

Winchester Acres Self-Storage

Address:

3014 N Winchester Acres
Road
2801 Chamberlain Lane

Zoning Request:

R4 to CM

Owner:

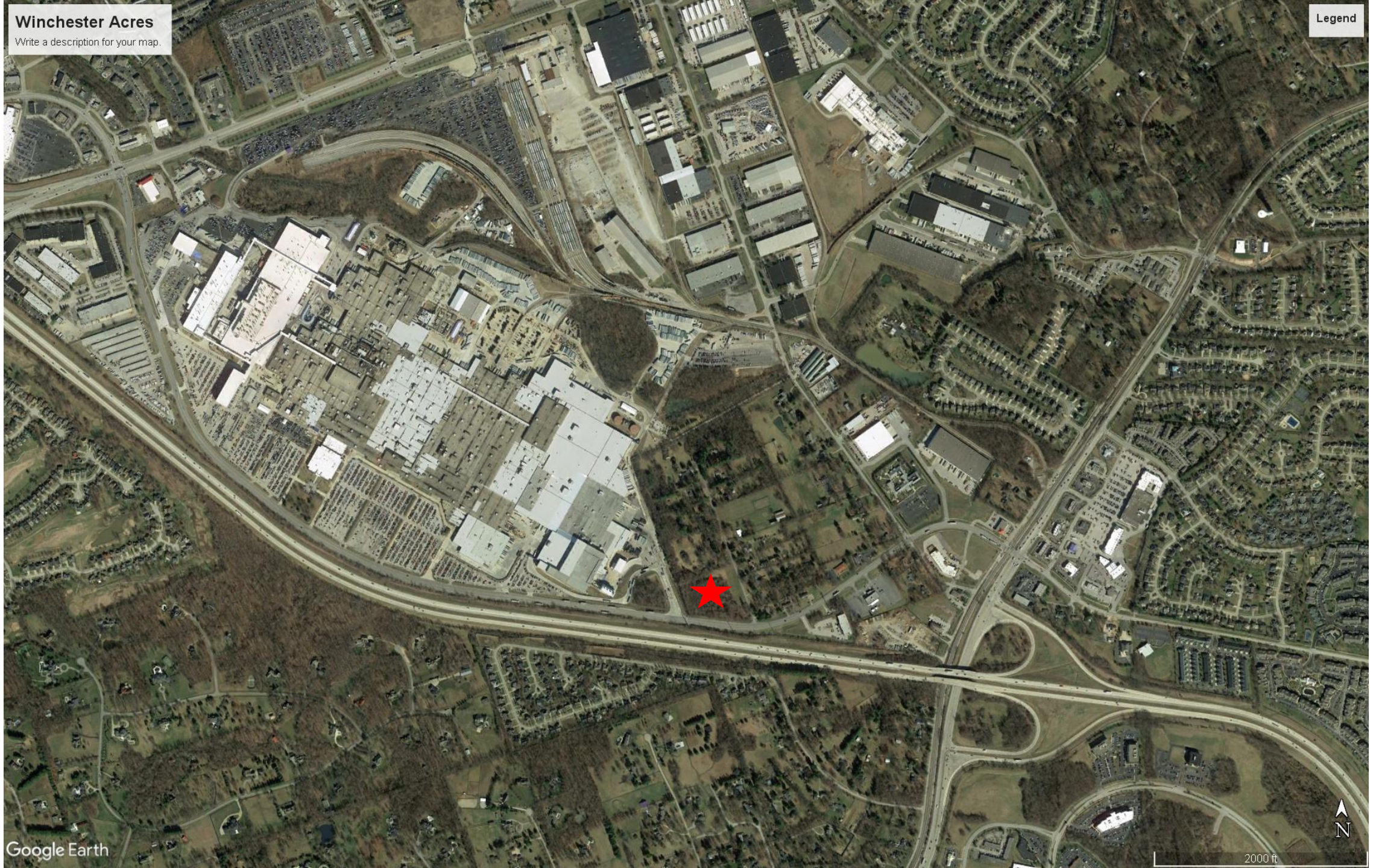
Winchester Acres LLC
12911 Reamers Road
Louisville, KY 40245



