

public works and kytc notes

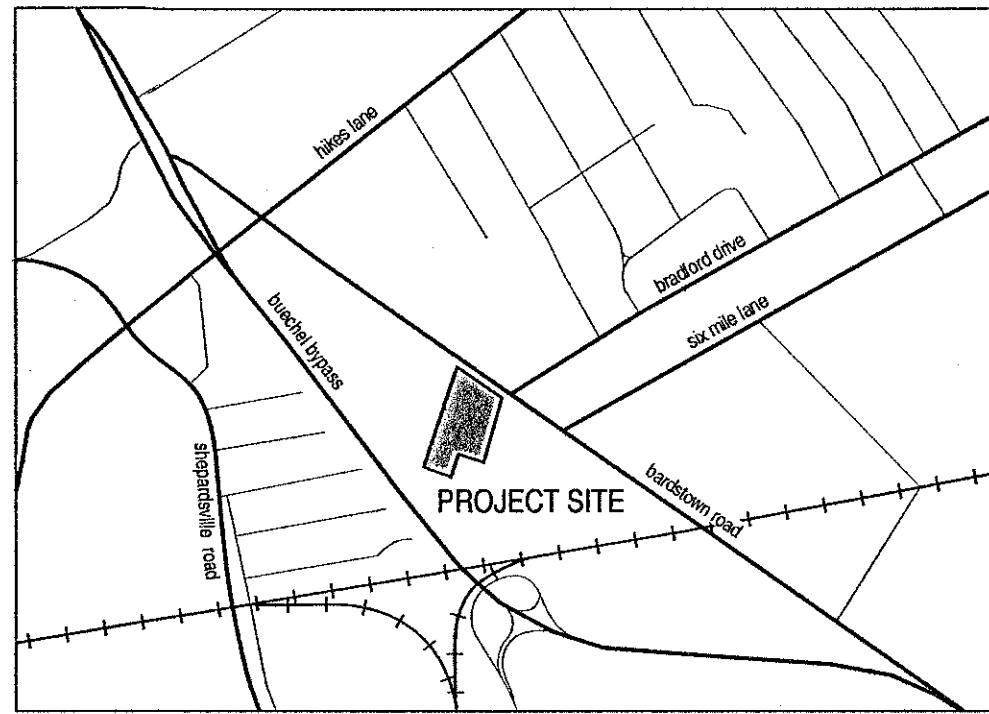
1. no landscaping and commercial signs shall be permitted in state and metro works right of way.
2. all roadway and entrance intersections shall meet the requirements for landing areas as set by louisville metro public works.
3. verge areas within public right of way to be provided per louisville metro public works.
4. compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise directed by the appropriate agencies.
5. 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 the construction plan approval process.
6. 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.
7. the minimum grade of all streets shall be 1% and a maximum grade of 10%.
8. the developer shall be responsible for all utility relocation on the property.
9. all sidewalk ramps shall conform to ada standard specifications, the "special note for detectable warnings for sidewalk ramps" per kytc standard drawings for sidewalks and per "kentucky standard specifications for road and bridge construction", latest edition.
10. calculations required for any runoff deemed necessary to be taken to the state right of way; proposals to alter or significantly increase a drainage area or runoff factors or to change in any way the performance of an existing drainage structure shall be accompanied by a complete drainage survey and hydrologic analysis based on 25 and 100 year storms and shall include a comparison of existing and proposed conditions; such requests to alter drainage should result in conditions equal to or better than existing and shall require kytc approval.
11. construction plans, bonds & kytc permit will be required prior to construction approval by transportation planning.
12. all drainage structures in state right of way shall be of state design.

approved waivers (per 14zone1051)

