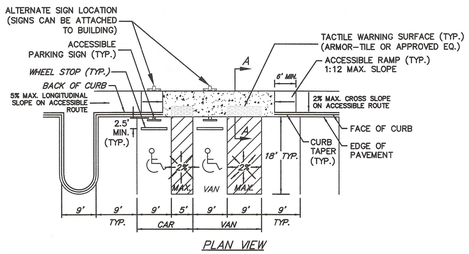
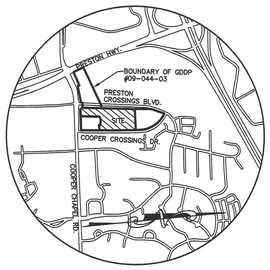
PRELIMINARY APPROVAL
Condition of Approval:
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



PLAN VIEW

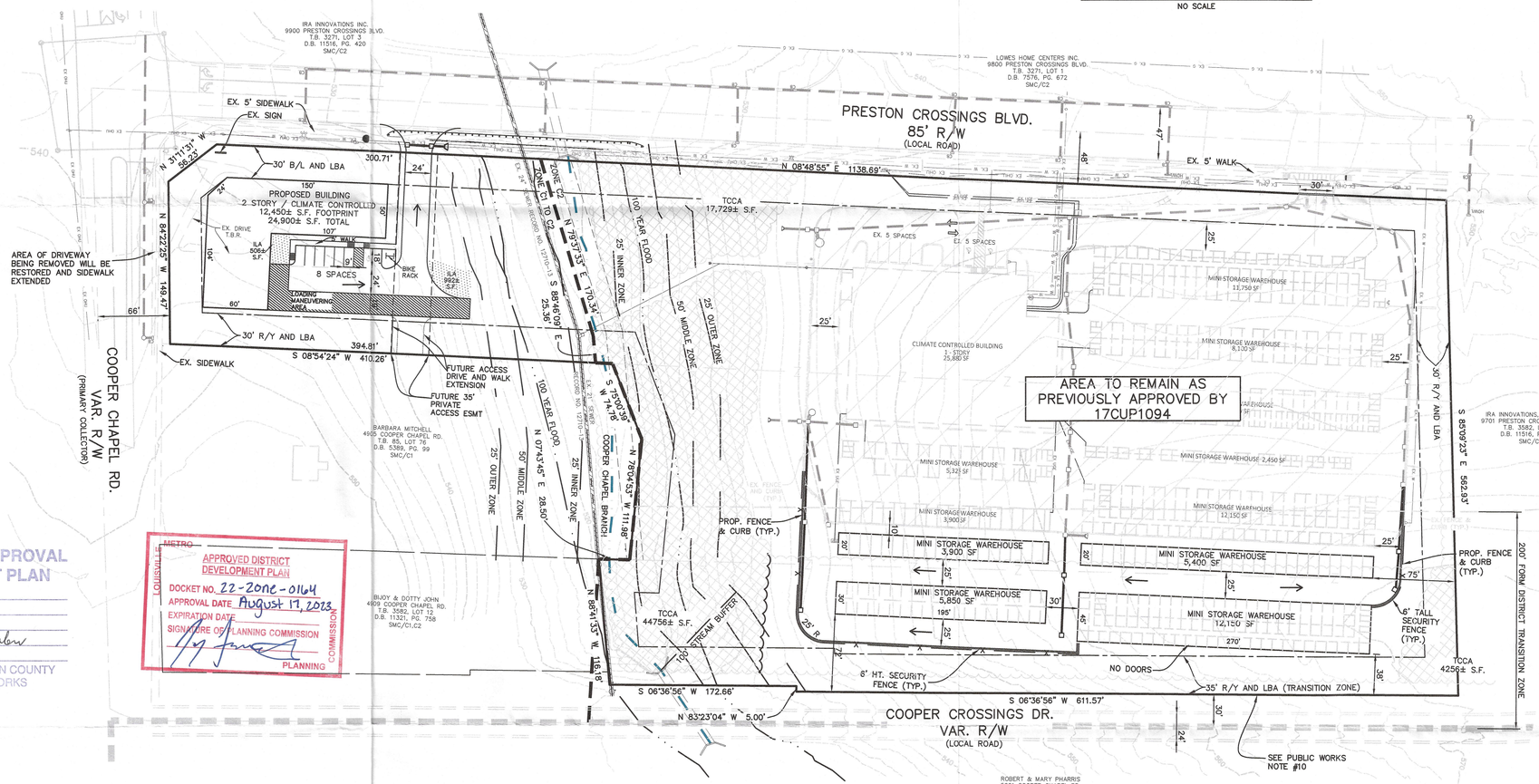
TYPICAL ACCESSIBLE PARKING SPACES

NO SCALE



LOCATION MAP

NO SCALE



PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY:
DATE: 5/31/23
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