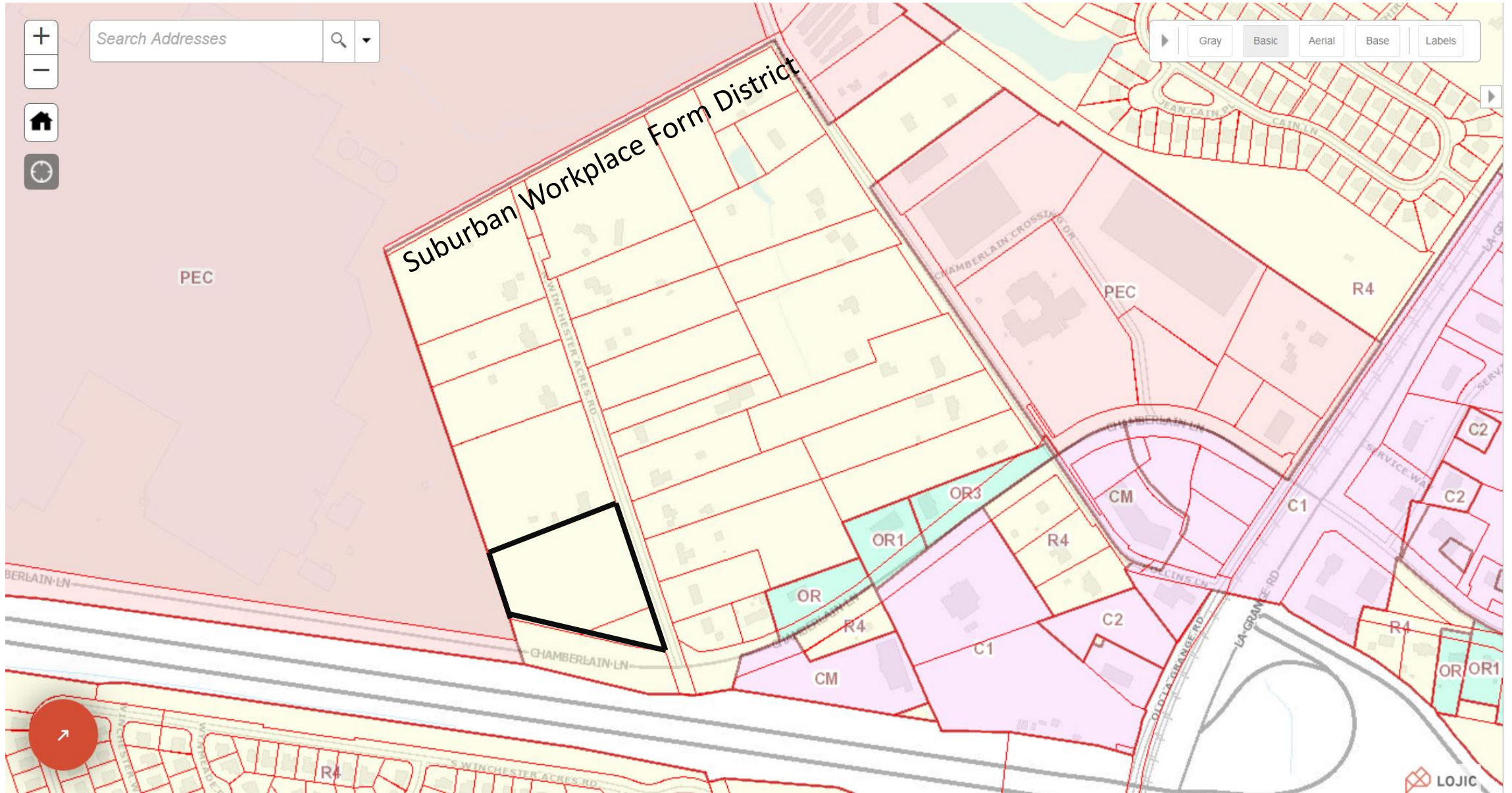
Winchester Acres

Write a description for your map.

