AREA = 31,993.82 S.F.
TOTAL NET IMPERVIOUS AREA = 31,993.82 S.F. (41% INCREASE)
EXISTING RUN–OFF COEFFICIENT = 0.25 (C)
DEVELOPED RUN–OFF COEFFICIENT = 0.53 (C)

RUNOFF VOLUME CALCS:
X = CRA/12 FOR 1 HOUR 100 YR. STORM
= (0.53–0.25) (2.8) (1.81 ACRES) / 12
= 0.118 AC.–FT.

SITE DATA:

EXISTING ZONING:	R–4 & C–1
EXISTING FORM DISTRICT:	SUBURBAN WORKPLACE FORM DISTRICT (SWFD)
PROPOSED ZONING:	C–2 W/ CONDITIONAL USE PERMIT
PROPOSED FORM DISTRICT:	UNCHANGED
LAND AREA:	1.81 ACRES (78,843.6 S.F.)
EXISTING USE:	VACANT
PROPOSED USE:	MINI–STORAGE WAREHOUSE FACILITY
PROPOSED BUIDING S.F.	14,982 S.F.± (MINI–STORAGE IN 4 BUILDINGS)
PROPOSED OFFICE S.F.	400 S.F.±
TOTAL AREA:	14,982 S.F.±
TOTAL BUILDING FLOOR AREA RATIO:	0.19 (5.0 MAX.)
BUILDING HEIGHTS:	15' HT. MINI–WAREHOUSES / 15' HT. OFFICE
PARKING	
NUMBER OF EMPLOYEES:	3 EMPLOYEES
PARKING MINIMUM:	2 SPACES (1.5 SPACE PER EMPLOYEE)
PARKING MAXIMUM:	3 SPACES (1 SPACE PER EMPLOYEE)
TOTAL PARKING PROVIDED:	3 SPACES (INCLUDES 2 ADA SPACE W/ VAN LOADING)
BICYCLE PARKING	
SHORT TERM REQUIRED	0 SPACES
LONG TERM REQUIRED	2 SPACES
PROVIDED	2 SPACES
VEHICLE USE AREA	
PROPOSED V.U.A.	15,551 S.F.
I.L.A. REQUIRED (7.5%)	1,166 S.F.
I.L.A. PROVIDED	1,182 S.F.
TREE CANOPY CALCULATIONS	
CANOPY CLASS	CLASS C
LAND AREA	1.81 ACRES (78,843.6 S.F.)
EX. TREE CANOPY	0 S.F. (0%)
TREE CANOPY AREA % REQUIRED	20%
TREE CANOPY AREA REQUIRED	15,769 S.F.
NEW TREE CANOPY AREA PROVIDED (22) TYPE "A" TREES @ 720 S.F. EACH	15,840 S.F.
TOTAL TREE CANOPY % PROVIDED	15,840 S.F. (20%)



LOCATION MAP:

NOT TO SCALE

MSD NOTES:

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE HITE CREEK WASTEWATER TREATMENT PLANT BY AN EXISTING LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE / STORM WATER DETENTION:
   DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PROJECT PLAN. POST–DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE–DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM WHICH EVER IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS 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. THIS SITE HAS AN EXISTING STORM SEWER SYSTEM AND WAS PART OF AN OVERALL DEVELOPMENT THEREFORE THERE WILL BE NO CHANGES TO THE STORM SEWER SYSTEM.
4. EROSION & 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.
5. A LONG TERM MAINTENANCE AGREEMENT FOR OWNERSHIP AND MAINTENANCE OF THE PRIVATE GRINDER PUMP STATION SHALL BE SIGNED AND RECORDED BY OWNER OF THE OFFICE CONDO PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
6. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
7. 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 MGMT. PRACTICES.
8. KENTUCKY STATE PLUMBING PERMIT REQUIRED PRIOR TO ISSUING BUILDING PERMITS.

TRANSPORTATION PLANNING NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
2. RIGHT–OF–WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS, IF REQUIRED.
3. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4. VERGE AREAS WITH PUBLIC RIGHT–OF–WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
5. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
6. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS, IF REQUIRED.
7. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES, IF REQUIRED.
8. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
9. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%, UNLESS OTHERWISE SPECIFIED.
10. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
11. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER 'KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
12. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
13. TWO LONG–TERM BICYCLE PARKING SPACES WILL BE REQUIRED INSIDE THE OFFICE.

BEFORE YOU DIG:

ALL UTILITY RELOCATIONS & ADJUSTMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER.

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811, WWW.KENTUCKY811.COM) FORTY–EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW, GROUND UTILITIES i.e. CABLES, ELECTRIC WIRES, GAS AND WATERLINES. WHEN CONTACTING THE KENTUCKY 811, CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED M.S.D. SEWER AND DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS, IN THE TECHNICAL SPECIFICATIONS, AND SPECIAL PROVISIONS.

811 Know what's below. Call before you dig.

REVISIONS

1	1.16.18	PER AGENCY COMMENTS
2	2.23.18	PER AGENCY COMMENTS
3	3.1.18	PER AGENCY COMMENTS
4	3.12.18	PER AGENCY COMMENTS
5	4.12.18	PER LD&T COMMITTEE

PREV CASE # 17MINORPLAT1087
CASE # 17ZONE1071
WM # 8698

REZONING AND CONDITONAL USE PERMIT PLAN

APPLICANT / CLIENT / OWNER:

ALIBRO HOLDINGS, LLC
11610 COMMONWEALTH DR.
LOUISVILLE, KY 40299

SITE ADDRESS:
12307 – 12313 OLD LAGRANGE RD
LOUISVILLE, KY 40217
T.B. 0015, LOT 0124
D.B. 9539, PG. 435
ZONED R–4 & C–1,
SUBURBAN WORKPLACE FORM DISTRICT (SWFD)

OCTOBER, 2017 SCALE: 1"=30'

JEFFERSON COUNTY, KENTUCKY

GRAPHIC SCALE 1"=30'
0 7.5 15 30 60

C. R. P. & ASSOCIATES, INC.
7321 New LaGrange Road, Suite 111
Louisville, KY. 40222
(502)423–8747