TREE CANOPY CALCULATIONS

TOTAL SITE AREA	586,016 S.F.
EX. TREE CANOPY ON SITE	536,353 S.F. (91.5%)
EX. TREE CANOPY TO BE PRESERVED	421,376 S.F. (71.9%)
TREE CANOPY REQUIRED	205,106 S.F. (35%)
ADDITIONAL TREE CANOPY REQUIRED	0 S.F.
TOTAL TREE CANOPY PROVIDED	421,376 S.F. (71.9%)

* A TWENTY (20) PERCENT REDUCTION IN THE MINIMUM NUMBER OF PARKING SPACES REQUIRED SHALL APPLY TO ANY DEVELOPMENT IN SUBURBAN FORM DISTRICTS THAT EXCEEDS THE MINIMUM TREE CANOPY REQUIRED BY FIVE (5) PERCENT.

CONDITIONAL USE PERMIT REQUEST:

REQUEST CONDITIONAL USE PERMIT PER CHAPTER 4.2.35 TO ALLOW MINI WAREHOUSE STORAGE IN A C-2 ZONE.

VARIANCE / WAIVER REQUESTS:

REQUEST VARIANCE OF CHAPTER 5.3.1.c.5 OF THE LAND DEVELOPMENT CODE TO ALLOW PROPOSED BUILDING TO EXCEED THE 35' MAXIMUM HEIGHT BY UP TO 5'.

LANDSCAPE REQUIREMENTS

TOTAL VEHICLE USE AREA (VUA)	23,987 SQ.FT.
7.5% I.L.A. REQUIREMENT	1,799 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED	1,977 SQ.FT.

SITE DATA

GROSS SITE AREA	13.38 ACRES 582,797.29 SQ.FT.
NET SITE AREA	13.21 ACRES 575,676.43 SQ.FT.
EXISTING USE	VACANT
EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R-4/FLOYDS FORK OVERLAY
PROPOSED ZONING	R-4 & C-2 w/C.U.P.
C-2 5.88 ACRES	
R-4 7.34 ACRES	
PROPOSED USE	MINI-WAREHOUSE STORAGE
BUILDING AREA	104,275 SQ.FT.
OFFICE 1,600 SQ.FT.	
STORAGE 102,675 SQ.FT.	

415 CLIMATE CONTROLLED UNITS
290 NON-CLIMATE CONTROLLED UNITS
MAXIMUM BUILDING HEIGHT – 40' FROM BASEMENT F.F.E.

SETBACKS

NON-RESIDENTIAL TO RESIDENTIAL (NON-LOADING)	50'
NON-RESIDENTIAL TO RESIDENTIAL (LOADING)	75'
FRONT YARD MIN.	10'
FRONT YARD MAX.	150'
MAX. BUILDING HEIGHT (FLOYDS FORK DRO – 1 STORY)	35'

PARKING CALCULATIONS:

MINIMUM REQUIRED PARKING	25 SPACES
1 SPACE/500 S.F. OFFICE	3 SPACES
1 SPACE/15 CLIMATE CONTROLLED UNITS	28 SPACES
* 20% REDUCTION FOR EXCEEDING MIN. TREE CANOPY BY 5% – 6 SPACES	
MAXIMUM ALLOWED PARKING	95 SPACES
1 SPACE/250 S.F. OFFICE	6 SPACES
1 SPACE/5 CLIMATE CONTROLLED UNITS	83 SPACES
PARKING PROVIDED	25 SPACES
(INCLUDES 2 ACCESSIBLE SPACES)	

APPROXIMATE DETENTION CALCULATION:

