

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. No increase in drainage run off to state roadways.
3. There shall be no commercial signs in the Right of Way.
4. There shall be no landscaping in the Right of Way without an encroachment permit.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. 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.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. KTC permit will be required prior to construction plan approval.
9. Accessory structures shall be in compliance with sections 5.5.5 and 10.2.6 of the Louisville Metro Land Development Code.
10. Plat or Deed of Consolidation will be recorded prior to receiving Building Permit.

MSD NOTES:

1. Sanitary sewer service is existing and there will be no increase in capacity with the proposed addition of storage buildings.
2. The site is not located within the 100 year flood plain per FIRM Map No. 21111 C 0088,89 E dated December 5, 2006.
3. 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.
4. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval. On-site detention will be required post-developed peak flows will be limited to pre-developed peaks or to the capacity of the downstream system whichever is more restrictive.
5. A Downstream Facilities Capacity Request will not be submitted to MSD because the proposed expansion is for self storage buildings only.
6. 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 Management Practices.
7. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
8. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
2. Any modifications to the approval EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
3. 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.
4. 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.
5. Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.
6. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
7. Where construction or land disturbance 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 calendar days after the activity has ceased.
8. Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
9. 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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

RELIEF REQUESTED

RELIEF IS REQUESTED FROM SECTION 4.2.35 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW OUTDOOR STORAGE WITHIN THE CONDITIONAL USE PERMIT AREA

THE PROPOSED DEVELOPMENT IS TO CONSTRUCT ADDITIONAL SELF-STORAGE BUILDINGS TO EXPAND THE EXISTING FORT LOCKS SELF-STORAGE FACILITY AS WELL AS COVERED RV AND BOAT PARKING.

CONDITIONAL USE PERMIT REQUESTED

A CONDITIONAL USE PERMIT IS REQUESTED FOR MINI-STORAGE BY SECTION 4.2.35 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.

PROJECT DATA

TOTAL SITE AREA	= 7.6± Ac.
AREA TO BE REZONED WITH CUP FORM DISTRICT	= 4.4± Ac.
EXISTING ZONING	= NEIGHBORHOOD/ SUBURBAN MARKETPLACE CORRIDOR
PROPOSED ZONING	= M-2/R-4
EXISTING USE	= R-4 TO C-2 (CUP REQUESTED)
PROPOSED USE	= EX. M-2 TO REMAIN
EXISTING BUILDING AREA	= UNDEVELOPED AND SELF-STORAGE
PROPOSED BUILDING AREA	= SELF-STORAGE
TOTAL BUILDING AREA	= 54,007 SF
BUILDING HEIGHT	= 47,760
F.A.R.	= 101,767 SF
	= 15' MAX PER C.U.P. REGULATIONS
	= 0.30 (5.0 MAX. ALLOWED)

PARKING PROVIDED FOR THE EX. 1750 SF FOR FORT LOCKS OFFICE & PROVIDED ON THE EX. FORT LOCKS 7650 DIXIE HIGHWAY

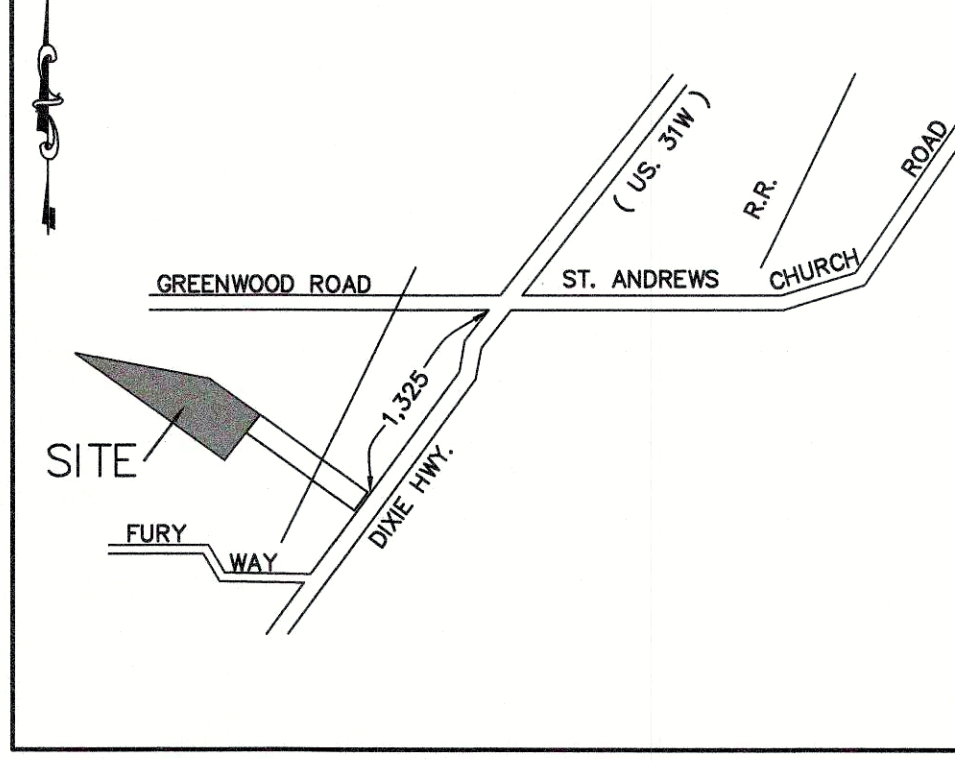
1750 SF/350 SF MIN. / 1750 SF/200 SF MAX. = 5 SP MIN. / 9 SP MAX.