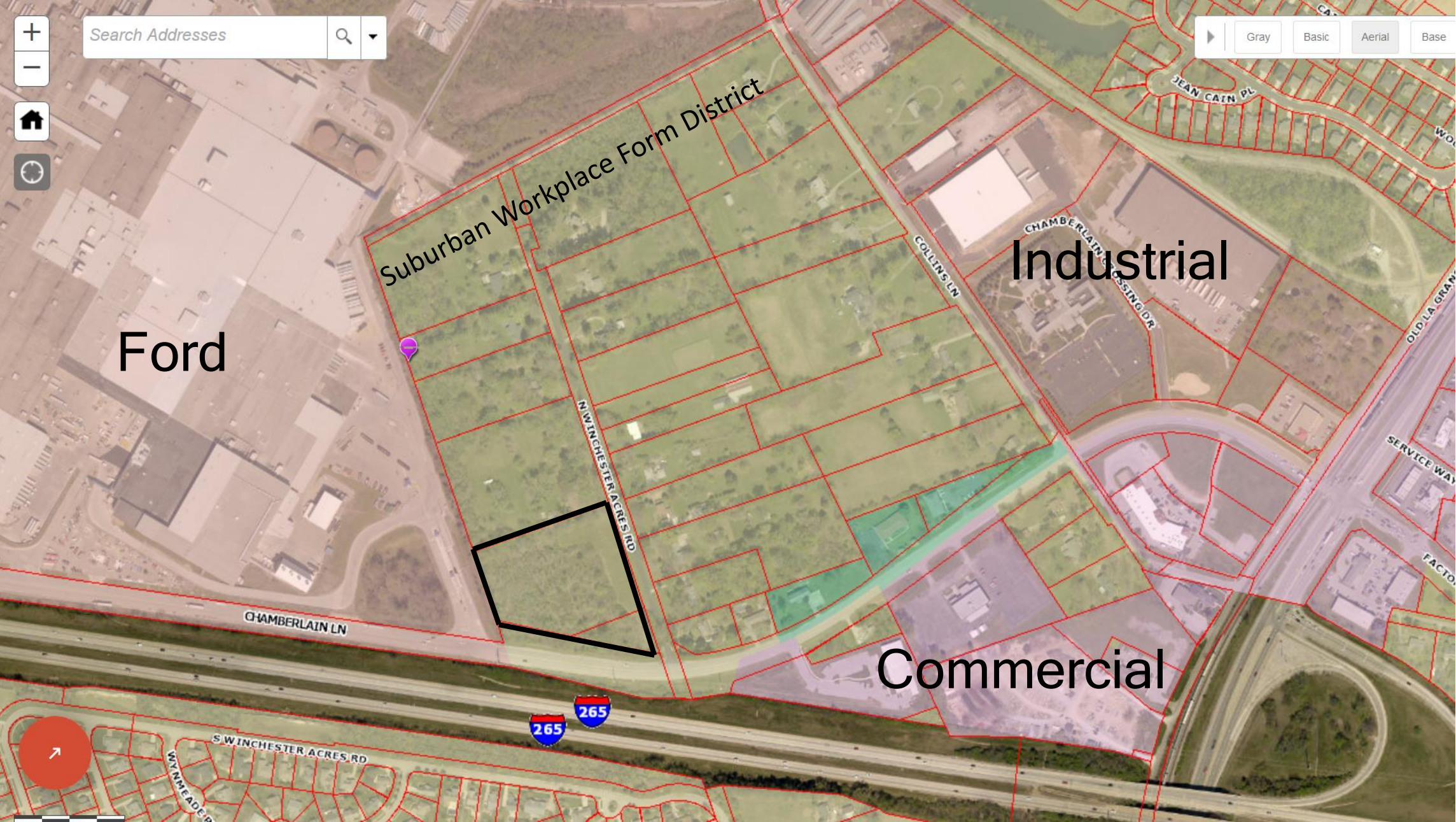
Legend



Zoning Map of Surrounding Area



Commercial/Industrial Uses in Surrounding Area



Adjacent Property Owner Acquires 17+/- Acres for Industrial Purposes



GENERAL NOTES

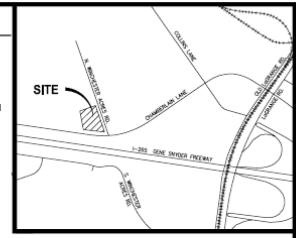
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH USABLE AND APPLICABLE COUNTY MEMORANDUM TOWN DEPARTMENT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- DRAINAGE PATTERNS INDICATED BY ARROWS IS FOR CONDUIT PURPOSES ONLY. THE CONSTRUCTION AND DESIGN OF DRAINAGE LINES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 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. PRIVATE DEVELOPMENT REVIEW OFFICE (PDR) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE CURED AND STABILIZED.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC HIGHWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SPRINGS AND WATER BODIES. STOCKPILES SHALL BE COVERED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- WHERE CONSTRUCTION OF LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY REACHED OR ANY PORTION OF THE SITE, TEMPORARILY STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS BEGUN.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY STATE AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.

- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- WORK AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPASSIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPLICABLE AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT EXCESSIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
