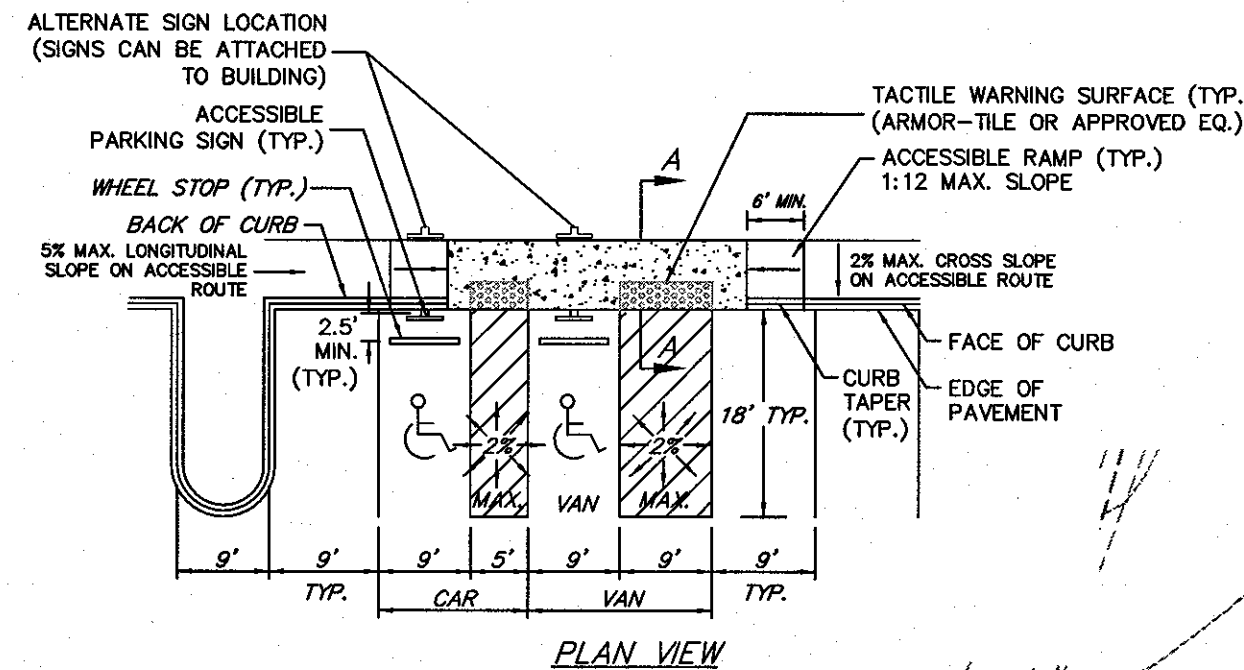


# **TYPICAL ACCESSIBLE PARKING SPACES** NO SCALE



## **DETENTION CALCULATIONS**

DETENTION BASIN 1  
2.9/12 (0.92-0.35) (3.6 AC.) = .49 AC.FT.

DETENTION BASIN 2  
2.9/12 (0.92-0.35) (1.92 AC.) = .26 AC.FT.

TOTAL DETENTION  
.75 AC.FT. REQUIRED

## **PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:

BY: *Julia Poyton*  
DATE: 11/14/15  
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

## **PRELIMINARY APPROVAL**

Condition of Approval:

Development Review  
*11/14/15*  
LOUISVILLE/JEFFERSON COUNTY METROPLATAN SEWER DISTRICT

POTENTIAL SINKHOLE

OWNER UNKNOWN  
ADDRESS UNKNOWN  
LOUISVILLE, KY  
TBI UNKNOWN LOT: UNKNOWN  
DB: UNKNOWN PG: UNKNOWN  
TC/C1

INTEC BUILDING SERVICES INC.  
3912 BARDSTOWN RD.  
LOUISVILLE, KY 40228  
TBI: 610 LOT: 20  
DB: 7663 PG: 651  
TC/C2

PROP. DETENTION BASIN 1  
VAR. S&D ESMT.  
.49 ± AC.FT.

PROP. DETENTION BASIN 2  
VAR. S&D ESMT.  
.26 ± AC.FT.