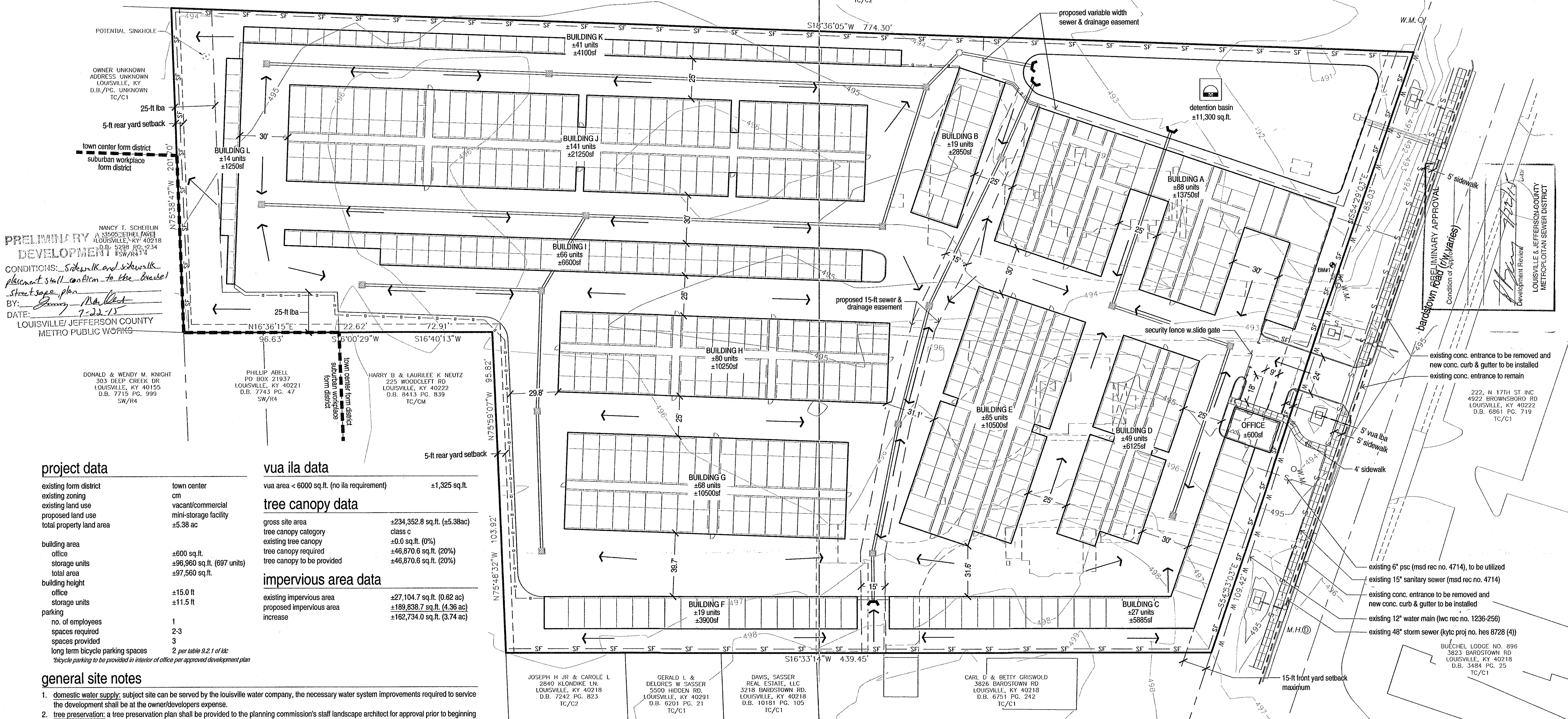
1. a waiver was requested and approved on 03.24.2015 of section 5.6.1.A.1 of the louisville metro land development code (ldc) to omit the requirement of providing for animating features of the building facade along no less than 75% of the facade adjacent to public streets.
2. a waiver was requested and approved on 03.24.2015 of section 5.5.1.A.3.d of the ldc to omit the requirement for vehicular and pedestrian connection between parking lots of abutting developments.

legend

- existing catch basin
- existing curb inlet
- existing fire hydrant
- existing water meter
- existing water valve
- existing sanitary sewer manhole
- existing sanitary sewer
- existing storm sewer manhole
- existing storm sewer line
- existing water main
- benchmark
- existing contour
- property boundary
- form district line
- proposed storm drainage (concept)
- proposed drainage flow arrow
- proposed silt fence
- proposed temporary sediment basin
- proposed security fence & gate



LOCATION MAP not to scale



project data

existing form district	town center
existing zoning	cm
existing land use	vacant/commercial
proposed land use	mini-storage facility
total property land area	±5.38 ac
building area	
office	±600 sq.ft.
storage units	±96,960 sq.ft. (697 units)
total area	±97,560 sq.ft.
building height	
office	±15.0 ft
storage units	±11.5 ft
parking	
no. of employees	1
spaces required	2-3
spaces provided	3
long term bicycle parking spaces	2 per table 9.2.1 of ldc
*bicycle parking to be provided in interior of office per approved development plan	

vua ila data

vua area < 6000 sq.ft. (no ila requirement)	±1,325 sq.ft.
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tree canopy data

