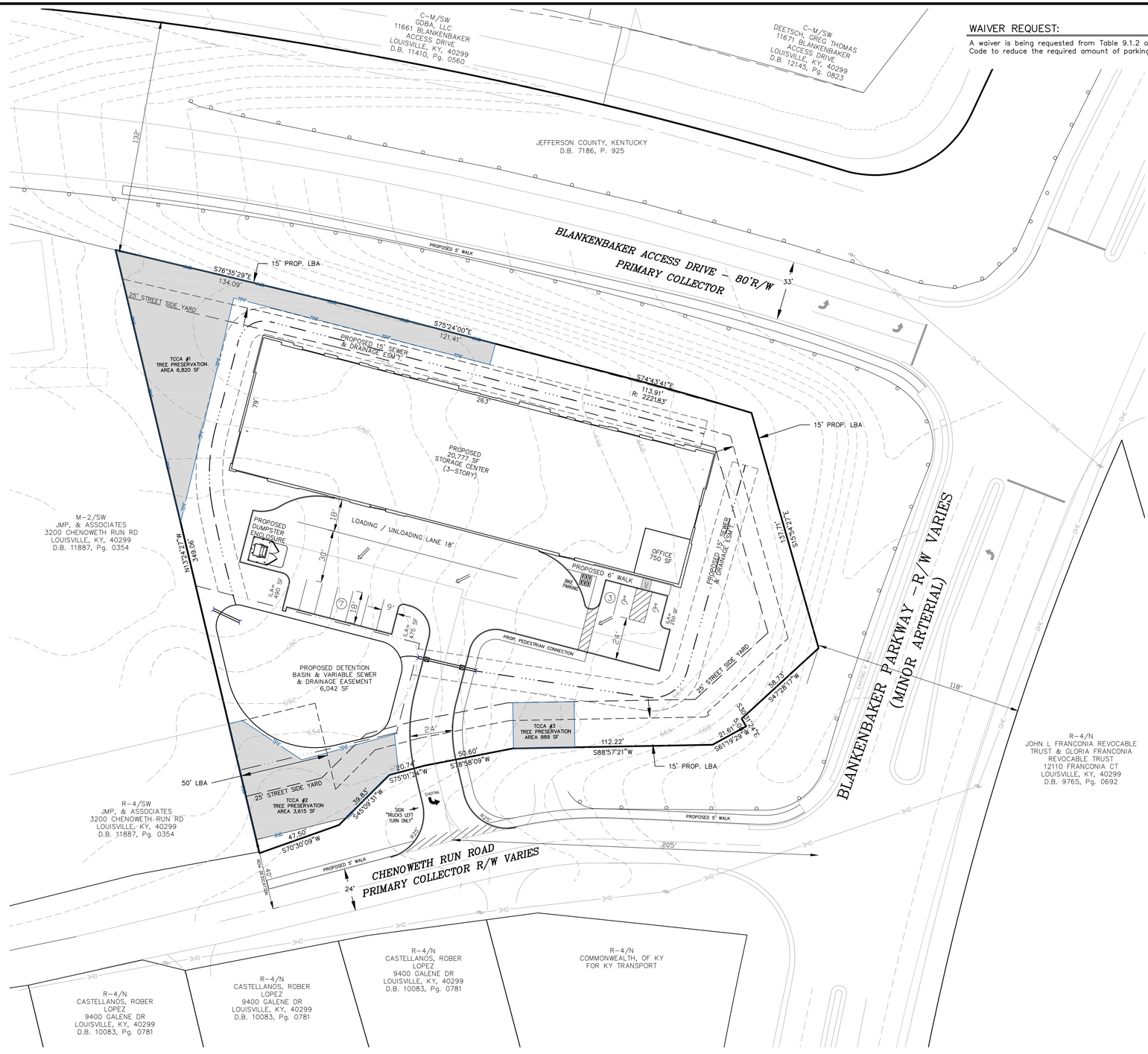
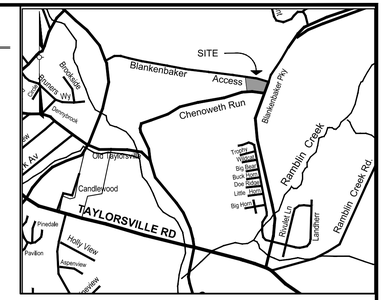


WAIVER REQUEST:

A waiver is being requested from Table 9.1.2 of the Louisville Metro Land Development Code to reduce the required amount of parking spaces from 26 to 10.



