

**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 PROJECT SITE. THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN SHALL BE REVIEWED AND APPROVED BY M&S PRIVATE DEVELOPMENT REVIEW OFFICE PER M&S BEST MANAGEMENT PRACTICES (BMP) SHALL BE INSTALLED PER THE PLAN AND M&S STANDARDS.

DETECTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL BE CONSTRUCTED TO THE DESIGN ELEVATION AND SHALL BE MAINTAINED OPEN AND OPERATIONAL THROUGHOUT THE CONSTRUCTION PERIOD.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M&S STANDARD DRAWING EP-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAP OR OTHER DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND CATCH BASIN. SEDIMENT TRAPS SHALL BE SERVICED, MAINTAINED, AND ADEQUATELY CONTAINED THROUGH THE USE OF Silt FENCE.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL BE IN PROGRESS FOR A PERIOD OF MORE THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED, STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

**LEGEND:**

- REBAR 1/2" LONG WITH YELLOW CAP MARKED "BANS 3112"
- R/W RIGHT-OF-WAY
- EPG EDGE OF PAVEMENT/CURB
- CL CENTERLINE OF PAVEMENT
- EX EXISTING
- FN FOUND
- TBR TO BE REMOVED
- EXISTING SURFACE DRAINAGE FLOW
- PROPOSED STORM SEWERS / INLET / HOWL
- EXISTING CONTOURS
- EXISTING SAN SEWERS / MANHOLE
- INTERIOR LANDSCAPE AREAS

**CONDITIONAL USE PERMIT, MODIFICATION AND WAIVER REQUEST**

- CONDITIONAL USE PERMIT PER THE LAND DEVELOPMENT CODE.
- MODIFICATION TO THE CONDITIONAL USE PERMIT STANDARDS PER ALLOW FOR A PORTION OF THE PAVEMENT FOR VEHICULAR STORAGE.
- MODIFICATION TO THE CONDITIONAL USE PERMIT STANDARDS PER ALLOW FOR A PORTION OF THE BUILDING TO ENROACH INTO THE SOUTH REQUIRED SETBACK OF 30' A DISTANCE OF 25'.
- A WAIVER OF LAND DEVELOPMENT CODE CHAPTER 5, 5.4.8.1 TO THE LAND DEVELOPMENT CODE CHAPTER 4, PART 2.3.5.9 TO NORTH REQUIRED 50' LANDSCAPE BUFFER A DISTANCE OF 20'.

**PROJECT DESCRIPTION:**

THE PURPOSE OF THE DEVELOPMENT IS TO REZONE THE R-4 / C-1 PROPERTY OF LOT 12315 OLD LA GRANGE RD. PREPARED BY WILLOWHURST INTERNATIONAL, P.C. D.B. 8594, PG. 513 RECORDED IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

**REFERENCE MERIDIAN:**

THE BASIS OF BEARING FOR THIS PLAN ARE PER THE MINOR PLAT FOR WHPNE COMPANY, 12315 OLD LA GRANGE RD. PREPARED BY WILLOWHURST INTERNATIONAL, P.C. 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 SOILS ARE CLASSIFIED AS AGRICULTURAL CORDER COMPLEX (UAD) AND URBAN LAND (U2).

**FLOOD NOTE:**

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER A REVIEW OF FIRM MAP #211100202E, EFFECTIVE 12/5/06, BASED ON THE ABOVE INFORMATION THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YR FLOOD PLAN.