- SITE IS SUBJECT TO BOARD OF HEALTH APPROVAL PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSW WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- ALL DRAINAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCHEDULED PER CHAPTER 10 REQUIREMENTS.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

- SOIL LIFTING SHALL NOT SHADE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-WASHED, SHELDED OR TURNED OFF.
- ALL END OF EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO A.D.A. CURRENT STANDARDS.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- IF SITE HAS TRAFFIC DRAINAGE AND EQUIPMENTS, AN EQUIPMENT FLAT WILL BE REQUIRED PRIOR TO MSD DRAWING CONSTRUCTION PLAN APPROVAL.

WAIVERS AND VARIANCES REQUESTED:

- WAIVER FROM CHAPTER 5.5.4.8.1 OF THE LAND DEVELOPMENT CODE (L.D.C.) TO REDUCE THE REQUIRED 50' LANDSCAPE BUFFER ALONG THE NORTH PROPERTY PERIMETRY ADJACENT TO A RESIDENTIALLY ZONED USE.
- VARIANCE FROM CHAPTER 5.3.4.0.3.3 OF THE L.D.C. TO ALLOW A PROPOSED BUILDING AND DUMPSTER TO ENCROACH 15' INTO THE REQUIRED 25' FRONT YARD SETBACK ALONG NORTH WINCHESTER ACRES ROAD.



LOCATION MAP
LAURELLE, ANDERSON COUNTY, KENTUCKY
NO SCALE

PROJECT DATA

TOTAL SITE AREA	5,455 ACRES (237,626.88 SQ.FT.)
EXISTING ZONING	R-4
EXISTING FORM DISTRICT	SFMD
EXISTING USE	VACANT
PROPOSED ZONING	OM
PROPOSED USE	MINI-STORAGE FACILITY
TOTAL BUILDING AREA	155,000 SQ.FT.
FLOOR AREA RATIO	0.65
PROPOSED CALCULATIONS	
MINIMUM REQUIRED	3 SPACES
1 SP/250 S.F. (OFFICE-900 SQ.FT.)	
MAXIMUM ALLOWED	5 SPACES
1 SP/200 S.F. (OFFICE-900 SQ.FT.)	
PARKING PROVIDED	5 SPACES
(INC. 2 ACCESSIBLE SPACES)	
BICYCLE PARKING REQUIREMENTS	
NO SHORT TERM SPACES REQUIRED	
2 LONG TERM SPACES LOCATED WITHIN BUILDING	

LANDSCAPE REQUIREMENTS

VEHICLE USE AREA	5,033 SQ.FT.
7.5% LANDSCAPE REQUIREMENT	377 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED	902 SQ.FT.

