

Drawing name: K:\LIB\LIB\90002000_RobertHighDev_Louisville_KY_2 Design\CD\Exhibits\0009_Plan_2018-0728_DD09P.dwg Layout1 Jul 27, 2018 2:09pm by: Bill Skelbo
This document, together with the concepts and designs presented herein, are an instrument of service, intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE DATA TABLE		REQUIRED	PROVIDED
BUILDING SETBACKS			
FRONT: (SOUTHEAST)	25 FT	58 FT	
SIDE: (NORTHEAST)	25 FT	56 FT	
SIDE: (SOUTHWEST)	0 FT	206 FT	
REAR: (NORTHWEST)	25 FT	50 FT	
LANDSCAPE BUFFERS			
FRONT: (SOUTHEAST)	0 FT	0 FT	
SIDE: (NORTHEAST)	25 FT	22 FT 3 IN	
SIDE: (SOUTHWEST)	0 FT	0 FT	
REAR: (NORTHWEST)	25 FT	18 FT 4 IN	
PARKING - 2 EMPLOYEES			
PARKING MIN. 1 SPACE FOR EACH EMPLOYEE BASED ON THE COMBINED EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS THE SECOND SHIFT			
MINIMUM STANDARD SPACES (90')	2	5	
ACCESSIBLE SPACES (90')	2	2	
PARKING MAX- 1.5 SPACES FOR EACH EMPLOYEE BASED ON COMBINED EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS THE SECOND SHIFT			
MAXIMUM SPACES (90')	3	5	
BICYCLE SPACES - 2, OR 1 PER 50 EMPLOYEES	1	2	
LAND USE DATA			
MAX. BUILDING HEIGHT	60'	39'-10"	
ZONING CATEGORY	C-2		
EXISTING USE	BOWLING ALLEY - VACANT		
PROPOSED USE	SELF-STORAGE		
FORM DISTRICT	SUBURBAN MARKETPLACE		
ZONING AGENCY	CITY OF LOUISVILLE		
TOTAL SITE AREA	3.16 AC		
GROSS FLOOR AREA	72,000 SF		
GROSS BUILDING FOOTPRINT AREA	24,000 SF		
BUILDING HEIGHT	39' 10"		
ILA AREA (2,638 SF VUA)	0% ILA REQ.		

GENERAL NOTES

1. PARCELS TO BE COMBINED WITH DEED CONSOLIDATION DURING PERMIT PROCESS.
2. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. SITE IS IN THE EAST CPW MAINTENANCE DISTRICT, TRASH PICK UP TO BE BY CITY SERVICES.
4. PER LOUISVILLE WATER COMPANY THERE IS A 6 INCH WATER MAIN WITH A 2 INCH DOMESTIC AND 6 INCH FIRE SERVICE. IT IS ASSUMED THAT THE PROPOSED BUILDING CAN CONNECT TO THESE EXISTING LINES.

PRELIMINARY APPROVAL

Condition of Approval:

Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

FEMA FLOOD ZONE X BOUNDARY

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Shan*
DATE: *8/8/18*
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

LOCATION MAP

(NOT TO SCALE)



WORKS NOTES

1. CONSTRUCTION BOND AND PERMIT ARE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
2. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
3. UPON DEVELOPMENT OR REDEVELOPMENT OF PROPERTY TO THE NORTH, UNIFIED ACCESS AND CIRCULATION SYSTEM BE DEVELOPED TO ELIMINATE 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 SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
4. RIGHT OF WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
5. ANY EXISTING CURB CUTS OTHER THAN WHAT IS PROPOSED ON THIS PLAN WILL BE REMOVED, CURB LINE RESTORED AND SIDEWALKS EXTENDED.

UTILITY NOTES

1. ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE, INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, 'KENTUCKY 811' (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) 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 MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATION AND SPECIAL PROVISIONS.

STORMWATER

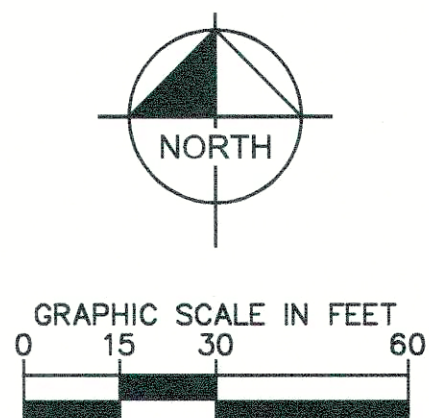
DISTURBED AREA:	87,256 SF (2.00 AC)
EXISTING IMPERVIOUS AREA:	122,477 SF (2.82 AC)
PROPOSED IMPERVIOUS AREA:	64,973 SF (1.49 AC)
NET NEW IMPERVIOUS AREA:	-57,504 SF (1.32 AC)

*100% OF WATER QUALITY VOLUME TREATED WITH WATER QUALITY UNIT.
**COMPENSATORY STORAGE PROVIDED IN BASIN WITH RETAINING WALL ON 3 SIDES AND ACCESS TO SOUTH.