gross site area	±234,352.8 sq.ft. (±5.38ac)
tree canopy category	class c
existing tree canopy	±0.0 sq.ft. (0%)
tree canopy required	±46,870.6 sq.ft. (20%)
tree canopy to be provided	±46,870.6 sq.ft. (20%)

impervious area data

existing impervious area	±27,104.7 sq.ft. (0.62 ac)
proposed impervious area	±189,838.7 sq.ft. (4.36 ac)
increase	±162,734.0 sq.ft. (3.74 ac)

general site 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/developers 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 buchel fire district.
5. identification sign shall be submitted to and approved by the planning staff prior to construction plan approval and they shall meet the requirements of chapter 8 of the ldc.
6. all luminaires shall be aimed, directed, or focused so as to not cause direct light from the luminaire to be directed towards residential uses or protected open space on adjacent or nearby parcels, or to create glare perceptible on public streets and right of ways per chapter 4.1.3 of the ldc.
7. all radii to be 4.5' unless otherwise noted.
8. a landscape and tree canopy plan shall be provided per chapter 10 of the ldc prior to issuance of a building permit.
9. all dumpster pads, transformers, ac units, generator pads to be screened per chapter 10 of the ldc.
10. all existing structures and driveways on site to be removed.
11. mitigation measures for dust control shall be in place during construction to prevent fugitive emissions from reaching existing roads and neighborhoods.
12. exact location of sidewalk is to be determined upon construction plans.
13. in accordance with chapter 4.9 of the ldc, a karst survey of the site was performed by mark sites of mindel, scott & assoc. on December 10, 2014; a potential sinkhole was identified in the southwest corner of the property and is shown on the p

msd notes

1. wastewater: existing sanitary sewer connection to the morris forman wastewater treatment available, subject to fees; sanitary sewer capacity to be approved by louisville metropolitan sewer district (msd).
2. drainage / stormwater detention: detention to be provided on site as depicted on the plan; post-development peak flows will not exceed pre-development peak flows for the 2, 10 & 100 year storms; drainage patterns (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.
3. erosion and 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.
4. the subject property is located in zone x, which is an area determined to be outside of the 100 yr flood plan as shown on the fema flood insurance rate map, panel no. 21111c0061e, dated december 5, 2006.
5. final design of this project must meet all msd water quality regulations set by msd; site layout may change at the construction phase due to proper sizing of green best management practices.
6. a msd drainage bond will be required.

erosion prevention and sediment control notes

1. 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.
2. 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.
3. 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.
4. 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.
5. all stream crossings must utilize low-water crossing structures per msd standard drawing er-02.
6. 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.
7. 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 fourteen (14) days after the activity has ceased.

detention calculations

$$\begin{aligned}x &= \Delta C R A / 12 & \Delta C &= 0.92 - 0.35 = 0.57 \\x &= (0.57 \cdot 2.9 \cdot 5.38) / 12 & R &= 2.9 \text{ inches} \\x &= 0.74 \text{ ac.ft.} & A &= 5.38 \text{ acres}\end{aligned}$$

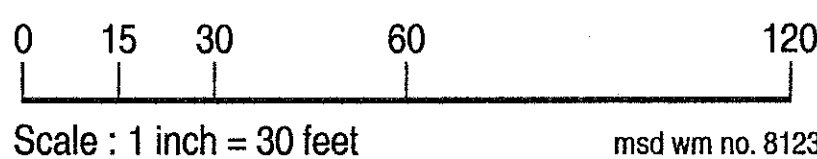
$$\text{required storage} = 0.74 \cdot 43560 = 32,234.4 \text{ cu.ft.}$$

$$\begin{aligned}\text{proposed basin area} &= 11,300.0 \text{ sq.ft.} \\32,234.4 / 11,300.0 &= 2.85 \text{ ft avg. basin depth}\end{aligned}$$

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PLANNING &
DESIGN SERVICES



msd wn no. 8123

owner / developer
Kentuckiana Self Storage llc
802 Lily Creek Road
Suite 201
Louisville, Kentucky 40243
contact: John Miranda

Kyanna Self Storage (fka Buechel Mini Storage)
Mini Storage Facility
3818-3824 Bardstown Road, Louisville, Kentucky 40218
tax block: 0610 lot: 0021 | deed book: 10390 page: 0979-0981
Revised Detailed District Development Plan

title	revised detailed district development plan
date issued	06.29.2015
scale	1 inch = 30 ft
case no.	15DEVPLAN1105
msd wn no.	8123
revisions / submissions	date
comments	07.20.15
sheet number	

1.0

15devplan1105

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