TOTAL SITE AREA = 13.22 ACRES

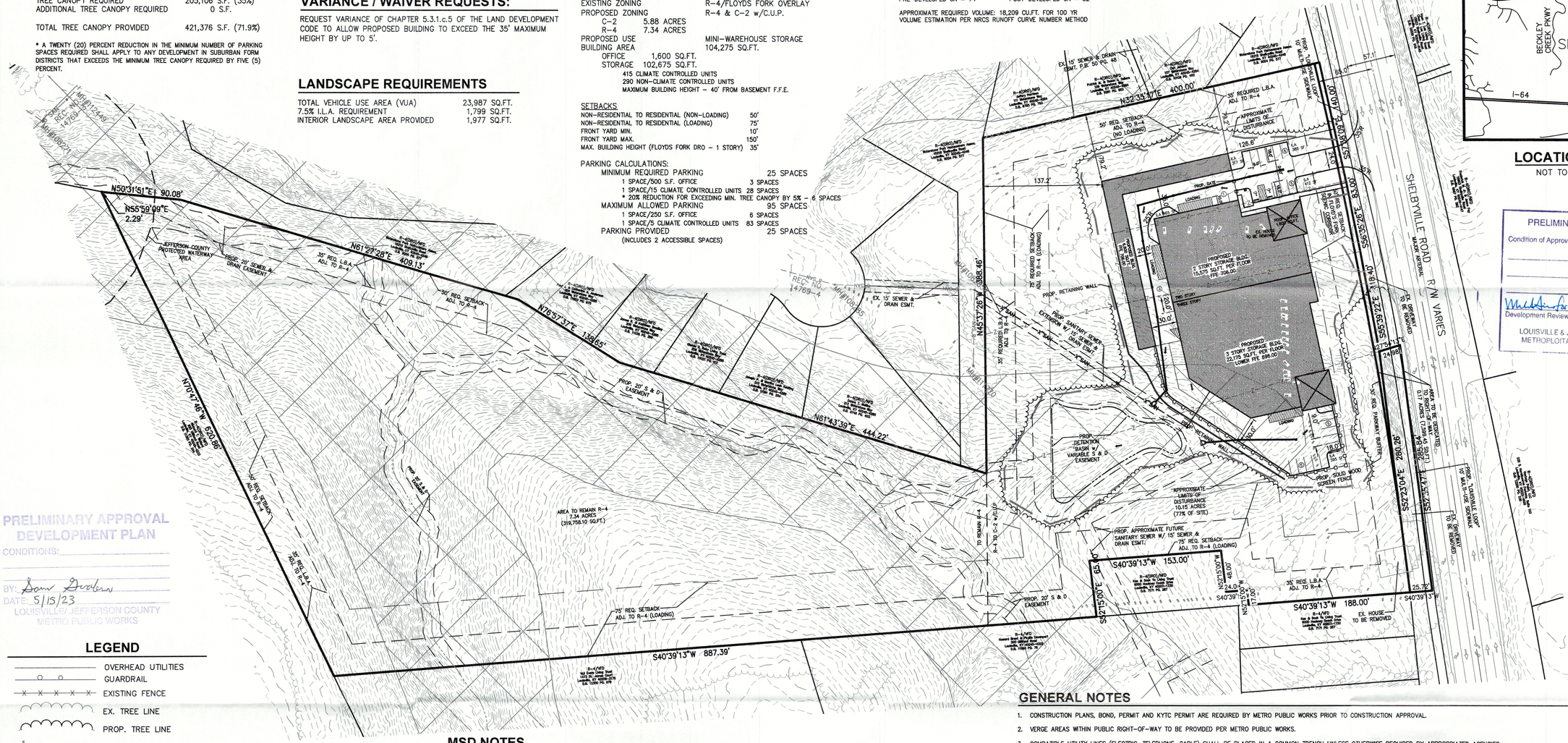
PRE-DEVELOPED AREA		POST-DEVELOPED AREA	
PERVIOUS	13.07 AC	PERVIOUS	11.63 AC
IMPERVIOUS	0.15 AC	IMPERVIOUS	1.59 AC

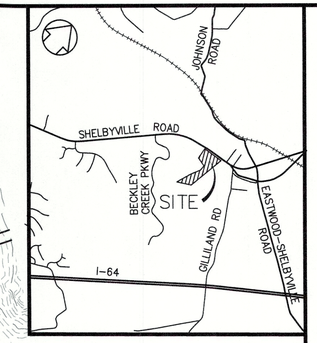
PRE-DEVELOPED CN = 74 POST-DEVELOPED CN = 82

APPROXIMATE REQUIRED VOLUME: 18,209 CU.FT. FOR 100 YR VOLUME ESTIMATION PER NRCS RUNOFF CURVE NUMBER METHOD

IMPERVIOUS AREA

TOTAL SITE AREA	13.22 ACRES
EXISTING IMPERVIOUS SURFACE	0.15 ACRES
PROPOSED IMPERVIOUS SURFACE	1.59 ACRES
INCREASE IN IMPERVIOUS SURFACE	1.44 ACRES





