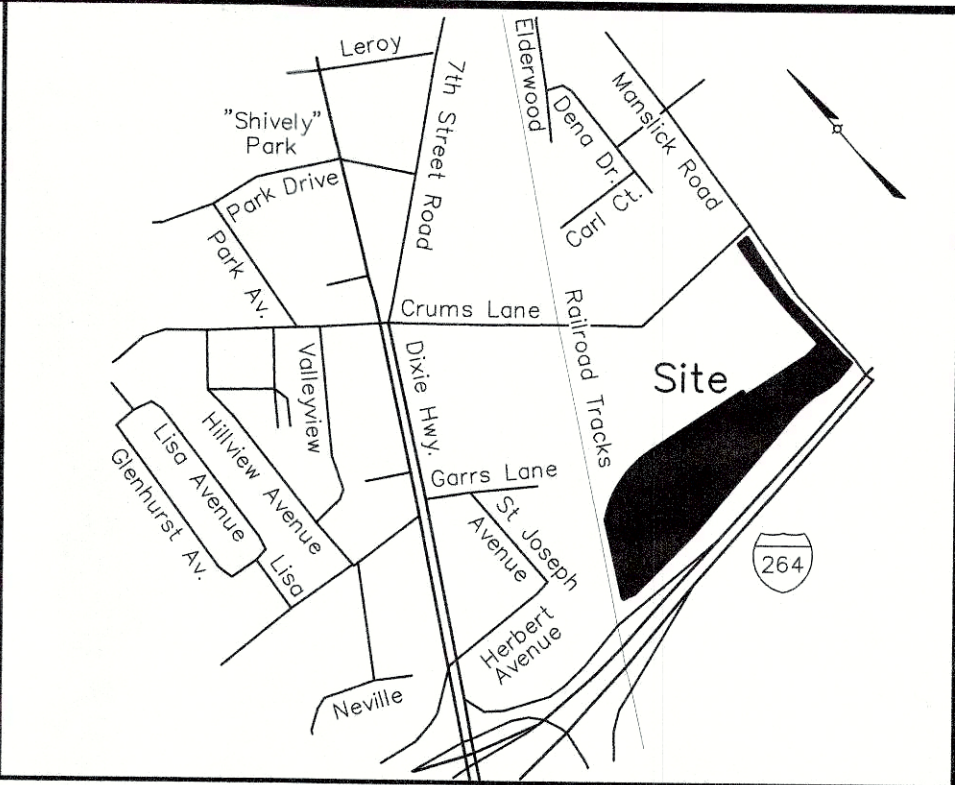


PROPERTY LINE TABLE			
L1	N58°37'53"E	52.65'	R=605.25'
L2	N63°36'37"E	52.51'	R=605.25'
L3	N68°34'58"E	52.51'	R=605.25'
L4	N73°34'06"E	52.79'	R=605.25'
L5	N78°33'06"E	52.46'	R=605.25'
L6	N83°31'12"E	52.47'	R=605.25'
L7	N88°30'01"E	52.72'	R=605.25'
L8	S86°30'28"E	52.71'	R=605.25'
L9	S81°30'46"E	52.79'	R=605.25'
L10	N01°07'08"W	48.60'	R=3,084.79'
L11	N00°05'52"E	53.84'	
L12	N01°05'52"E	53.84'	



LOCATION MAP
NOT TO SCALE

WAIVERS REQUESTED:

- A Waiver is requested from Section 5.9.2.C.4 of The Louisville Metro Land Development Code to allow vehicular maneuvering in front of structure.
- A Waiver is requested from Section 5.5.1.A.2 of The Louisville Metro Land Development Code to not orient the proposed building entrances toward Manslick Road & Crums Lane.

VARIANCE REQUESTED:

- A Variance is requested from Section 5.5.1.A.2 of the Land Development Code to allow a proposed building to exceed the maximum 5ft setback from a corner lot.

PROJECT DATA

TOTAL SITE AREA	= 14.9± Ac. (647,763 SF)
EXISTING ZONING	= M-2
FORM DISTRICT	= TRADITIONAL WORKPLACE
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MINI-WAREHOUSE (18,000 SF)
	= OUTDOOR STORAGE (250,000 SF)

TOTAL VEHICULAR USE AREA	= 32,000 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 2,400 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 22,250 SF

