

Location:	2001 CRUMS LANE
Inst. No.	D.B. 11785 P.G. 478
Tax Block, Lot, Sublot:	1015 0142 0000
Area:	2.24 Acres
	97.57 S.F.
Zoning:	C2
Form District:	TOWN CENTER
Enterprise Zone:	YES
Existing Use:	VACANT BUILDING
Proposed Use:	MINI STORAGE
Plan Certain:	NO

Area:	97629	S.F.
Building Area:	52748	S.F.
Office:	900	S.F.
1st Tier Warehouse:	51850	S.F.
2nd Floor:	25000	S.F.
Future Building:	7800	S.F.

F.A.R.  
Max Allowed F.A.R.  
Building Height:

CONDITIONS:

BY: James M. Jacobs  
DATE: 06/19/76  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. SANITARY SEWER SERVICE BY EXISTING PROPERTY SERVICE CONNECTION.
3. THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INITIAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 26,184 S.F.
4. PRIOR TO CONSTRUCTION PLAN APPROVAL, AN EASEMENT PLAT SHALL BE REQUIRED FOR ANY THRU DRAINAGE ON SITE.
5. SHIVELY APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

	Min	Max
Office	1SP/1000SF 900 1	1SP/500SF S.F. 2
Warehouse	1SP/30 CCU 420 14	1SP/15 CCU Units 28
Total Spaces Required	15	30
Spaces Provided	15 1 16	spaces ADA spaces Total

1. FORTY EIGHT (48) HOURS PRIOR TO CONSTRUCTION, NOTICE SHALL BE GIVEN BY THE CONTRACTOR TO LOUISVILLE METRO PUBLIC WORKS DEPARTMENT FOR INSPECTIONS OF BASE, PAVEMENT AND SIDEWALKS.
2. ALL CONSTRUCTION METHODS, MATERIALS AND WORK ACTIVITIES SHALL BE IN ACCORDANCE WITH THE KENTUCKY TRANSPORTATION CABINET DEPARTMENT OF
3. HIGHWAYS STANDARD SPECIFICATIONS AND SUPPLEMENT FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION UNLESS OTHERWISE SPECIFIED. THE CURRENT KENTUCKY STANDARD DRAWINGS WILL ALSO APPLY UNLESS OTHERWISE NOTED ON THE PLANS.
4. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT IS REQUIRED BY LOUISVILLE METRO PUBLIC WORKS DEPARTMENT, FOR ANY WORK IN PUBLIC RIGHT OF WAYS.
5. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
6. ALL SIDEWALKS, PEDESTRIAN RAMPS, LANDINGS, AND CROSSWALKS, ALONG THE ACCESSIBLE ROUTE SHALL CONFORM TO THE AMERICAN DISABILITIES ACT (A.D.A.).
7. SHVELY APPROVAL REQUIRED PRIOR TO PUBLIC WORKS CONSTRUCTION PLAN APPROVAL.

1. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT IS REQUIRED BY KENTUCKY TRANSPORTATION CABINET PRIOR TO ANY WORK BEGINNING IN US31W RIGHT OF WAY.
2. CONSTRUCTION PLANS, BOND AND KTC PERMIT REQUIRED PRIOR TO METRO PUBLIC WORKS CONSTRUCTION APPROVAL.
3. ALL WORK DONE WITHIN THE DIXIE HIGHWAY RIGHT-OF-WAY IS SUBJECT TO KENTUCKY TRANSPORTATION CABINET REVIEW, APPROVAL AND ENCROACHMENT PERMITTING.
4. ALL CONSTRUCTION METHODS, MATERIALS AND WORK ACTIVITIES SHALL BE IN ACCORDANCE WITH THE KENTUCKY TRANSPORTATION CABINET DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS AND SUPPLEMENT FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION UNLESS OTHERWISE SPECIFIED. THE CURRENT KENTUCKY STANDARD DRAWINGS WILL ALSO APPLY UNLESS OTHERWISE NOTED ON THE PLANS.
5. ALL TRAFFIC SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS, CURRENT EDITION.