HARRY & LAURILEE NEUTZ  
225 WOODCLEFT RD.  
LOUISVILLE, KY 40222  
TBI: 610 LOT: 32  
DB: 6413 PG: 839  
TC/CM

PHILLIP ABELL  
PO BOX 21937  
LOUISVILLE, KY 40221  
TBI: 610 LOT: 90  
DB: 7743 PG: 47  
SW/R4

DONALD & WENDY KNIGHT  
303 DEEP CREEK DR.  
LOUISVILLE, KY 40165  
TBI: 610 LOT: 46  
DB: 7715 PG: 999  
SW/R4

## **EROSION PREVENTION AND SEDIMENT CONTROL NOTE:**

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.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDS AND STABILIZED.

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.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDS, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

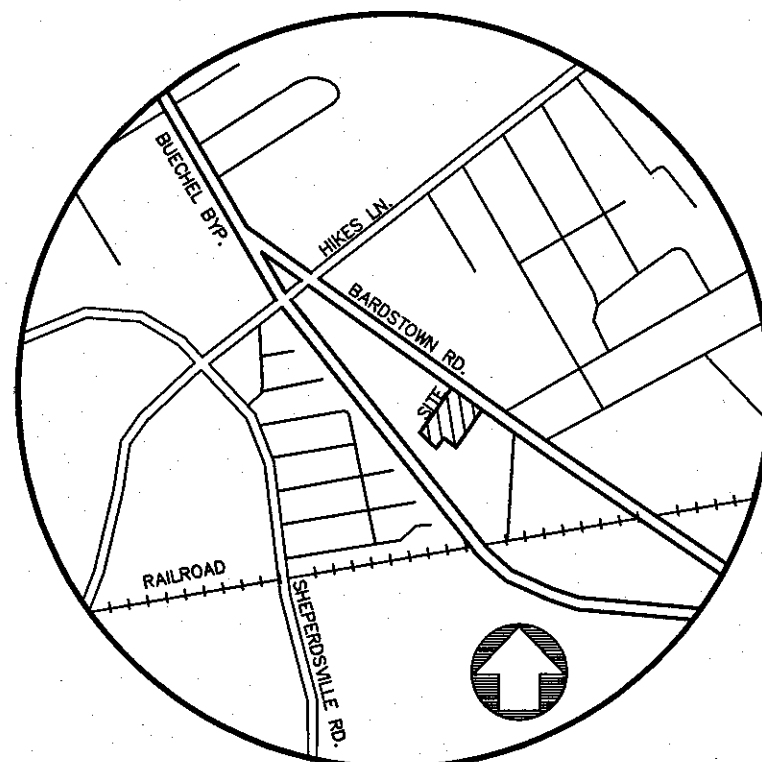
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

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 14 DAYS AFTER THE ACTIVITY HAS CEASED.

## **LEGEND**

- EXISTING CONTOUR
- EXISTING LOT LINE
- EXISTING PAVEMENT
- EXISTING SANITARY
- EXISTING STORM
- EXISTING STORM DITCH
- EXISTING LOT NUMBER
- PROPOSED STORM (CONCEPT)
- PROPOSED FENCE & GATE
- PROPOSED SILT FENCE
- PROPOSED FLOW ARROW
- PROPOSED TEMPORARY SEDIMENT BASIN
- PROPOSED LANDSCAPE BUFFER AREA
- ZONING LINE
- FORM DISTRICT LINE



LOCATION MAP  
NO SCALE

## **PROJECT DATA:**

FORM DISTRICT	TC
EXISTING ZONING	C1 & R4
PROPOSED ZONING	CW
EXISTING LAND USE	VACANT/COMMERCIAL
PROPOSED LAND USE	MINI STORAGE
TOTAL LAND AREA	5.54± AC.
BUILDING AREA	6004 SF.
OFFICE	79,350±SF. (721 UNITS)
STORAGE UNITS	79,950±SF.
TOTAL AREA	
BUILDING HEIGHT	15'
OFFICE	10'
STORAGE UNITS	
PARKING REQUIRED (MIN. 1SP./1.5 EMP., MAX. 1SP./1 EMP.)	2-3 SPACES
PARKING SPACES PROVIDED (3 EMP.)	3 SPACES
LONG TERM BICYCLE PARKING (3 EMP.)	1 SPACE
(BICYCLE PARKING TO BE PROVIDED IN INTERIOR OF OFFICE)	

## **LANDSCAPE DATA:**

V.L.A. < 6,000 SF. (NO ILA REQUIREMENT) 1,398± SF.