LOUISVILLE METRO PLANNING COMMISSION
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 22-ZONE-0164
APPROVAL DATE August 17, 2023
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION
PLANNING

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING GUARDRAIL
- EXISTING STREET SIGN
- EX. W — EXISTING WATER LINE W/SIZE
- WM — EXISTING WATER METER
- WV — EXISTING WATER VALVE
- FH — EXISTING FIRE HYDRANT
- EX. G — EXISTING GAS W/SIZE
- GM — EXISTING GAS METER
- EX OHU — EXISTING OVERHEAD UTILITIES
- EX UGE — EXISTING UNDERGROUND ELECTRIC
- EXISTING UTILITY POLE
- EXISTING CATCH BASIN & YARD DRAIN W/PIPE
- EXISTING STORM MANHOLE W/PIPE
- EXISTING HEADWALL W/PIPE
- EXISTING DITCH / STREAM
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED FENCE
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED STORM MANHOLE W/PIPE
- PROPOSED SLOPED & FLARED HEADWALL W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED DRAINAGE ARROW
- REVISED TREE LINE
- TCCA — PROPOSED TREE CANOPY CREDIT AREA
- ZONING LINE
- FORM DISTRICT LINE

SITE DATA:

EXISTING FORM DISTRICT	SUBURBAN MARKETPLACE CORRIDOR
EXISTING ZONING	C1, C2
PROPOSED ZONING	C2 WITH CUP
EXISTING LAND USE	STORAGE, VACANT
PROPOSED LAND USE	STORAGE
TOTAL LAND AREA	10.07± AC.
BUILDING AREA	
EXISTING STORAGE NORTH OF STREAM	79,005± S.F.
PROPOSED STORAGE NORTH OF STREAM	27,300± S.F.
PROPOSED STORAGE SOUTH OF STREAM	24,900± S.F.
TOTAL	103,905 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.09
BUILDING HEIGHT (MAX. ALLOWED PER ZONE 60', PER C.U.P. 1 STORY/15')	
CLIMATE CONTROLLED (2 STORY)	32'
MINI-WAREHOUSE (1 STORY)	15'
PARKING REQUIRED – SOUTH OF STREAM	
OFFICE	
MINIMUM (1 SPACE / 500 S.F.)	1 SPACES
MAXIMUM (1 SPACE/ 250 S.F.)	2 SPACES
CLIMATE CONTROLLED UNITS (111 UNITS)	
MINIMUM (1 SPACE / 15 UNITS)	7 SPACES
MAXIMUM (1 SPACE / 5 UNITS)	22 SPACES
TOTAL (MIN.–MAX.)	8–24 SPACES
PARKING PROVIDED – SOUTH OF STREAM (INCLUDES 1 ACCESSIBLE)	8 SPACES
PARKING REQUIRED – NORTH OF STREAM	
OFFICE	
MINIMUM (1 SPACE / 500 S.F.)	1 SPACES
MAXIMUM (1 SPACE/ 250 S.F.)	2 SPACES
CLIMATE CONTROLLED UNITS (140 UNITS)	
MINIMUM (1 SPACE / 15 UNITS)	9 SPACES
MAXIMUM (1 SPACE / 5 UNITS)	23 SPACES
TOTAL (MIN.–MAX.)	10–25 SPACES
PARKING PROVIDED – NORTH OF STREAM	
EXISTING PARKING (INCLUDES 1 ACCESSIBLE	10 SPACES
BICYCLE PARKING REQUIRED/PROPOSED	3 SPACES

TREE CANOPY DATA:

GROSS SITE AREA	438,610± S.F.
LAND USE	STORAGE
EXISTING TREE CANOPY	133,822± S.F. (31%)
EXISTING TREE CANOPY TO BE PRESERVED	66,741± S.F. (15%)
TOTAL TREE CANOPY REQUIRED	153,513± S.F. (35%)
TOTAL TREE TO BE PLANTED	86,772± S.F. (20%)
TOTAL TREE CANOPY TO BE PROVIDED	153,513± S.F. (35%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

LANDSCAPE DATA – SOUTH OF STREAM:

V.U.A.	12,233± S.F.
I.L.A. REQUIRED (7.5%)	917± S.F.
I.L.A. PROVIDED	777 ± S.F.