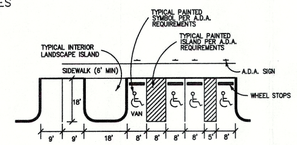
LOCATION MAP

NOT TO SCALE

PRELIMINARY APPROVAL
Condition of Approval:
Development Review — Date 5-10-23
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

LEGEND

- OVERHEAD UTILITIES
- GUARDRAIL
- EXISTING FENCE
- EX. TREE LINE
- PROP. TREE LINE
- EX. STORM LINE
- SWALE
- CENTERLINE
- EX. SANITARY SEWER
- PROPOSED FENCE
- LIMITS OF DISTURBANCE
- LOJIC IDENTIFIED STEEP SLOPES
- UTILITY POLE
- STORM MANHOLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- GUY WIRE
- DRAINAGE FLOW



TYPICAL PARKING DETAIL

NO SCALE

TRUE NORTH

DETAILED DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

0 60' 120' 240'

SCALE: 1" = 60'

MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
3. AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED 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.
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. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
7. ON-SITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
8. SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES. EASEMENTS SHALL BE GRANTED TO SERVE THE UPSTREAM SEWER SHED.
9. 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.
10. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

HEALTH DEPT. NOTES

1. OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
2. SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
3. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
4. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
5. ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.
6. PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.

GENERAL NOTES

1. CONSTRUCTION PLANS, BOND, PERMIT AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
2. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
3. COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
4. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM DEED AND LIDAR MAPPING.
6. ALL SIGNAGE WILL COMPLY WITH THE LAND DEVELOPMENT CODE.
7. ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER L.D.C..
8. STREET TREES SHALL BE PLANTED AS REQUIRED IN THE L.D.C.
9. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
10. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX INCHES HIGH AND 6 INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
11. THERE SHALL BE NO OUTSIDE STORAGE ON SITE AS REQUIRED BY CONDITIONAL USE PERMIT.

KYTC NOTES:

1. KENTUCKY DEPARTMENT OF TRANSPORTATION APPROVAL REQUIRED.
2. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
3. THERE SHALL BE NO COMMERCIAL SIGNS ON THE RIGHT-OF-WAY NOR ANY SIGNAGE ATTACHED TO THE RIGHT-OF-WAY FENCE..
4. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT-OF-WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
5. NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
6. ALL DRAINAGE STRUCTURES WITHIN STATE R.O.W. SHALL BE OF STATE DESIGN.
7. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
8. ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO CURRENT ADA AND METRO STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
9. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT-OF-WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF ANY EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUESTS TO ALTER ON A RIGHT-OF-WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.
10. THERE SHALL BE NO PARKING NOR ANY PORTION OF ANY PARKING LOT ON STATE RIGHT-OF-WAY.
11. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC FOR ALL WORK DONE WITHIN SHELBYVILLE ROAD RIGHT-OF-WAY.

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www.bowman.com

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DETAILED DEVELOPMENT PLAN
MINI WAREHOUSES

15900 SHELBYVILLE ROAD
LOUISVILLE, KY 40245

15900 & 1910 SHELBYVILLE RD
DEED BK 10270 PG 0370 LOT 1
TAX BLOCK 33, LOTS 55,53,54
15900 SHELBYVILLE RD
DEED BK 10270 PG 0370 LOT 2
TAX BLOCK 33, LOT 32

OWNER:
OWEN, MONICA & JESSICA WANG
5005 ATTERBURY WOODS DRIVE
LOUISVILLE, KY 40241-1720
6331 N SOUK YU LIANG TRUST
5005 ATTERBURY WOODS DRIVE
LOUISVILLE, KY 40207-1720

DEVELOPER:
ADAMS PROPERTY GROUP
2528 N. PERRY STREET
CHARLESTON, SC 29403

240567-01-001 - DDP - REV4
DRAWING

FOR REVIEW ONLY

PLAN STATUS	
2023-02-14	RESUBMITTAL
2023-04-20	UPDATE SETBACKS

DATE	DESCRIPTION	
DHS DESIGN	DHS DRAWN	CRB CHKD

SCALE H: 1"=60' V: N/A

JOB No. 240567-01-001

DATE : 12-15-2022

FILE No.

SHEET 1 OF 1

NOT FOR CONSTRUCTION

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