## **TREE CANOPY DATA**

GROSS SITE AREA	241,331± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	48,266± S.F. (20%)
TREE CANOPY TO BE PLANTED	48,266± S.F. (20%)

\*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOGIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN REVIEW.

## **GENERAL NOTES:**

- 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 / DEVELOPER'S EXPENSE.
- 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.
- 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.
- THE DEVELOPMENT LIES IN THE BUECHEL FIRE DISTRICT.
- 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, RESPECTIVELY OF THE LDC.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED (i.e. CONSERVATION EASEMENTS, OR PARKWAYS) 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.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- EXACT LOCATION OF SIDEWALK IS TO BE DETERMINED UPON CONSTRUCTION PLANS.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY OF THE SITE WAS PERFORMED BY MARK SITES, P.C., ON DECEMBER 10, 2014. A POTENTIAL SINKHOLE WAS IDENTIFIED IN THE SOUTHWEST CORNER OF THE SITE AND IS SHOWN ON THE PLAN.

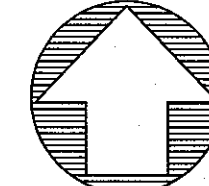
## **MSD NOTES:**

- WASTEWATER: EX. SANITARY SEWER CONNECTION TO THE MORRIS FORMAN WASTEWATER TREATMENT AVAILABLE, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, AND 100 YEAR STORMS. DRAINAGE PATTERN (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. DETENTION BASINS TO BE MODELED AS INTERCONNECTED BASINS.
- EROSION & 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.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0061E).
- THE 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.
- A MSD DRAINAGE BOND WILL BE REQUIRED.

## **PUBLIC WORKS AND KTC NOTES:**

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 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 CONSTRUCTION APPROVAL PROCESS.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PLACE 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.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- CALCULATIONS REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE R/W. 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-YEAR AND 100-YEAR STORMS AND SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. SUCH REQUESTS TO ALTER DRAINAGE SHOULD RESULT IN CONDITIONS EQUAL OR BETTER THAN EXISTING AND SHALL REQUIRE KYTC APPROVAL.
- CONSTRUCTION PLANS, BONDS & KYTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY TRANSPORTATION PLANNING.
- ALL DRAINAGE STRUCTURES IN STATE RIGHT-OF-WAY SHALL BE OF STATE DESIGN.

RECEIVED  
PLANNING & DESIGN SERVICES  
JAN 07 2015



CASE #14ZONE1051  
MSD WM #8123

GRAPHIC SCALE 1"=40'  
0 10 20 40 80

Mindel, Scott & Associates, Inc.  
Planning - Engineering - Surveying - Landscape Architecture  
Utility Consulting - Property Management  
5111 Jefferson Boulevard Louisville, KY 40219  
Phone: (502) 485-1500 Fax: (502) 485-1505 Email: msai@msai.com

MSA

DEVELOPER  
PINNACLE PROPERTIES  
OF LOUISVILLE LLC  
802 LILY CREEK RD.  
LOUISVILLE, KY 40243

OWNER  
KSB SYCAMORE, LLC  
3400 DUTCHMANS LANE  
LOUISVILLE, KY 40205

DETAILED DISTRICT DEVELOPMENT PLAN  
**BUECHEL MINI STORAGE**  
3818, 3820 & 3824 BARDSTOWN RD.  
LOUISVILLE, KY 40218  
TAX BLOCK: 610 LOTS: 21, 22, 23 & 135  
D.B. 10313 PG. 206

REVISIONS	PER AGENCY REVIEW	AGENCY REVIEW, KARST INFL. CLIENT	AGENCY REVIEW
11/17/14			
12/15/14			
1/7/15			

Vertical Scale: N/A

Horizontal Scale: 1"=40'

Date: 11/17/2014

Job Number: 3225

Sheet

1

of 1