WATERSHED: SOUTH FORK BEARGRASS CREEK

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 ORDINANCES.
2. NO PORTIONS OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111C00606 DATED DECEMBER 5, 2006.
3. DRAINAGE PATTERN DEPICTED BY ARROWS (SEE LEGEND) IS FOR INFORMATIONAL PURPOSES ONLY. ALL AREAS OF THE SITE ARE TO BE PAVED OR FINISH GRADED IN A MANNER THAT RESULTS IN SHEET FLOW AS DEPICTED. NO AREAS OF PONDING WATER WILL BE ACCEPTED.
4. PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD.
5. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. 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.
6. AN MSD DRAINAGE BOND WILL BE REQUIRED.
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 FOR GREEN BEST MANAGEMENT PRACTICES.
8. THIS SITE'S SANITARY AND STORM SEWER IS TRIBUTARY TO THE MORRIS FORMAN TREATMENT PLANT.
9. KDOI APPROVAL AND MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
10. LOWEST FINISHED FLOOR TO BE AT OR ABOVE 480.9 AND LOWEST MACHINERY TO BE AT OR ABOVE 481.9.
11. A TELL-A-INSPECTION, FLUSH AND CLEANING WILL BE REQUIRED PRIOR TO MSD ACCEPTING THROUGH DRAINAGE PIPE EASEMENT. MAINTENANCE ON EXISTING PIPE MAY BE REQUIRED TO BRING IT TO MSD SPECIFICATIONS.
12. IF SITE HAS THRU DRAINAGE AND EASEMENT, PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
13. AN ESPC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
14. ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5 TO 1.



ALLEY STORAGE INVESTORS, LLC
PARCEL ID #081L01830000 DB 11070, P 452
LOT #4,
BON AIR NEIGHBORHOOD
2217 GOLDSMITH LN
LOUISVILLE, KY 40218

OWNER: ALLEY STORAGE INVESTORS, LLC
5605 CARNEGIE BLVD, SUITE 420
CHARLOTTE, NC 28209
DEVELOPER: ROBERT HIGH DEVELOPMENT, LLC
223 GREENVILLE AVE
WILMINGTON, NC 28403

SITE LEGEND

- | | |
|-----------------------------------|-----------------------------------|
| SS | EX. HYDRANT |
| SS | EX. SANITARY SEWER LINE |
| SS | EX. SANITARY SEWER MANHOLE |
| G | EX. STORM SEWER LINE |
| G | EX. GAS LINE |
| OHW | EX. OVERHEAD ELECTRIC LINE |
| OHW | EX. LIGHT POLE |
| PROPOSED STORM SEWER LINE | PROPOSED STORM SEWER STRUCTURES |
| PROPOSED SANITARY SEWER LINE | PROPOSED SANITARY MANHOLE |
| PROPOSED CONTOUR | PROPOSED CONTOUR |
| XXX | EXISTING CONTOUR |
| XXX | SLOPE AND FLOW DIRECTION |
| ASPHALT PAVEMENT | ASPHALT PAVEMENT |
| CONCRETE SIDEWALK | CONCRETE SIDEWALK |
| HEAVY DUTY CONCRETE PAVEMENT | HEAVY DUTY CONCRETE PAVEMENT |
| LIMITS OF DISTURBANCE | LIMITS OF DISTURBANCE |
| PROPOSED TREES | PROPOSED TREES |
| FEMA FLOOD ZONE AE | FEMA FLOOD ZONE AE |
| FEMA FLOOD ZONE X | FEMA FLOOD ZONE X |
| JEFFERSON COUNTY LOCAL FLOOD ZONE | JEFFERSON COUNTY LOCAL FLOOD ZONE |
| 6" CURB AND GUTTER | 6" CURB AND GUTTER |

OWNER: ALLEY STORAGE INVESTORS, LLC
5605 CARNEGIE BLVD, SUITE 420
CHARLOTTE, NC 28209
DEVELOPER: ROBERT HIGH DEVELOPMENT, LLC
223 GREENVILLE AVE
WILMINGTON, NC 28403
TEL: (810) 790-9490
CONTACT: TONI JOHNSON
EMAIL: TONI@ROBERTHIGHDEVELOPMENT.COM
ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
2400 CORPORATE EXCHANGE DR, SUITE 120
COLUMBUS, OH 43231
TEL: (614) 454-6697
CONTACT: DEREK LEARY
BILL BUTZ, P.E.
EMAIL: DEREK.LEARY@KIMLEY-HORN.COM

APCD NOTES

1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

REQUESTED WAIVERS/VARIANCES

1. WAIVER FOR 25' LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL ZONE.
2. VARIANCE FOR PARKING SPACES.

WM# 11771

Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
2400 CORPORATE EXCHANGE DRIVE
COLUMBUS, OH 43231
PHONE: 614-454-6696
WWW.KIMLEY-HORN.COM

ROBERT HIGH DEVELOPMENT, LLC

RD

DISTRICT DEVELOPMENT PLAN

SELF-STORAGE RE-DEVELOPMENT
2217 GOLDSMITH
LOUISVILLE, KY

ORIGINAL ISSUE: 6/21/2018
KHA PROJECT NO. 190002000
SHEET NUMBER

C1.0