

STORMWATER NOTES:

IMPERVIOUS AREA - LOT 2:
 EXISTING IMPERVIOUS SURFACE 23,451.51 SQ.FT.
 PROPOSED IMPERVIOUS SURFACE 19,828.86 SQ.FT.
 TOTAL AREA OF SITE 24,153.91 SQ.FT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE METROPOLITAN SEWER DISTRICT'S WATERSHED COORDINATOR AT 1-502-540-6220, 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE INSPECTION.

MSD NOTE:

MSD DOES NOT WARRANT THE DESIGN OR COMPUTATIONS CONTAINED IN THIS PLAN. THE CORRECTNESS OR ACCURACY OF ALL ENGINEERING COMPUTATIONS REMAIN THE SOLE RESPONSIBILITY OF THE APPLICANT'S DESIGN PROFESSIONAL. MSD'S APPROVAL TO PROCEED WITH CONSTRUCTION IS BASED SOLELY ON THAT DESIGN PROFESSIONAL'S SEAL AND SIGNATURE.

TREE PRESERVATION NOTE:

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES ARE TO BE PERMITTED WITHIN THESE PROTECTED AREAS.

LANDSCAPING SUMMARY:

LOT 1		31,043 SQ.FT.
TOTAL PROJECT AREA		
NO IMPROVEMENTS PLANNED FOR LOT 1		
LOT 2		24,154 SQ.FT.
TOTAL PROJECT AREA		
VEHICULAR USE AREA		576 SQ.FT.
TRUCK MANEUVERING AREA		13,505 SQ.FT.
REQUIRED INTERIOR LANDSCAPING		NONE PER 10.2.12
PROVIDED INTERIOR LANDSCAPING		NONE

TREE CANOPY CALCULATION - LOT 2:

GROSS SITE SIZE (24,153.91 X 0.20 = 4,830.78 TREE CANOPY REQUIRED)		24,153.91 SQ.FT.
EXISTING TREE CANOPY		
NO EXISTING TREES ON SITE		
PROPOSED TREE CANOPY (NEW)		
DECIDUOUS TREES		
5 - TYPE C (= OR > 1.34' < 3') X 106 SQ.FT.		530 SQ.FT.
EVERGREEN TREES		
6 - TYPE A (= OR > 6' < 9') X 720 SQ.FT.		4,320 SQ.FT.
TOTAL PROPOSED TREE CANOPY (NEW) (20% OF GROSS SITE AREA)		4,850 SQ.FT.

PARKING SUMMARY:

LOT 1		
RETAIL - 1,000 SQ.FT.	MIN. 1 SP/250 SQ.FT. = 4	
	MAX. 1 SP/150 SQ.FT. = 7	
1 HITCH BAY - 276 SQ.FT./2 EMPLOYEES	MIN. 1/SP PER EMPLOYEE = 2	
	PLUS 2 SP. FOR EACH BAY = 2 INCL. BAY	
	MAX. 1/SP PER EMPLOYEE = 2	
	PLUS 5 FOR EACH BAY = 5 INCL. BAY	
MINIMUM PARKING SPACES REQUIRED	3 INCL. BAY	
MAXIMUM PARKING SPACES REQUIRED	14 INCL. BAY	
PARKING SPACES PROVIDED	10 INCL. BAY & HC SPACE	
LOT 2		
INDUSTRIAL, MANUFACTURING, WAREHOUSES AND STORAGE USES (1 EMPLOYEE)	MIN. 1 SP/1.5 EMPLOYEES = 2 SPACES	
	MAX. 1 SP/1 EMPLOYEE = 2 SPACES	
MIN. PARKING SPACES REQUIRED	2	
MAX. PARKING SPACES ALLOWED	2	
PARKING SPACES PROVIDED	1 SPACE, PLUS 1 HC SPACE	

A PARKING/CROSSOVER AGREEMENT WILL BE RECORDED WITH THE MINOR PLAT.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPC BMP'S 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 THE CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS 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 THROUGHOUT THE USE OF SILT FENCE.

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

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

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.

APPROVED WAIVERS:

WAIVER OF SECTION 10.2.4 B WAS APPROVED UNDER CASE #14DEVPLAN1179 TO ALLOW THE PROPOSED BUILDING AND VEHICULAR USE AREA TO ENCRoACH INTO A LBA.

WAIVER OF SECTIONS 5.5.2.1 A AND 5.9.2.A.1.I.II WAS APPROVED UNDER CASE #14DEVPLAN1179 TO NOT PROVIDE A VEHICULAR CONNECTION WITH THE ADJUTING PROPERTY TO THE SOUTH.