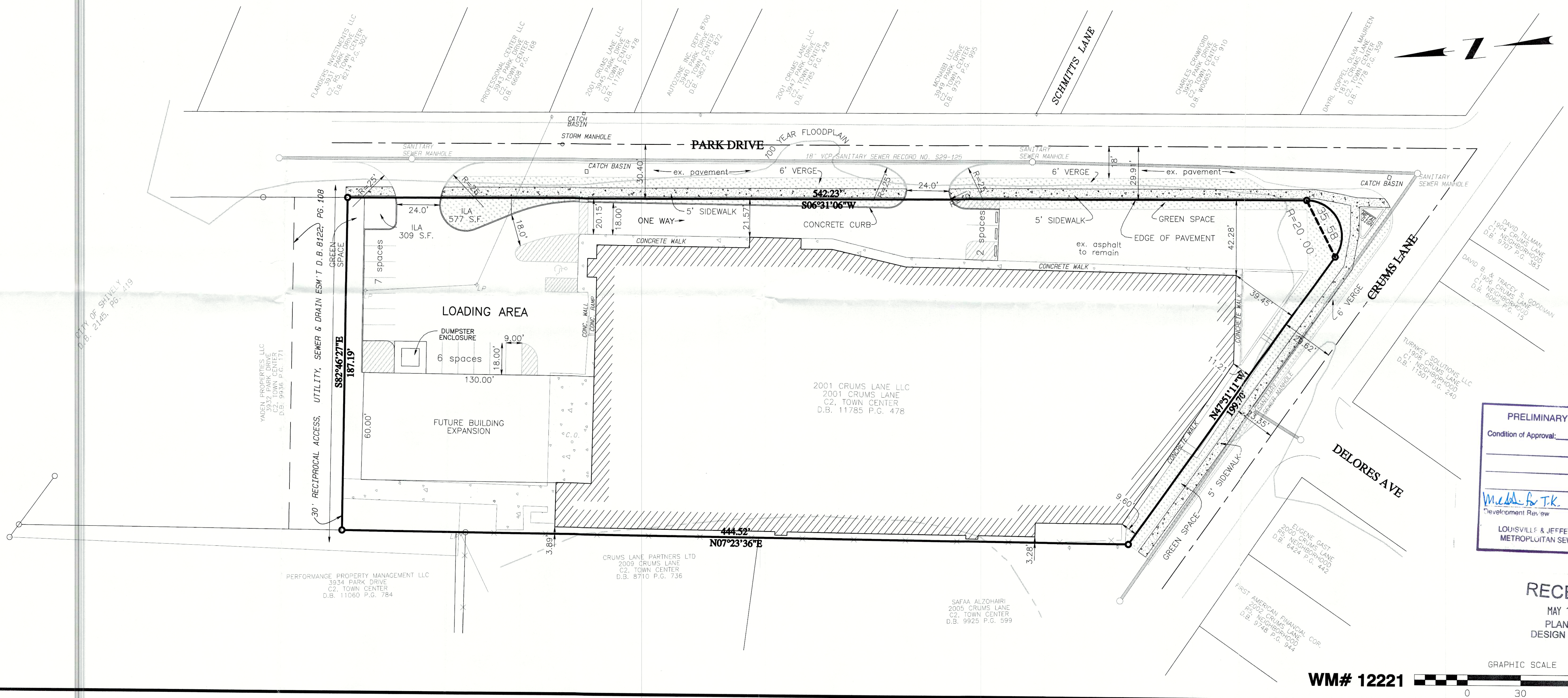
1. PROPERTY IS IN THE SHELVEY FIRE DISTRICT AND SUBJECT TO APPROVAL.
2. ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
3. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
4. THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT "800" 368-7522-6007 FOR LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION BEGINS.
5. CAMPAINTABLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
6. ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTER 10, SECTION 10.2.6 AND 10.4.9.
7. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

## Class C Tree Canopy Category

Gross Site Area	97,574 S.F.
Existing Tree Canopy	0 S.F.
Ex. Tree Canopy %	0.0 %
Preserved Tree Canopy Coverage Area	0 S.F.
Preserved Tree Canopy Coverage %	0.0 %
Tree Canopy Area Required	9,757.0 S.F.
Tree Canopy Area Required %	10.0 %
Tree Canopy Preserved	0 S.F.
New Tree Canopy Provided	9,792 S.F.
Tree Canopy Provided	9,792 S.F.
% Tree Canopy Provided	10.0 %

Vehicle Use Area:	15,757 S.F.
ILA Required: (7.5%)	1,182 S.F.
ILA Provided: (7.70%)	886 S.F.
ILA Trees Required: (1/4000 S.F.)	4 trees
ILA Trees Provided:	4 trees

Total Site Area	97,629	S.F.
Existing Conditions		
Impervious	97,629	S.F.
Pervious	0	S.F.
Proposed Conditions		
Impervious	91,274	S.F.
Pervious	6,356	S.F.



PRELIMINARY APPROVAL

Condition of Approval: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

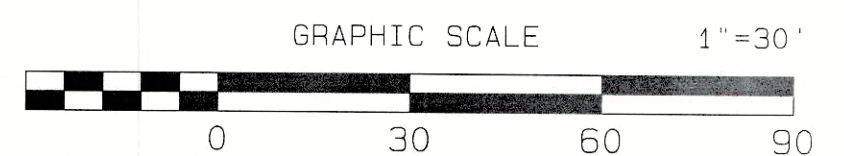
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*Wade R. T.K.* *6-16-21*

Development Rev. ew Date

LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

RECEIVED  
MAY 17 2021  
PLANNING &  
DESIGN SERVICES

**WM# 12221**

**2401 Stanley Gault Pkwy**  
**Louisville, KY 40223**

**Mini Storage**  
2001 Crums Lane  
Louisville, Kentucky

# CONDITIONAL USE PERMIT PLAN

DRAWING  
**1**  
EET  
1

REVISION	DATE
1	
2	
3	
4	

**AL ENGINEERING INC.**  
Civil Engineering & Land Development Services  
13000 Middletown Industrial Blvd. Ste A (502) 234-2245 Off

DATE:	05-14-21
DESIGNED BY:	AMR
DRAWN BY:	ECR
CHECKED BY:	AMR
APPROVED BY:	AMR

**Mini Storage**  
2001 Crums Lane  
Louisville, Kentucky

# CONDITIONAL USE PERMIT PLAN

DRAWING  
**1**  
EET  
1