LOCATION MAP
NOT TO SCALE

TOTAL SITE AREA	= 1.88±Ac. (81,815 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-M
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= VACANT
PROPOSED USE	= MINI-STORAGE
BUILDING HEIGHT	= (45' MAX. ALLOWED)
BUILDING FOOTPRINT	= 20,777 SF
TOTAL BUILDING AREA (3-STORY)	= 62,331 SF
F.A.R. *(62,331 / 81,815)*	= 0.76 (5.0 MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
OFFICE (520 SF)		
1 SP/500 SF MIN.	= 2 SP	
1 SP/250 SF MAX.	=	3 SP
MINI-WAREHOUSE (360 UNITS)		
1 SP/15 CLIMATE CONTROLLED UNITS MIN.	= 24 SP	
1 SP/5 CLIMATE CONTROLLED UNITS MAX.	=	72 SP
TOTAL PARKING REQUIRED	= 26 SP	75 SP
TOTAL PARKING PROVIDED	= 10 SPACES (2 ADA SP INCLUDED)	

TOTAL VEHICULAR USE AREA	= 13,866 SF (INCLUDES LOADING AREA)
INTERIOR LANDSCAPE AREA REQUIRED	= 1,040 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 1,215 SF (8.8%)
EXISTING IMPERVIOUS	= 0 SF
PROPOSED IMPERVIOUS	= 34,779 SF

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 81,815 SF
EXISTING TREE CANOPY	= 56,643 SF (69.2% SITE)
EXISTING TREE CANOPY TO BE PRESERVED	= 11,324 SF (20.0% OF EXISTING)
TREE CANOPY REQUIRED (INDUSTRIAL USE)	= 24,545 SF (30% GROSS SITE AREA)
TREE CANOPY TO BE PROVIDED (24,545 -11,324)	= 13,221 SF
TOTAL TREE CANOPY PROVIDED (13,221 SF+11,324 SF)	= 24,545 SF (30%)

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. State Highway encroachment permit will be required for the entrance.
4. No increase in drainage run off to state roadways.
5. There shall be no commercial signs in the Right of Way.
6. There shall be no landscaping in the Right of Way without an encroachment permit.
7. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
8. Construction fencing shall be erected prior to any construction or grading 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. No parking, material storage, or construction activities shall be permitted within the fenced area.
9. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
10. KTC permit will be required prior to construction plan approval.
11. Accessory structures shall be in compliance with sections 5.5.5 and 10.2.6 of the Louisville Metro Land Development Code.
11. A Karst survey was performed on 1-09-2021 by Theodore Bernstein, RLA and no KARST features were observed.
12. Fee-in-lieu sought for sidewalks along Blankenbaker Access Drive and Chenoweth Run Road due to construction constraints.

MSD NOTES:

1. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0064 F dated February 2, 2021..
2. Drainage pattern depicted by arrows (⟹) is for conceptual purposes. 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. Onsite detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for the 2, 10, 25-year storms and 50% reduction in the 100-year storm, or to the capacity of the downstream system, whichever is more restrictive. Evaluation of the downstream system will require inclusion of the pond on the adjacent property in modeling pre- and post-development routings. In the event modification to the downstream pond is incorporated into the design the engineer should contact MSD with respect to the modifications and potential easement requirements.
4. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
5. Sanitary sewer service is not readily available to this parcel. Alternative means of sanitary waste disposal will be coordinated with Louisville Metro Department of Public Health & Wellness.
6. 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.
7. Board of Health approval required prior to MSD construction plan approval.
8. If the site has thru drainage, an easement plat will be required prior to MSD granting construction plan approval.

OWNER:
JAMES R CONTI
2026 MIDLAND AVE
LOUISVILLE, KY 40204

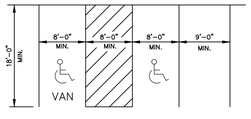
SITE ADDRESS:
3106 CHENOWETH RUN
TAX BLOCK 0046, LOT 0444
D.B. 10197, PG. 0264

COUNCIL DISTRICT – 11
FIRE PROTECTION DISTRICT – JEFFERSONTOWN
MUNICIPALITY – LOUISVILLE

CASE: 21-ZONE-0135

LEGEND

- =PROPOSED STORM SEWER, CATCH BASIN
- =PROPOSED DRAINAGE SWALE
- =DRAINAGE FLOW ARROW
- =EX. MINOR CONTOUR
- =EX. MAJOR CONTOUR
- =PROPOSED LIMITS OF DISTURBANCE / TREE CANOPY TO REMAIN



24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = 0.75-0.23 = 0.52
A = ACRES = 1.88
R = 2.8 INCHES
X = (0.52)(1.88)(2.8)/12 = 0.23 AC.-FT.
+50% = .23 x 1.5 = .345
REQUIRED X = 0.345 AC-FT = 15,028 CF
PROVIDED BASIN = 6,374 S.F.

TOTAL = 6,042 S.F. @ APPROX. 2.5' AVG DEPTH
= 15,105 CU.FT. > 15,028 CU.FT.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NO.	DATE	DESCRIPTION	BY
1	9-15-21	Revised per agency comments	TWB
2	2-11-22	Changed entrance per KYTC	

REVISIONS

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 21099 DDDP
DATE: 5-27-21
SCALE: 1"=30'
CHECKED BY: AR
DRAWN BY: TB

L D&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
503 MAXIMUS DRIVE, SUITE 100, LOUISVILLE, KENTUCKY 40211
PHONE: 502.426.9374
FAX: 502.426.9375
WEB SITE: WWW.LDD-KY.COM

DETAILED DISTRICT DEVELOPMENT PLAN

3106 CHENOWETH RUN STORAGE

DEVELOPER
ONE FOURTEENN, LLC
513 S 2ND STREET
LOUISVILLE, KY 40202

JOB NO. 21099

SHEET 1 OF 1