WAIVER OF SECTION 5.5.2.2 B WAS APPROVED UNDER CASE #14DEVPLAN1179 TO HAVE AN OFF-STREET AREA VISIBLE FROM A PUBLIC STREET WITHOUT SCREENING IT WITH A FENCE AND LANDSCAPING, OR A WALL CONSTRUCTED OF THE SAME BUILDING MATERIALS AS THE PRINCIPAL STRUCTURE.

SITE DATA - LOT 1

4612 PRESTON HWY.
 LOUISVILLE, KY 40213
 D.B. 7880, PG. 734
 TAX BLOCK 87C, LOT 206
 GROSS ACREAGE: 1.267 AC.
 NET ACREAGE: 0.71 AC./31,042.87 SQ.FT.
 ZONED C-2
 SUBURBAN MARKETPLACE CORRIDOR FORM DISTRICT
 HEIGHT: 60' (MAX.)
 BUILDING AREA: 3,188 SQ.FT.
 EXISTING USE: U-HAUL MOVING & STORAGE
 PROPOSED USE: U-HAUL MOVING & STORAGE
 FAR = 0.10
 COUNCIL DISTRICT: 21
 FIRE DISTRICT: LOUISVILLE #3

SITE DATA - LOT 2

4616 PRESTON HWY.
 LOUISVILLE, KY 40213
 D.B. 7880, PG. 734
 TAX BLOCK 87C, LOT 206
 GROSS ACREAGE: 1.267 AC.
 NET ACREAGE: 0.55 AC./24,153.91 SQ.FT.
 ZONED C-2
 SUBURBAN MARKETPLACE CORRIDOR FORM DISTRICT
 HEIGHT: 60' (MAX.) 3/4 PROPOSED
 BUILDING AREA: 4,994 SQ.FT.
 EXISTING USE: U-HAUL MOVING & STORAGE
 PROPOSED USE: MINI WAREHOUSE (U-BOX PODS)
 FAR = 0.21
 COUNCIL DISTRICT: 21
 FIRE DISTRICT: LOUISVILLE #3

NOTES:

NO SANITARY SEWER SERVICE PROPOSED FOR THE MINI WAREHOUSE BUILDING.

DRAINAGE PATTERNS DEPICTED BY ARROWS ARE FOR CONCEPTUAL 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.

LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT SHALL APPROVE EPC PLANS IN ACCORDANCE WITH THEIR REGULATIONS PRIOR TO ANY LAND DISTURBANCE.

APPROVAL FROM KTC WILL BE REQUIRED.

EXISTING ENTRANCES TO BE CLOSED SHALL HAVE NEW SIDEWALKS AND CONCRETE CURBING PLACED PER CITY OF LOUISVILLE STANDARD DRAWINGS.

EXISTING AND PROPOSED ENTRANCES SHALL HAVE HANDICAPPED RAMP AND CURBING PER CITY OF LOUISVILLE STANDARD DRAWINGS.