**APPLICABLE MSD STANDARD DRAWINGS:**

APPLICABLE CONSTRUCTION ENTRANCE (E2) PER-01-03 SITI FENCE (S) PER-09-02

**GENERAL NOTES:**

- CONTRACTOR SHALL BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF AND THE DEVELOPER PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
- PROTECTION OF TREES TO BE PRESERVED.
- "CONSTRUCTION PREVENTING COMPACTON OF ROOT SYSTEMS OF TREES TO BE PRESERVED. ACTIVITIES SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL CONSTRUCTION MATERIAL SHALL BE STORED OUTSIDE THE TREE CANOPY BENEATH THE TREE CANOPY. ALL LUMBER SHALL BE AINED DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USERS OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND ALWAYS AT PARCELS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- ALL ROAD TO BE 5' UNLESS OTHERWISE INDICATED.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.4 OF THE LDC.
- ALL INTERIOR SIGNAGES THAT ADJUT PARKING TO BE 5' WIDE MINIMUM.
- ALL INTERIOR SIGNAGES THAT ADJUT PARKING TO BE 5' WIDE MINIMUM.
- PRIOR TO ISSUANCE OF BUILDING PERMIT, PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED MITIGATION MEASURES FOR DUST CONTROL.
- PREVENT FUTURE PARTICULATE EMISSIONS FROM READING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE OWNER / DEVELOPER WILL MAINTAIN THE TRANSIT STOP AND EMPTY THE TRASH RECEPTOR ON AN AS NEEDED BASIS.
- A KARST SURVEY IS REQUIRED AND WAS PERFORMED BY TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

**KYTC NOTES:**

- THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY.
- THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE DIMMED.
- RAMPWAYS FOR TRUCKS AND COMMERCIAL ENTRANCES SHALL BE FIRST MINIMUM WITHIN STATE RIGHT OF WAY. FOR THIS LOCATION, THE EXISTING ENTRANCES MAY NEED TO BE MODIFIED.
- 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 SF)  
RUN-OFF AREAS:  
TOTAL SITE AREA = 1.81 ACRES (78,843.6 SF)  
TOTAL EXISTING IMPERVIOUS AREA = 0 SF  
TOTAL NET IMPERVIOUS AREA = 51,933.92 SF  
EXISTING RUN-OFF COEFFICIENT = 0.25 (C)  
DEVELOPED RUN-OFF COEFFICIENT = 0.55 (C)  
RUNOFF VOLUME CALCUS:  
X = (0.53-0.25) (2.8) (1.81 ACRES) / 12  
= 0.118 AC-FI

**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 (78,843.6 SF)  
EXISTING USE: WAREHOUSE  
PROPOSED USE: MINI-STORAGE WAREHOUSE FACILITY  
PROPOSED BUILDING S.F.: 14,982 S.F. ± (MINI-STORAGE IN 4 BUILDINGS)  
TOTAL AREA: 400 S.F. ±  
TOTAL BUILDING FLOOR AREA RATIO: 14,982 S.F. ± / 0.19 (3.0 MAX.)  
TOTAL HEIGHTS: 19 FT. MINI-WAREHOUSES / 15' HT. OFFICE BUILDINGS  
NUMBER OF EMPLOYEES: 3 EMPLOYEES  
PARKING MINIMUM: 2 SPACES (1.5 SPACE PER EMPLOYEE)  
TOTAL PARKING PROVIDED: 3 SPACES (INCLUDES 2 ADA SPACE W/ VAN LOADING)  
SHORT TERM REQUIRED: 0 SPACES  
LONG TERM REQUIRED: 2 SPACES  
VEHICLE USE AREA: 15,591 S.F.  
PROPOSED VUA AREA: 11,982 S.F.  
L.A. PROVIDED: 11,982 S.F.  
TREE CANOPY CALCULATIONS:  
CANOPY CLASS: CLASS C  
LAND AREA: 1.81 ACRES (78,843.6 SF)  
EX. TREE CANOPY: 0 S.F. (0%)  
TREE CANOPY AREA % REQUIRED: 20%  
NEW TREE CANOPY AREA PROVIDED: 15,789 S.F.  
NEW TREE CANOPY % PROVIDED: 20%  
TOTAL TREE CANOPY % PROVIDED: 15,840 S.F. (20%)