TREE CANOPY CALCULATIONS

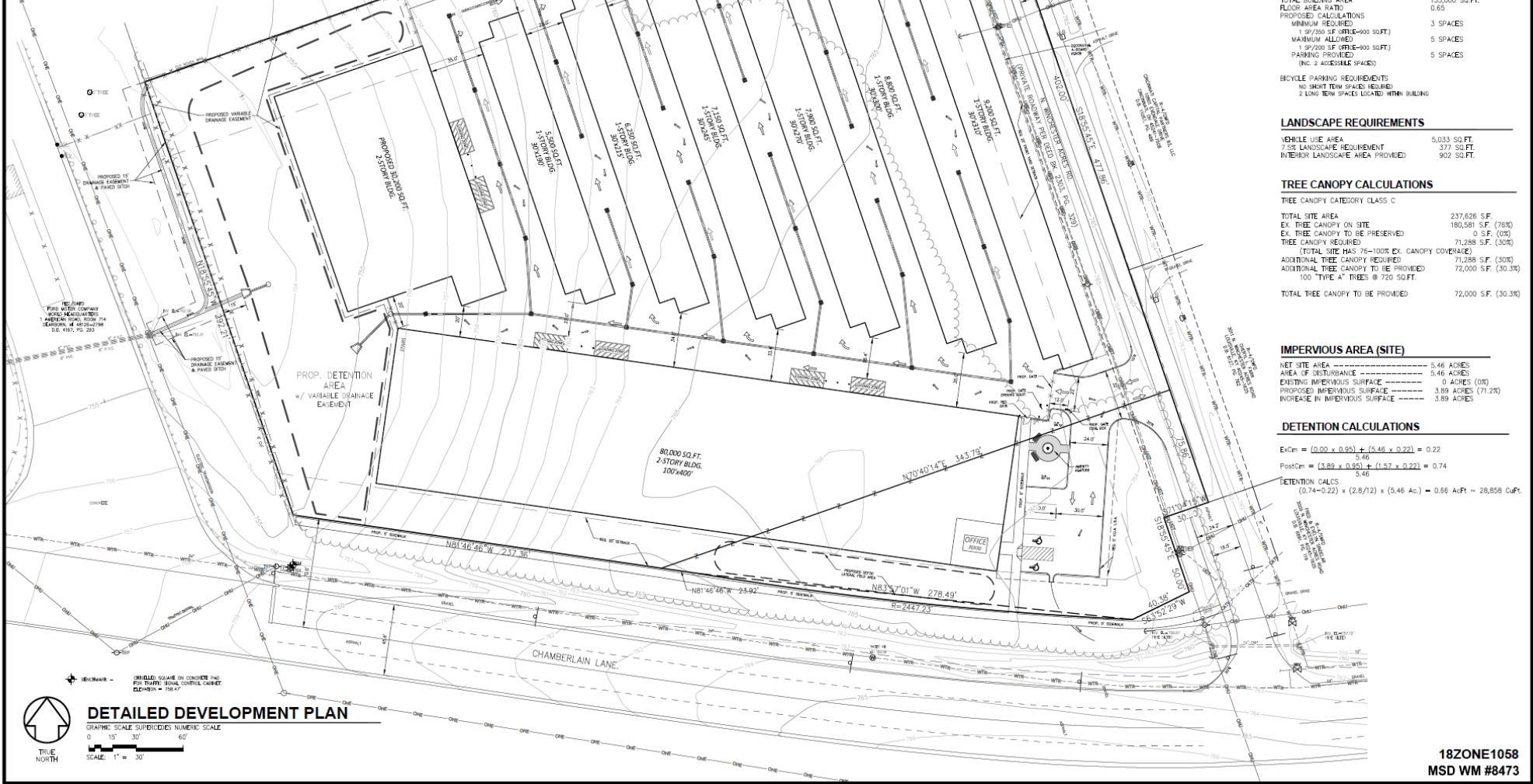
TREE CANOPY CATEGORY CLASS C	
TOTAL SITE AREA	237,626 S.F.
EX. TREE CANOPY ON SITE	180,581 S.F. (76%)
EX. TREE CANOPY TO BE PRESERVED	0 S.F. (0%)
TREE CANOPY REQUIRED	71,288 S.F. (30%)
(TOTAL SITE HAS 76-100% EX. CANOPY COVERAGE)	
ADDITIONAL TREE CANOPY REQUIRED	71,288 S.F. (30%)
ADDITIONAL TREE CANOPY TO BE PROVIDED	72,000 S.F. (30.3%)
100 "TYPE A" TREES @ 720 SQ.FT.	
TOTAL TREE CANOPY TO BE PROVIDED	72,000 S.F. (30.3%)

