



**FLOODPLAIN INFORMATION**  
THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR JEFFERSON COUNTY, KENTUCKY. SAID AREA IS SHOWN ON MAP #21111C0078E & MAP #21111C0079E, WITH AN EFFECTIVE DATE OF DECEMBER 5, 2006.

**NOTES:**

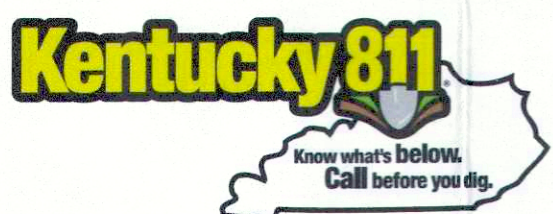
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY KYTC AND METRO LOUISVILLE PRIOR TO CONSTRUCTION APPROVAL FOR ALL WORK WITHIN RIGHT OF WAY.
- SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE BROUGHT UP OR BUILT TO CURRENT ADA STANDARDS.
- ALL PAVED AREAS, EXCLUDING PAVEMENT, SHALL BE AS FOLLOWS: STANDARD DUTY CONCRETE W/6" 3,000 PSI CONCRETE, 4" COMPACTED AGGREGATE BASE AND HEAVY DUTY CONCRETE W/6" 3,000 PSI CONCRETE, 6" COMPACTED AGGREGATE BASE.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION. FEES MAY APPLY. BUILDING DOWNSPOUTS TO DRAIN ONTO SURFACE.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE MUST BE MAINTAINED.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ANY SYSTEM ROUTING OFF-SITE WATER SHALL BE PLACED IN A 15' SEWER AND DRAINAGE EASEMENT.
- NO OUTSIDE STORAGE SHALL BE ALLOWED ON THE PROPERTY.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- SCREENING/FENCE MUST BE A MINIMUM OF 8' IN HEIGHT PER LANDSCAPE ORDINANCE.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- RIGHT-OF-WAY DEDICATION AND LOT CONSOLIDATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
- LONG-TERM BIKE PARKING IS LOCATED INSIDE OFFICE.
- AT SUCH TIME AS THE PROPERTY TO THE NORTH IS DEVELOPED WITH A FRONTAGE ROAD, THE PROPOSED SELF STORAGE ACCESS TO BARDSTOWN ROAD WILL BE REMOVED IN ITS ENTIRETY. THE SELF STORAGE ACCESS WILL IN THE FUTURE COME FROM THE CONNECTION TO THE FUTURE FRONTAGE ROAD.

**MSD NOTES:**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS
- 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.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- NO INCREASE IN VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE.
- IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.

**BENCHMARK DATA:**

- BENCHMARK 1  
1" IRON PIPE LOCATED IN THE NORTH EAST CORNER OF THE SUBJECT PROPERTY APPROX. 8.32' FROM EX. WATER METER.  
ELEV. 598.49
- BENCHMARK 2  
CONCRETE RIGHT OF WAY MONUMENT LOCATED IN THE SOUTH EAST CORNER OF THE SUBJECT PROPERTY APPROX. 8.91' FROM THE EDGE OF PAVEMENT  
ELEV. 597.96



| TREE CANOPY                        |                                 |
|------------------------------------|---------------------------------|
| EXISTING TREE CANOPY               | 93,702 SF (44% OF ENTIRE SITE)  |
| PROPOSED TREE CANOPY TO PRESERVE   | 11,650 SF (5.4% OF ENTIRE SITE) |
| REQUIRED TREE CANOPY FOR SITE      | 31,944 SF (15% OF ENTIRE SITE)  |
| REQUIRED TREE CANOPY TO BE PLANTED | 20,444 SF (9.6% OF ENTIRE SITE) |
| TOTAL TREE CANOPY                  | 32,094 SF (15% OF ENTIRE SITE)  |

| PROPOSED LOT                       |                                                                                                  |
|------------------------------------|--------------------------------------------------------------------------------------------------|
| TOTAL SITE AREA                    | 4.89 +/- AC (212,960 +/- SF)                                                                     |
| CURRENT ZONING                     | R4 (RESIDENTIAL) & C1 (COMMERCIAL)                                                               |
| CURRENT FORM DISTRICT              | NEIGHBORHOOD                                                                                     |
| PROPOSED RE-ZONING                 | C2 (COMMERCIAL) WITH CONDITIONAL USE PERMIT                                                      |
| EXISTING USE                       | SINGLE-FAMILY RESIDENTIAL                                                                        |
| PROPOSED USE                       | SELF-STORAGE UNITS                                                                               |
| TOTAL BUILDING AREA                | 63,750 SF<br>63,150 SF IN STORAGE AREA<br>600 SF IN OFFICE AREA                                  |
| BUILDING HEIGHT                    | MAXIMUM HEIGHT OF 15'                                                                            |
| REQUIRED PARKING                   | OFFICE: 600 SF<br>STORAGE: 2 EMPLOYEES<br>MINIMUM PARKING: 4 SPACES<br>MAXIMUM PARKING: 5 SPACES |
| PROPOSED PARKING                   | STANDARD SPACES: 3<br>ADA SPACES: 2<br>TOTAL SPACES: 5                                           |
| REQUIRED BICYCLE PARKING           | 2 LONG-TERM SPACES                                                                               |
| PROVIDED BICYCLE PARKING           | 2 LONG-TERM SPACES                                                                               |
| TOTAL VEHICULAR USE AREA           | 59,185.34 SF                                                                                     |
| REQUIRED INTERIOR LANDSCAPING AREA | 4,438.9 SF (7.5%)                                                                                |
| PROVIDED INTERIOR LANDSCAPING AREA | 5,755.8 SF (9.7%)                                                                                |