**TRANSPORTATION PLANNING NOTES:**

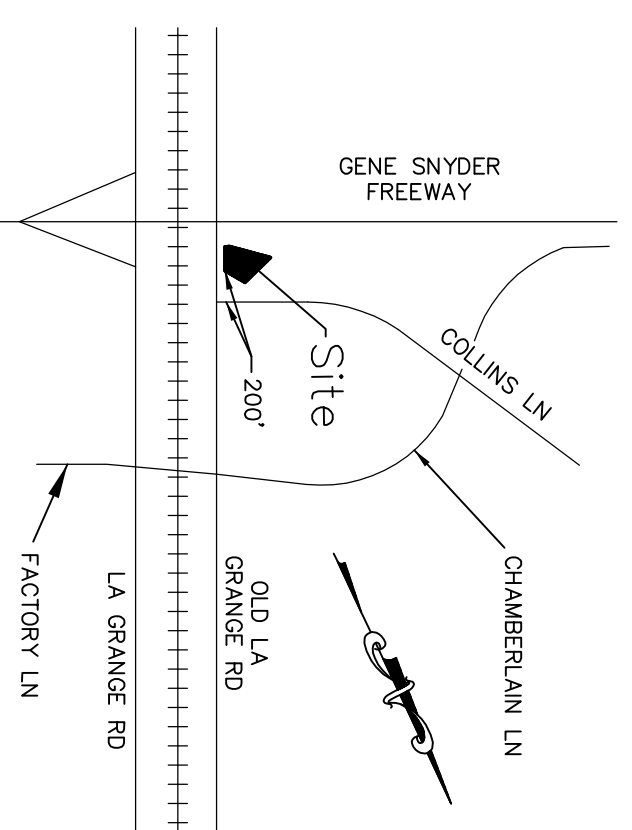
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS P.V.M.
- ANY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS, IF REQUIRED.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDSCAPING AS SET BY METRO PUBLIC WORKS PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DRAINAGE. FINAL LOCATION WILL BE DETERMINED DURING ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES, IF REQUIRED.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON URBAN TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED BY THE DESIGNER TO MEET STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KYC STANDARD DRAWINGS CONSTRUCTION, LATEST EDITION.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- THO LONG-TERM BI-CYCLE PARKING SPACES WILL BE REQUIRED INSIDE THE OFFICE.

**MSD NOTES:**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY TRANSPORTATION SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- 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.
- DRAINAGE / STORM WATER DETENTION IS DEPENDED ON THE PROJECT PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM THE DEVELOPMENT FOR THE 2, 10, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DRAINAGE SYSTEM WHICH EVER IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPICTED BY DASH ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND MANHOLES SHALL BE DETERMINED DURING THE CONSTRUCTION PERIOD. AN EXISTING STORM SEWER SYSTEM AND WAS PART OF AN OVERALL DEVELOPMENT THEREFORE THERE WILL BE NO CHANGES TO THE STORM SEWER SYSTEM.
- EROSION & SILT CONTROL:  
A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE DESIGNER'S RECOMMENDATIONS AND THE DESIGNER'S RECOMMENDATIONS. DOCUMENTATION OF M&S'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- A LONG TERM MAINTENANCE AGREEMENT FOR OWNERSHIP AND MAINTENANCE OF THE SITE SHALL BE PROVIDED TO THE DESIGNER AND RECORDED BY OWNER OF THE PROJECT PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL M&S WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SENSING OF GREEN BEST MANAGEMENT PRACTICES.
- KENTUCKY STATE FLOODING PERMIT REQUIRED PRIOR TO ISSUING BUILDING PERMITS.

**LOCATION MAP:**

NOT TO SCALE



**REZONING AND CONDITIONAL 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

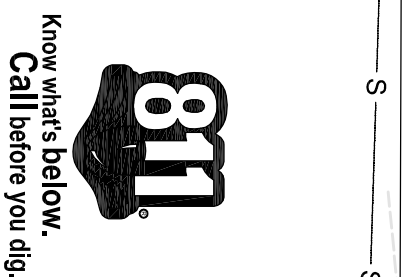
**C. R. P. & ASSOCIATES, INC.**  
7321 New LaGrange Road, Suite 111  
Louisville, KY 40222  
(502) 423-8747

REVISIONS

1	11/18	PER AGENCY COMMENTS
2	12/18	PER AGENCY COMMENTS
3	1/19	PER AGENCY COMMENTS
4	1/19	PER AGENCY COMMENTS
5	1/19	PER AGENCY COMMENTS

**BEFORE YOU DIG:**  
ALL UTILITY RELOCATIONS & ADJUSTMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER.

PLEASE CONTACT THE LOUISVILLE WATER COMPANY AT (502) 581-2273 FOR ANY INFORMATION ON THE LOCATION OF ANY UTILITIES. ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT THIS NUMBER WAS 811 (PHONE NO. 811, WWW.KENTUCKY811.COM) FORTY-EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION. CALL SEWER AND DRAINAGE FACILITY THE CONTRACTOR SET FOR A PROPOSED M&S SEWER AND DRAINAGE FACILITY. THE CONTRACTOR SHALL SET FORTH ON THE PLANS, IN THE TECHNICAL SPECIFICATIONS, AND SPECIAL PROVISIONS.



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

