

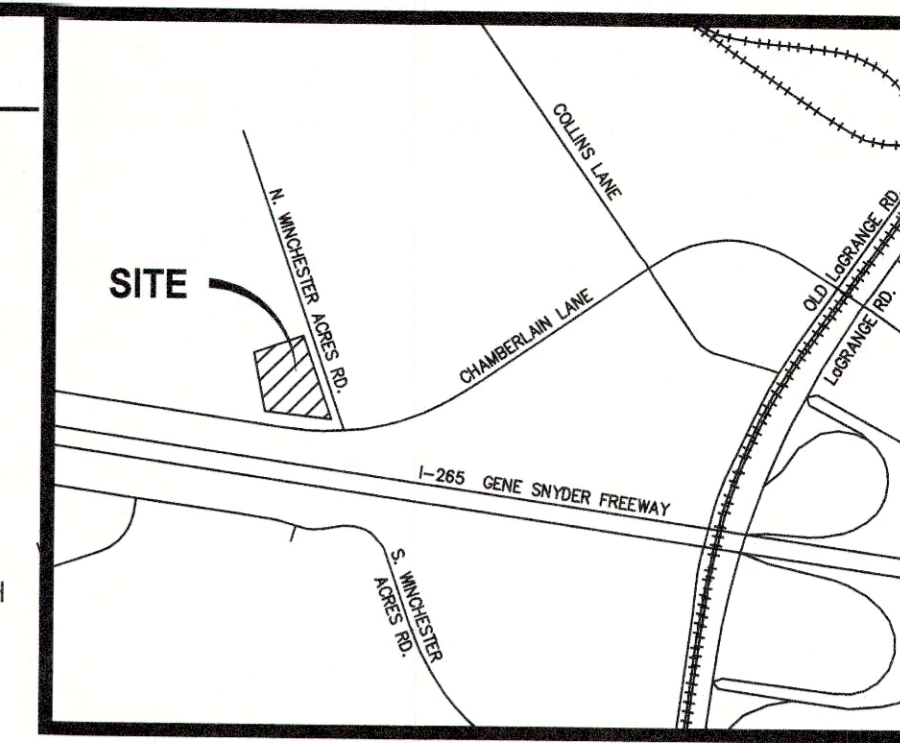
**GENERAL NOTES**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- 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.
- 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 PRE 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 SEEDED AND STABILIZED.
- 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.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- 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.
- 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 KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
- 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.
- 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 MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL NEW OR 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 THRU DRAINAGE AND EASEMENTS, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.

**WAIVERS AND VARIANCES REQUESTED:**

- WAIVER FROM CHAPTER 5.5.4.B.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.
- WAIVER FROM CHAPTER 5.8.1.B OF THE L.D.C. TO NOT PROVIDE THE REQUIRED SIDEWALK ALONG THE CHAMBERLAIN LANE RIGHT-OF-WAY.
- WAIVER FROM CHAPTER 5.9.2.A.1.b.i OF THE L.D.C. TO NOT PROVIDE THE PEDESTRIAN CONNECTION FROM THE RIGHTS-OF-WAY TO THE BUILDING ENTRANCE.
- VARIANCE FROM CHAPTER 5.3.4.D.3.a 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.



**PROJECT DATA**

TOTAL SITE AREA	5.455 ACRES (237,625.88 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
1 SP/350 SF OFFICE-900 SQ.FT.)	
MAXIMUM ALLOWED	5 SPACES
1 SP/200 SF 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**