**STORMWATER MANAGEMENT INFORMATION**

| PRE-DEVELOPED                                                                                                  | POST-DEVELOPED                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CURVE NUMBER: 85<br>IMPERVIOUS AREA: 0.42 ACRES<br>100 YR RUNOFF VOLUME: 67,142 CU FT<br>LAND USE: LOW DENSITY | CURVE NUMBER: 92<br>IMPERVIOUS AREA: 2.82 ACRES<br>100 YR RUNOFF VOLUME: 81,094 CU FT<br>STORAGE REQUIRED: (81,094 - 67,142) * 1.5 = 20,928 CU FT<br>STORAGE PROVIDED =<br>DET. BASIN: 27,396 CU FT<br>DEPTH - 4.0<br>SURFACE AREA = 10,067 FT <sup>2</sup><br>LAND USE: COMMERCIAL = HIGH DENSITY |
| NOTE:<br>27% SOIL TYPE D<br>73% SOIL TYPE B<br>ASSUMED SOIL TYPE B                                             |                                                                                                                                                                                                                                                                                                    |

**LEGEND**

- 1/2" IRON PIN W/ 1" PLASTIC CAP STAMPED "J. ARNOLD PLS 2934" FOUND UNLESS NOTED
- BENCHMARK
- IRON PIN FOUND
- IRON PIN SET
- CONCRETE R/W MONUMENT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- ANCHOR
- UTILITY POLE
- ELECTRIC BOX
- ELECTRIC METER
- GAS VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS METER
- TELEPHONE PEDESTAL
- STORM SEWER MANHOLE
- BUILDING SET BACK LINE
- PROPERTY LINE
- SETBACK LINE
- EASEMENTS
- LOT LINE TO BE ABANDONED
- CENTERLINE
- GAS LINE
- OVERHEAD UTILITIES
- BURIED TELEPHONE
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER LINE
- FENCE LINE

**REQUESTED WAIVER**

WAIVER #1:  
A MINIMUM OF A 35' LANDSCAPE BUFFER IS REQUIRED WHERE A COMMERCIAL USE IS ADJACENT TO A RESIDENTIAL USE. A WAIVER IS NEEDED BECAUSE OF ENCROACHMENT INTO BUFFER AREA.

**REQUESTED VARIANCE**

VARIANCE #1:  
A MAXIMUM 34' VARIANCE IS HEREBY REQUESTED FROM THE REQUIRED 50 FEET BUILDING SETBACK BETWEEN COMMERCIAL AND RESIDENTIAL. A 14' MAXIMUM RELIEF IS ALSO REQUESTED FROM THE 30' CUP SET BACK FOR STORAGE BUILDINGS.

**TOTAL AREA OF SURVEY**

255,111 +/- SQ. FT.  
5.86 +/- ACRES

**DEVELOPER'S NAME & ADDRESS**

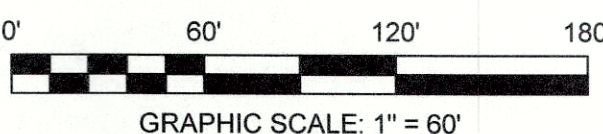
WILLIAMS PROPERTIES  
1136 S PARK DR SUITE #101  
BOWLING GREEN, KY 42103

**PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE**

SHIRLEY MAQUIRE  
7200 WOODHAVEN ROAD  
LOUISVILLE, KY 40291  
DEED BOOK 5439 PAGE 237  
PARCEL ID: 004402560000

TRACT 1 & 2  
JOHN & SHIRLEY MAQUIRE  
7200 WOODHAVEN ROAD  
LOUISVILLE, KY 40291  
DEED BOOK 5091 PAGE 796  
PARCEL ID: 004402780000

RAYMOND & FLORENCE BISCHOFF  
7200 WOODHAVEN ROAD  
LOUISVILLE, KY 40291  
DEED BOOK 1748 PAGE 26  
PARCEL ID: 004400950000



**REVISIONS**

**WILLIAMS PROPERTIES**  
4627 BARDSTOWN ROAD  
LOUISVILLE, KY 40218



ARNOLD CONSULTING  
ENGINEERING SERVICES, INC.  
P.O. BOX 98  
BOWLING GREEN, KY 42101  
PHONE (270) 780-9445

**JOB NUMBER:**

DATE: 02/9/2018

SCALE: 1" = 60'

DRAWN: K. CARDWELL

CHECKED: B. SHIRLEY

FILE PATH:

**E1**  
EXHIBIT

WM#11697 17ZONE1049

17 ZONE 1049