IMPERVIOUS AREA (SITE)

NET SITE AREA	5.46 ACRES
AREA OF DISTURBANCE	5.46 ACRES
EXISTING IMPERVIOUS SURFACE	0 ACRES (0%)
PROPOSED IMPERVIOUS SURFACE	3.89 ACRES (71.2%)
INCREASE IN IMPERVIOUS SURFACE	3.89 ACRES

DETENTION CALCULATIONS

$ExCm = (0.00 \times 0.95) + (5.46 \times 0.22) = 0.22$
 $PostCm = (3.89 \times 0.95) + (1.57 \times 0.22) = 0.74$
 $DETENTION CALCS = (0.74 - 0.22) \times (2.8/12) \times (5.46 AC.) = 0.66 AC.FT. = 28,858 CU.FT.$



DETAILED DEVELOPMENT PLAN
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
0 15' 30' 60'
TRUE NORTH
SCALE: 1" = 30'

NO.	BY	REVISIONS	DATE	CHK
1	DRE	REVISED PER AGENCY COMMENTS	8/27/18	LSH
2	DRE	ADD. REVISIONS PER MSD COMMENTS	9/27/18	LSH
3	DRE	ADD. REVISIONS PER METRO COMMENTS	11/7/18	LSH
4	DRE	ADD. REVISIONS PER CLIENT REQUEST	11/7/18	LSH

BTM Engineering, Inc.
 BTM Engineering, Inc.
 2007 Taylor Mill Road, Suite 100, Cincinnati, OH 45244
 513.961.1111
 www.btmeng.com

DATE	
SIGNATURE	
DATE	
SIGNATURE	

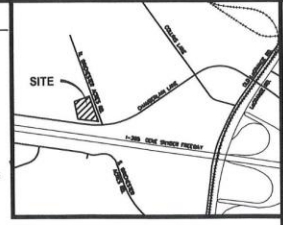
DETAILED DEVELOPMENT PLAN
CHAMBERLAIN MINI STORAGE
 3014 N. WINCHESTER ACRES ROAD &
 2801 CHAMBERLAIN LANE
 180156-00P
 SCALE: 1" = 30'
 SHEET: 1.00

NOT FOR CONSTRUCTION



WAIVERS AND VARIANCES REQUESTED:

1. WAIVER FROM CHAPTER 5.5.4.8.1 OF THE LAND DEVELOPMENT CODE (L.D.C.) TO REDUCE THE REQUIRED 50' LANDSCAPE BUFFER ALONG THE NORTH PROPERTY PERIMETER ADJACENT TO A RESIDENTIALLY ZONED USE.
2. WAIVER FROM CHAPTER 5.5.1.8 OF THE L.D.C. TO NOT PROVIDE THE REQUIRED SIDEWALK ALONG THE CHAMBERLAIN LANE RIGHT-OF-WAY.
3. WAIVER FROM CHAPTER 5.9.2.1.1 OF THE L.D.C. TO NOT PROVIDE THE PEDESTRIAN CONNECTION FROM THE RIGHTS-OF-WAY TO THE BUILDING ENTRANCE.
4. VARIANCE FROM CHAPTER 5.1.4.3.3 OF THE L.D.C. TO ALLOW A PROPOSED BUILDING AND DUMPSTER TO ENCROACH 15' INTO THE REQUIRED 25' FRONT YARD SETBACK ALONG NORTH WINCHESTER ACRES ROAD.



LOUISVILLE, JEFFERSON COUNTY, KENTUCKY
NO SCALE

PROJECT DATA

TOTAL SITE AREA	5.455 ACRES (237,626 SQ.FT.)
EXISTING ZONING	R-4
EXISTING FORM DISTRICT	SWFD
EXISTING USE	VACANT
PROPOSED ZONING	CM
PROPOSED USE	MINI-STORAGE FACILITY
TOTAL BUILDING AREA	155,000 SQ.FT.
FLOOR AREA RATIO	0.65
PROPOSED CALCULATIONS	
MINIMUM REQUIRED	3 SPACES
MAXIMUM ALLOWED	5 SPACES
PARKING PROVIDED	5 SPACES (INC. 2 ACCESSIBLE SPACES)
BICYCLE PARKING REQUIREMENTS	NO SHORT TERM SPACES REQUIRED 2 LONG TERM SPACES LOCATED WITHIN BUILDING

LANDSCAPE REQUIREMENTS

VEHICLE USE AREA	5,033 SQ.FT.
SITE LANDSCAPE REQUIREMENT	377 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED	902 SQ.FT.

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C	
TOTAL SITE AREA	237,626 S.F.
EX. TREE CANOPY ON SITE	180,581 S.F. (76%)
EX. TREE CANOPY TO BE PRESERVED	0 S.F. (0%)
TREE CANOPY REQUIRED	71,288 S.F. (30%)
(TOTAL SITE HAS 76-100% EX. CANOPY COVERAGE)	
ADDITIONAL TREE CANOPY REQUIRED	71,288 S.F. (30%)
ADDITIONAL TREE CANOPY TO BE PROVIDED	72,000 S.F. (30.3%)
100 "TYPE A" TREES @ 720 SQ.FT.	
TOTAL TREE CANOPY TO BE PROVIDED	72,000 S.F. (30.3%)

REVISIONS

NO.	DATE	DESCRIPTION
1	8/27/18	ISSUED FOR PERMITS
2	8/27/18	ISSUED FOR PERMITS
3	8/27/18	ISSUED FOR PERMITS

BTM Engineering, Inc.
 Consulting Engineers, Landscape Architects, Surveyors & Planners
 1000 S. 10th Street, Suite 100, Louisville, KY 40203
 (502) 452-1000

DATE: _____
 SIGNATURE: _____
 DATE: _____
 SIGNATURE: _____

DETAILED DEVELOPMENT PLAN
 CHAMBERLAIN MINI STORAGE
 14 CHAMBERLAIN LANE
 300 CHAMBERLAIN LANE
 LOUISVILLE, KY 40203

DETAILED DEVELOPMENT PLAN
 GRAPHIC SCALE SUPERCEDES MARCING SCALE
 0' 15' 30' 60'
 SCALE: 1" = 30'

18ZONE1058
MSD WM #8473

SHEET
1.00

NOT FOR CONSTRUCTION

Proposed Improved Drainage Along Ford Property Line





Extra Space
Storage

Extra Space Storage

Extra Space Storage

15322

Semi Trucks Parked Along Chamberlain Lane



Proposed Fencing Along N. Winchester Acres Road



Proposed fencing along Northern Property Line



Questions