RECEIVED
MAY 23 2023
PLANNING & DESIGN SERVICES

GENERAL NOTES:

1. 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.
2. 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.
3. 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.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
6. 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 PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT–OF–WAYS PER CHAPTER 4.1.3. OF THE LDC.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
8. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
9. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY XXXXXXX ON XXXXX AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
10. THERE WILL NOT BE A DUMPSTER ONSITE.
11. STREET TREES SHALL BE PROVIDED AS REQUIRED BY 10.2.8. OF THE LDC. FINAL LOCATION AND TYPE TO BE SHOWN ON THE LANDSCAPE PLAN.
12. PRIOR TO CONSTRUCTION PLAN APPROVAL, A MINOR PLAT OR DEED SHALL BE RECORDED TO CONSOLIDATE THE LOTS AS SHOWN ON THIS PLAN.

MSD NOTES:

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT BY CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION: DETENTION TO BE COMPENSATED THROUGH REGIONAL FACILITY FEES. 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. INCREASED RUNOFF VOLUME TO BE COMPENSATED AT 1.5:1.
4. A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
5. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA, ZONE AE PER FEMA'S FIRM MAPPING (21111C0111E).
6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

PUBLIC WORKS NOTES:

1. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
2. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
3. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
4. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
5. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
6. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
7. NO GUARDRAIL SHALL BE REMOVED ALONG PRESTON CROSSINGS BOULEVARD WITHOUT PERMISSION FROM METRO PUBLIC WORKS
8. ALL OFFSTREET PARKING AREAS SHALL BE MADE OF A HARD AND DURABLE SURFACE AS REQUIRED BY 9.1.12.A OF THE LDC.
9. WHEELSTOPS AND PROTECTIVE CURBING SHALL BE PROVIDED AS REQUIRED BY 9.1.12.C OF THE LDC.
10. PRIOR TO CONSTRUCTION PLAN APPROVAL, DEVELOPER WILL PAY FEE IN LIEU OF CONSTRUCTING THE SIDEWALK ALONG THE SITES COOPER CROSSING DRIVE FRONTAGE.

WAIVER REQUEST:

1. A WAIVER OF 5.5.2.B.1 AND 5.9.2.A.1.b.ii IS REQUESTED TO OMIT THE VEHICULAR AND PEDESTRIAN CONNECTION TO THE NORTH ADJACENT PROPERTY
2. A WAIVER OF 5.9.2.A.1.b.i IS REQUESTED TO OMIT THE PEDESTRIAN CONNECTION FROM THE BUILDING TO BOTH COOPER CHAPEL RD. AND COOPER CROSSINGS DR.

C.U.P. RELIEF REQUESTED:

1. RELIEF IS REQUESTED OF 4.2.35.G. TO ALLOW THE PROPOSED CLIMATE CONTROLLED STORAGE BUILDING TO BE TALLER THAN 1 STORY

CASE #22–ZONE–0164, #22–CUP–0378 AND 22–MCUP–0013
RELATED CASES: #09–044–03, 17CUP1024, 17DEVPLAN1090, 17CUP1094, 22–ZONEPA–0116
MSD SUB #1009

GRAPHIC SCALE 1"=60'
0 30 60 120

MINDEL SCOTT
ENGINEERING ▶ SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 ▶ MindelScott.com

DEVELOPER
TSP COOPER CHAPEL LLC
3401 RUCKRIEGEL PKWY
LOUISVILLE, KY 40299

OWNERS
TSP COOPER CHAPEL LLC & BURK CREEK EXPLORATION LLC
3401 RUCKRIEGEL PKWY
LOUISVILLE, KY 40299

REVISED GENERAL, REVISED DETAILED, DETAILED DISTRICT DEVELOPMENT PLAN, & MODIFIED CONDITIONAL USE PERMIT PLAN

THE STORAGE PROJECT

4901, 4905R COOPER CHAPEL RD., 5001 COOPER CROSSINGS DR., & 9801 PRESTON CROSSINGS BLVD.
T.B. 85, LOTS 66 & 389, T.B. 3582, LOT 11
D.B. 11712, P.G. 925 & D.B. 11365, P.G. 479

Revisions
1/23/23 Per Agency Comments
2/01/23 Per Agency Comments

Vertical Scale: N/A
Horizontal Scale: 1"=60'
Date: 11/14/2022
Job Number: 3900

Sheet 1 of 1

22-ZONE-01604

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