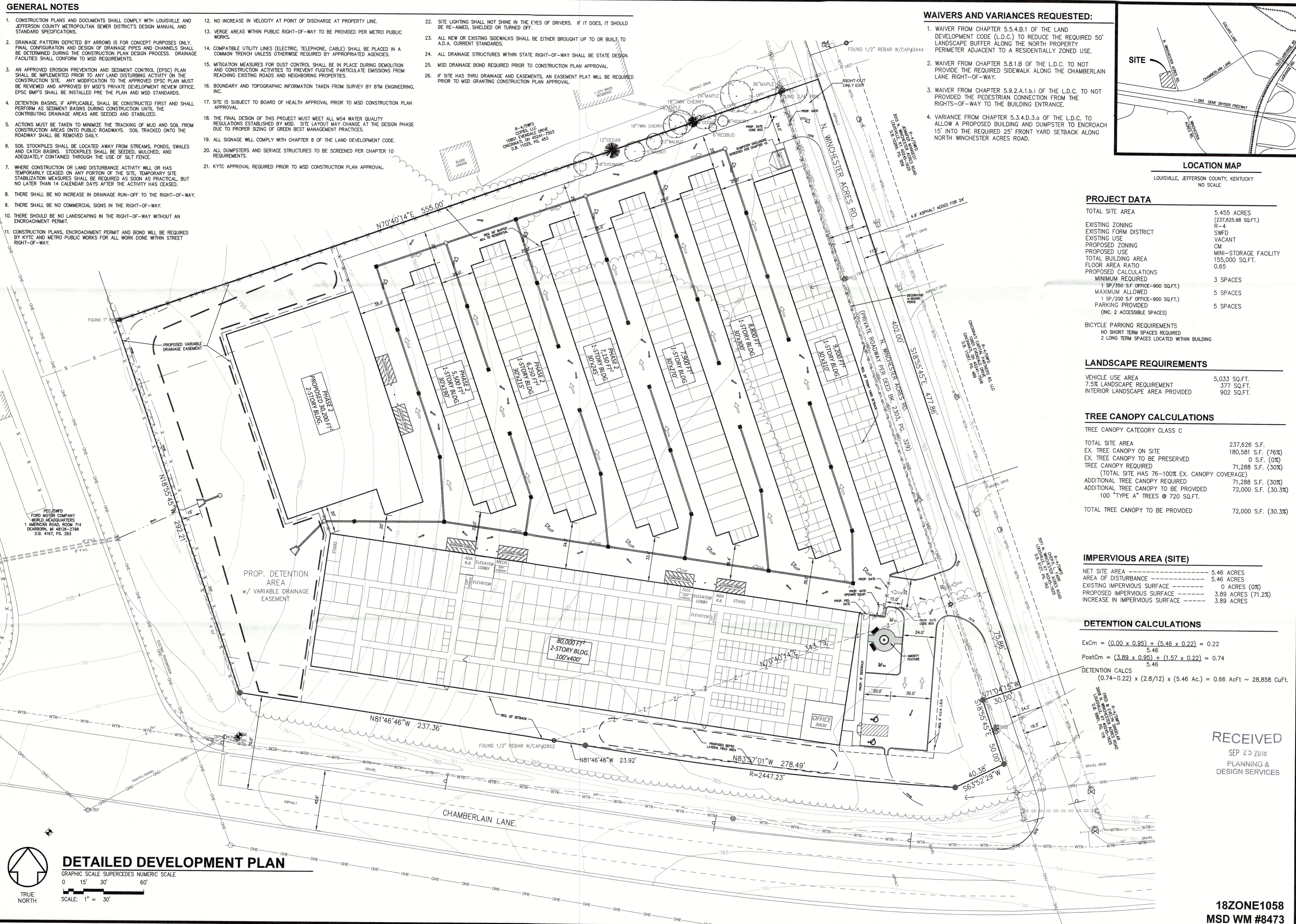
TREE CANOPY CATEGORY CLASS C	
TOTAL SITE AREA	237,626 S.F.
EX. TREE CANOPY ON SITE	180,581 S.F. (76%)
EX. TREE CANOPY TO BE PRESERVED	0 S.F. (0%)
TREE CANOPY REQUIRED	71,288 S.F. (30%)
(TOTAL SITE HAS 76-100% EX. CANOPY COVERAGE)	
ADDITIONAL TREE CANOPY REQUIRED	71,288 S.F. (30%)
ADDITIONAL TREE CANOPY 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  
 $(0.74 - 0.22) \times (2.8/12) \times (5.46 \text{ Ac.}) = 0.66 \text{ AcFt} \sim 28,858 \text{ CuFt.}$



**REVISIONS**

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	8/31/18	CRB
2	DHS	ADD'L REVISIONS PER MSD COMMENTS	9/12/18	CRB

**BTM Engineering, Inc.**  
 Consulting Engineers, Landscape Architects, Planners & Surveyors  
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 (502) 459-8402 (502) 459-8477 Fax  
 www.btmeng.com

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**DETAILED DEVELOPMENT PLAN**  
**CHAMBERLAIN MINI STORAGE**  
**3014 N. WINCHESTER ACRES ROAD &**  
**2801 CHAMBERLAIN LANE**

BTM PROJECT NO.: 180156  
 DEVELOPER: HAGAN PROPERTIES, INC.  
 12311 REMARKS ROAD  
 LOUISVILLE, KY 40240

OWNERS: 3014 N. WINCHESTER ACRES RD. 2801 CHAMBERLAIN LANE  
 2710 W. LAKE ESTATE DRIVE 664 WAGGELL DRIVE  
 664 WAGGELL DRIVE 664 WAGGELL DRIVE  
 D.B. 10708 P.K. 57 D.B. 10708 P.K. 57  
 T.B. 14 LOT 124 T.B. 14 LOT 124

DRAWN BY: DHS CHECKED BY: CRB  
 DATE: 07/9/18  
 DRAWING: 180156-DDP  
 SCALE: 1" = 30'  
 SHEET

RECEIVED  
 SEP 20 2018  
 PLANNING & DESIGN SERVICES

18ZONE1058  
 MSD WM #8473

1.00

NOT FOR CONSTRUCTION

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