EXISTING IMPERVIOUS	= 0 SF
PROPOSED IMPERVIOUS	= 293,261 SF

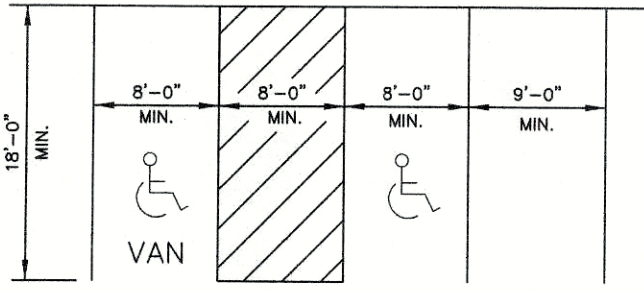
GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- 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.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Benchmark and topographical information shown hereon were derived from Lajic data. Boundary information was taken from deeds.
- A reciprocal access & cross over agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners to allow access as shown and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning & Design Services prior to obtaining a building permit.
- Street trees to be provided per Section 10.2.8, final location and type will be shown on the approved landscape plan.
- Outdoor storage areas shall be visually screened per Louisville Development Code Section 4.4.8.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0073 & 0056 E dated December 5, 2006.
- Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- Increased run-off volume shall be compensated onsite below the local regulatory floodplain elevation in lieu of onsite detention. Volume to be calculated by the RFF calculation.
- Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.
- If site has thru drainage, an easement plat will be required prior to MSD granting construction plan approval.
- MSD floodplain permit required prior to MSD construction plan approval.
- KYTC approval required prior to MSD construction plan approval.

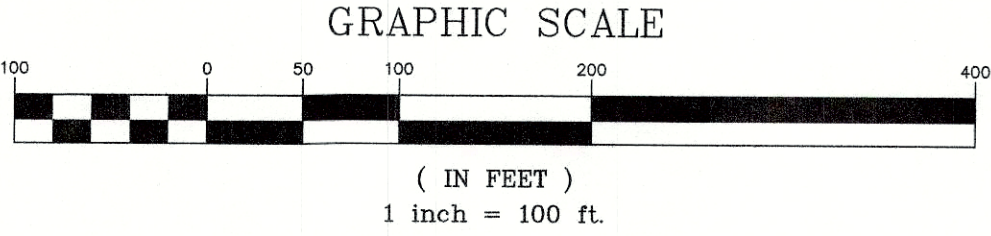
LEGEND	
○	Existing Utility Pole
☆	Existing Light Pole
○CB	Existing Catch Basin
○TP	Existing Telecomm. Pedestal
○	Existing Sanitary Sewer Manhole
—OHE—	Existing Overhead Electric Line
—4"G—	Existing Underground Gas Line
—12"W—	Existing Underground Water Line
—S—	PROPOSED STORM SEWER, CATCH BASIN
—○—	PROPOSED SEWER AND MANHOLE
—	PROPOSED DRAINAGE SWALE



TYPICAL PARKING SPACE LAYOUT
NO SCALE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 631,976 S.F. (14.51 Ac.)
EXISTING TREE CANOPY	= 563,640 S.F.
MIN. REQUIRED EX. TREE CANOPY PRESERVED	= 20% (112,728 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 21% OF EX CANOPY (118,591 S.F.)
TOTAL TREE CANOPY REQUIRED	= 30% GROSS AREA (189,593 S.F.)



SITE ADDRESS:
1500 CRUMS LANE
TAX BLOCK 090E, LOT 0116
D.B. 5223, PG. 0300
COUNCIL DISTRICT - 3
FIRE PROTECTION DISTRICT - LOUISVILLE #3
MUNICIPALITY - LOUISVILLE

RECEIVED
AUG 23 2021
PLANNING &
DESIGN SERVICES

WM #12206

REVISIONS		DESCRIPTION	PER AGENCY COMMENTS	BY	IF	DT
NO.	DATE					
1	8/23/21					

PROJECT DATA		FILE NAME: 1718-DDDP	SCALE: AS SHOWN	DATE: 10/12/20	CHECKED BY: DT	DRAWN BY: JH
NO.	DATE					

PROJECT DATA		FILE NAME: 1718-DDDP	SCALE: AS SHOWN	DATE: 10/12/20	CHECKED BY: DT	DRAWN BY: JH
NO.	DATE					

PROJECT DATA		FILE NAME: 1718-DDDP	SCALE: AS SHOWN	DATE: 10/12/20	CHECKED BY: DT	DRAWN BY: JH
NO.	DATE					

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
509 WESTERN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
TEL: 502.251.5514 FAX: 502.251.5514 WEB SITE: WWW.LD&D-KY.COM

1500 CRUMS LANE
OWNER
AL CAT LLC
2606 ALIA CIR
LOUISVILLE, KY 40222

CATEGORY 2B DEVELOPMENT PLAN		JOB NO. 17181	SHEET 1 OF 1

21-CAT2-0068