2 LONG TERM BICYCLE PARKING SPACES WILL BE PROVIDED INSIDE THE BUILDING.

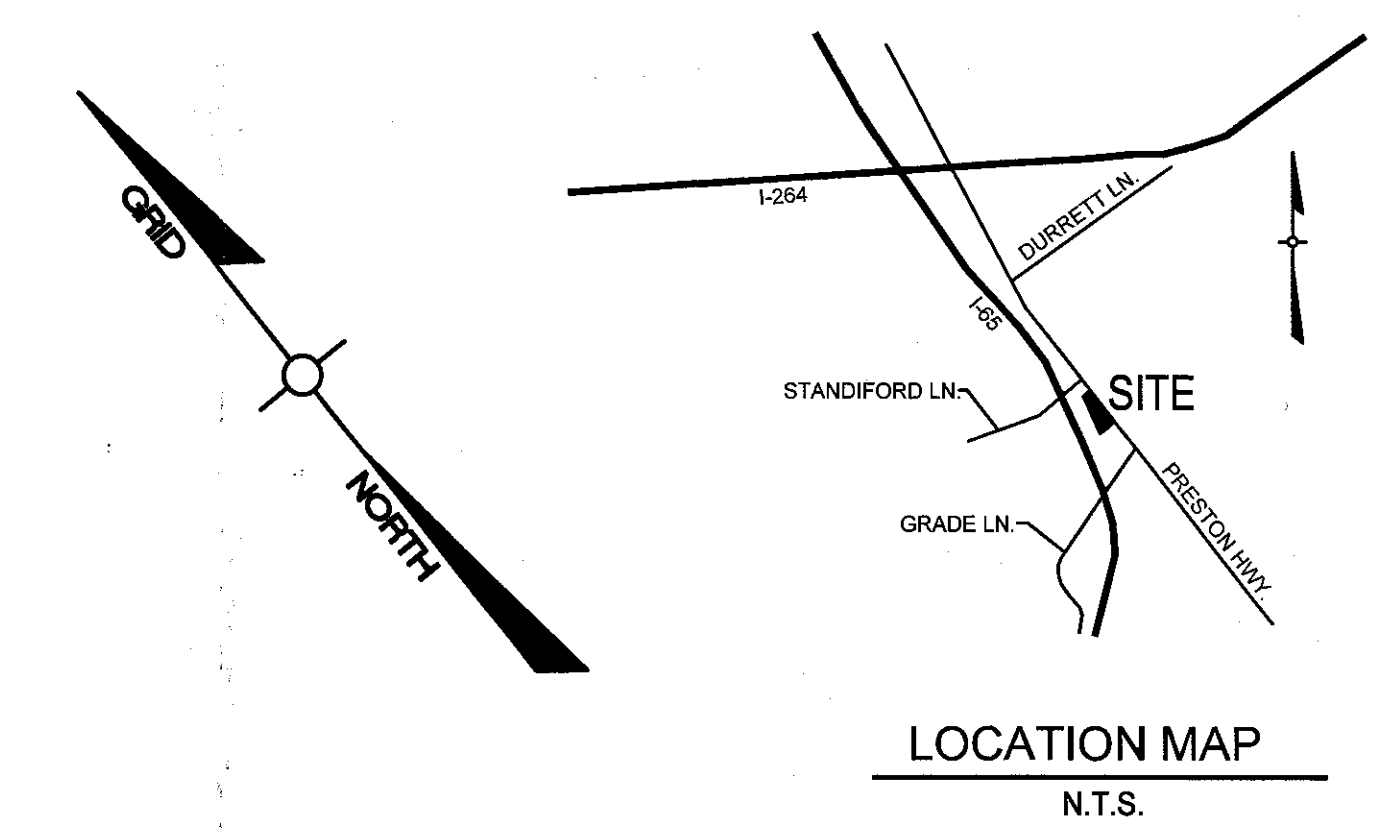
APCD NOTE:

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

KYTC NOTES:

ALL WORK WITHIN THE RIGHT-OF-WAY WILL NEED KYTC BOND AND PERMIT.

TACTILE WARNINGS SHALL BE PROVIDED AT THE NEW ENTRANCE ON THE REVISED/NEW SIDEWALKS.



NO.	DATE	DESCRIPTION	BY
1	1-9-15	CHANGES PER AGENCY COMMENTS	M.L.
2	3-16-15	ADDED GENERAL NOTES	M.L.

CIVIL DESIGN, INC.
 DUNAWAY ENGINEERING, INC.
 3404 STONY SPRING CIRCLE
 LOUISVILLE, KENTUCKY, 40220
 PH: 671-0060 FAX: 671-0311

CIVIL DESIGN, INC.
 W.B. LOBE
 Commonwealth of Kentucky
 Land Surveying Corp. Permit No. 849
 Engineering Corp. Permit No. 3294

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Jimmy Males*
 DATE: 3-25-15
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

LEGEND

- SMH EX. SANITARY/STORM SEWER
- STMMH EX. SANITARY/STORM MANHOLE
- 440 EX. EXISTING CONTOURS
- EXISTING DRAINAGE FLOW
- EXISTING FENCELINE
- OHE EX. EXISTING OVERHEAD ELECTRIC
- 12W EX. EXISTING L.W.C. WATERLINE
- 60 EX. EXISTING L.G.&E. GASLINE
- SMH EX. EXISTING SANITARY/STORM MANHOLE
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- OWWM EX. EXISTING WATER VALVE/METER
- EXISTING GAS VALVE
- EXISTING TRAFFIC SIGN
- EXISTING PIPE POST/BOLLARD
- (TBR) TO BE REMOVED
- PROPOSED DRAINAGE FLOW