EXISTING PARKING PROVIDED = 9 EXISTING SPACES (INCLUDES 1 HC SP)

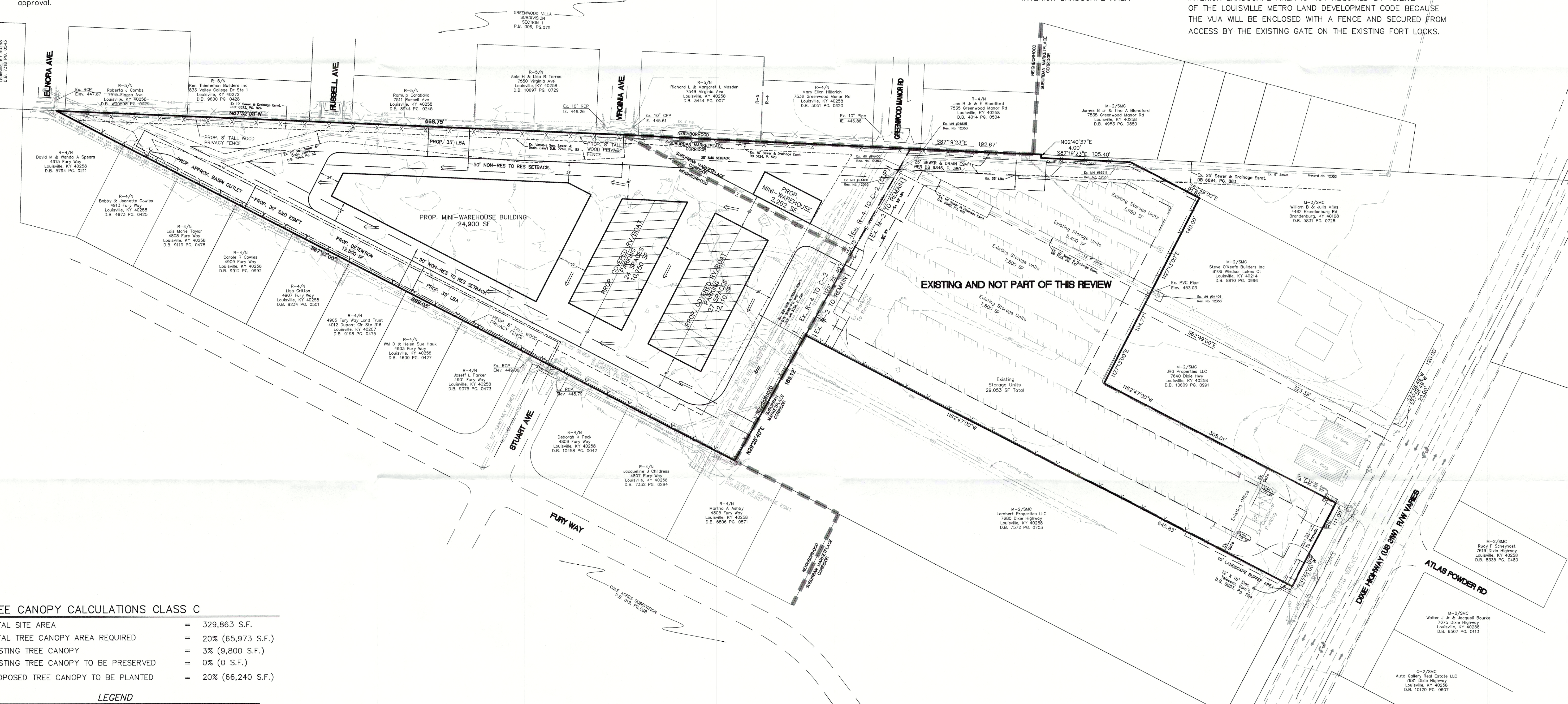
VEHICULAR USE AREA = 94,891 SF

INTERIOR LANDSCAPE AREA

= INTERIOR LANDSCAPE AREA IS NOT REQUIRED BY 10.2.12 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE BECAUSE THE VUA WILL BE ENCLOSED WITH A FENCE AND SECURED FROM ACCESS BY THE EXISTING GATE ON THE EXISTING FORT LOCKS.



LOCATION MAP NOT TO SCALE



TREE CANOPY CALCULATIONS CLASS C

TOTAL SITE AREA	= 329,863 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (65,973 S.F.)
EXISTING TREE CANOPY	= 3% (9,800 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (66,240 S.F.)

LEGEND

- EXISTING GAS VALVE
- EXISTING GUY ANCHOR
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING CATCH BASIN
- EXISTING GAS METER
- EXISTING CLEAN OUT

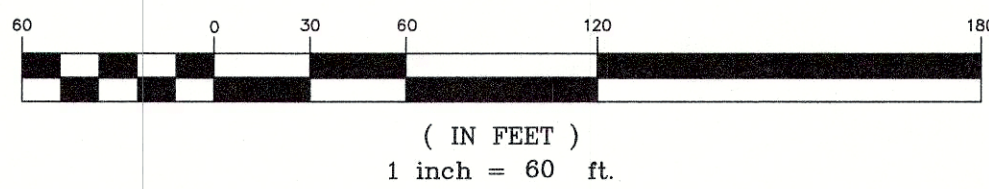
DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = 0.85-0.5=0.35
A = 7.6 ACRES
R = 2.6 INCHES
X = (0.35)(7.6)(2.6)/12 = 0.57 AC.-FT.
REQUIRED X = 24,829 CU.FT.

PROVIDED BASIN = 12,500 SQ.FT.

TOTAL = 12,500 SQ.FT. @ APPROX. 2 FT. DEPTH
= 25,000 CU.FT. > 24,829 CU.FT.

GRAPHIC SCALE



OWNER:
VALLEY STATION TOWNE CENTER
P.O. BOX 991064
LOUISVILLE, KY 40269

SITE ADDRESS:
7650 DIXIE HIGHWAY
TAX BLOCK 1041, LOT 136
D.B. 10513, PG 0925

OWNER:
VALLEY STATION TOWNE CENTER
P.O. BOX 991064
LOUISVILLE, KY 40269

SITE ADDRESS:
8000 STUART AVE (PER PVA)
TAX BLOCK 1041, LOT 137
D.B. 10513, PG 0925

RECEIVED

OCT 23 2017

PLANNING & DESIGN SERVICES

CASE #16ZONE1080

COUNCIL DISTRICT - 25

FIRE PROTECTION DISTRICT PLEASURE RIDGE PARK

W.M. # 7283

REVISIONS	BY	DT
DESCRIPTION		
ADD RELIEF REQUEST		
DATE	10-19-17	
NO.	1	

PROJECT DATA	ENGINEER'S SEAL	SURVEYOR'S SEAL
FILE NAME: 04003-000P-A.dwg		
DATE: 12-19-16		
SCALE: AS SHOWN		
CHECKED BY: AEP		
DRAWN BY: JH		

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LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
2400 FERN VALLEY ROAD
LOUISVILLE, KENTUCKY 40223
PHONE: (502) 464-2974
FAX: (502) 464-2975

DETAILED DISTRICT DEVELOPMENT PLAN/CONDITIONAL USE PERMIT

FORT LOCKS SELF-STORAGE
DEVELOPER

FORT LOCKS SELF-STORAGE, INC.
4901 FERN VALLEY ROAD
LOUISVILLE, KENTUCKY 40219

CASE #16ZONE1080

COUNCIL DISTRICT - 25

FIRE PROTECTION DISTRICT PLEASURE RIDGE PARK

W.M. # 7283

NO. 04003

SHEET 1 OF 1