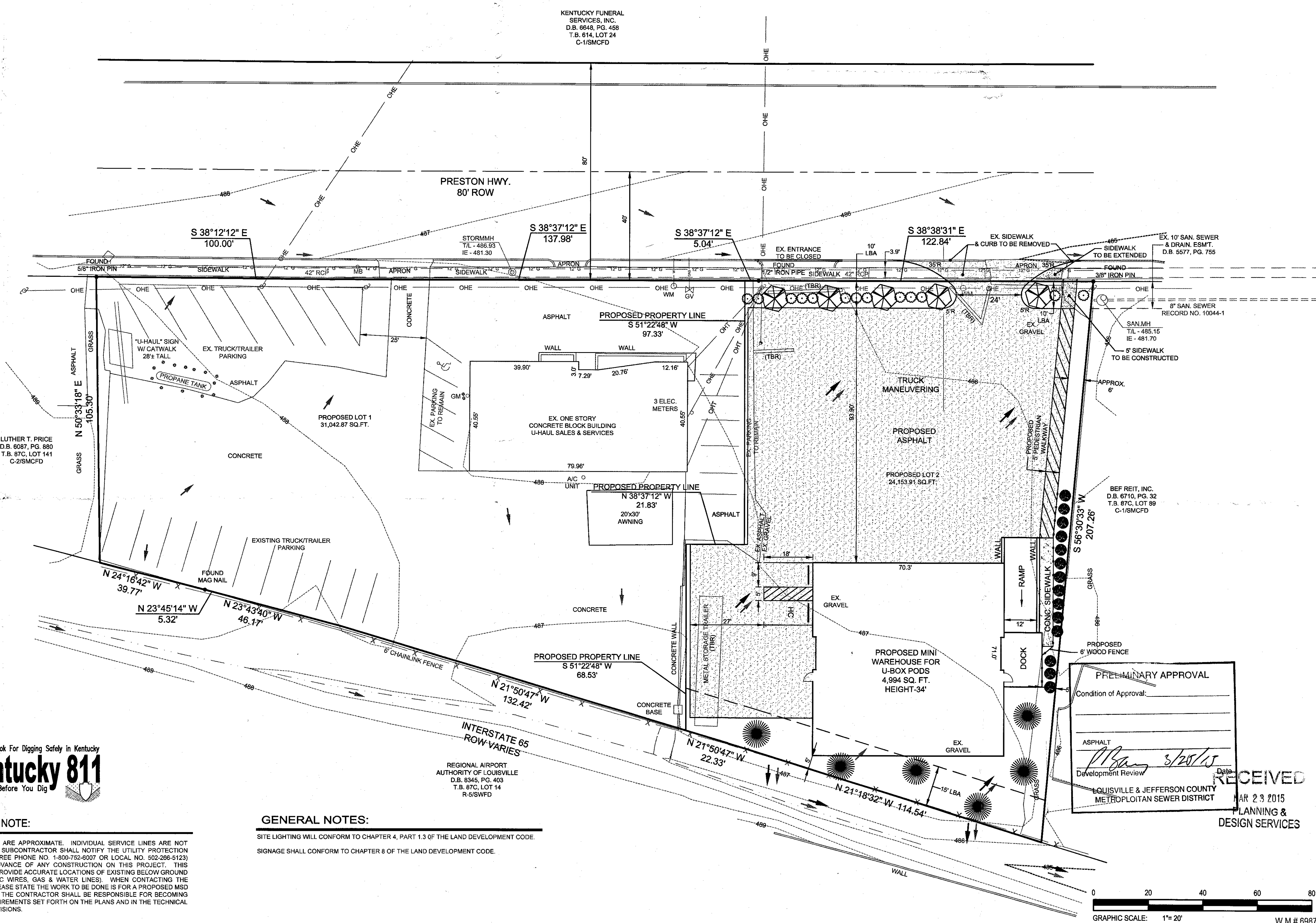
UTILITY PROTECTION NOTE:

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-8007 OR LOCAL NO. 502-286-5123) FORTY-EIGHT (48) 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 & WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE 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 AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.

GENERAL NOTES:

SITE LIGHTING WILL CONFORM TO CHAPTER 4, PART 1.3 OF THE LAND DEVELOPMENT CODE.

SIGNAGE SHALL CONFORM TO CHAPTER 8 OF THE LAND DEVELOPMENT CODE.



PRELIMINARY APPROVAL

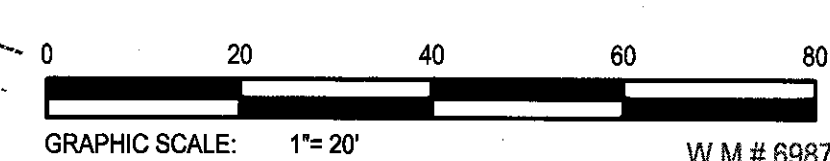
Condition of Approval:

ASPHALT

Jimmy Males 3/25/15
 Development Review

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
 APR 23 2015
 PLANNING & DESIGN SERVICES



DRWN BY: M.L.	CHKD BY: M.L.
DATE: DEC. 12, 2014	
DRAWING: CUP	
SCALE: 1"=20'	
SHEET 1 OF 1	