

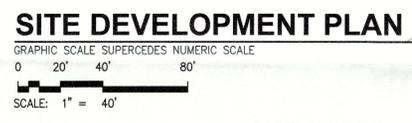
LOCATION MAP
NO SCALE

SITE DATA

TOTAL SITE AREA	4.09 ACRES
TRACT 1 - 142,570.16 SF	3.27 ACRES
TRACT 2 - 35,585.00 SF	0.82 ACRES
EXISTING ZONING	EZ-1
EXISTING FORM DISTRICT	TRADITIONAL WORKPLACE
EXISTING USE	WAREHOUSE/VACANT
EXISTING BUILDING AREA	42,601 SQ.FT.
PROPOSED USE	SELF-STORAGE FACILITY
PROPOSED BUILDING AREA	114,935 SQ.FT.
BUILDING 1 - 42,562 SQ.FT.	
BUILDING 2 - 63,043 SQ.FT.	
BUILDING 3 - 5,995 SQ.FT.	
BUILDING 4 - 3,335 SQ.FT.	
NO. OF EMPLOYEES - 2, 1 STORY - 25' HIGH	
FLOOR AREA RATIO	0.645
PARKING CALCULATIONS	
MIN. PARKING REQUIRED	2 SPACES
1 SP/1.5 EMPLOYEES MAX. SHIFT	
MAX. PARKING ALLOWED	2 SPACES
1 SP/ EMPLOYEE MAX. SHIFT	
PARKING PROVIDED	8 SPACES
(INCLUDING 1 ACCESSIBLE SPACE)	

LANDSCAPE REQUIREMENTS
VEHICLE USE AREA: 5,465 SQ.FT.
V.U.A. IS LESS THAN 6,000 S.F. AND FEWER THAN 10 SPACES THEREFORE I.L.A. IS NOT REQUIRED PER CHAPTER 10.2.

VARIANCE REQUEST
VARIANCE OF SECTION 5.5.1.A.2 OF THE LAND DEVELOPMENT CODE TO ALLOW BUILDINGS 3 AND 4 TO EXCEED THE 5' MAXIMUM FRONT AND STREET SIDE-YARD SETBACKS FROM 7TH STREET AND DAVIES AVENUE.



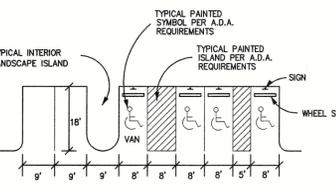
MSD NOTES

- 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 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 SEEDING 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 SEEDING, 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.
- SITE DISCHARGE INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100-YEAR POST-DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL.
- 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.

GENERAL NOTES

- 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 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 APPROPRIATE 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.
- SANITARY SEWERS TO BE PROVIDED BY PSC AND ARE SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
- DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
- BUILDING DESIGN WILL FOLLOW CHAPTER 5.4 AND 5.6 OF THE L.D.C.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- 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.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- STREET TREES SHALL BE PROVIDED PER CHAPTER 10 AND COMPLY WITH ALL METRO WORKS STANDARDS.
- ALL SITE SIGNAGE SHALL COMPLY WITH CHAPTER 8 REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
- WHEEL STOPS OR CURBING AT LEAST 6" TALL SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. WHEEL STOPS SHOULD BE LOCATED 3' FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.

HATCH LEGEND



NOTE: ALL DRIVE AISLES TO BE 24' MINIMUM
TYPICAL PARKING DETAIL
NO SCALE

TREE CANOPY CALCULATIONS

SITE AREA (4.09 AC.)	178,155 S.F.
EX. TREE CANOPY	13,950 S.F. (7.8%)
EX. TREE CANOPY TO BE PRESERVED	13,950 S.F. (7.8%)

IMPERVIOUS AREA (SITE)

NET SITE AREA	4.09 ACRES
AREA OF DISTURBANCE	3.03 ACRES
EXISTING IMPERVIOUS SURFACE	3.27 ACRES (80.0%)
PROPOSED IMPERVIOUS SURFACE	3.54 ACRES (86.6%)
INCREASE IN IMPERVIOUS SURFACE	0.27 ACRES

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	DMS	8-28-20	JMA

BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners & Surveyors
3001 East 105th Avenue, Louisville, Kentucky 40220
(502) 452-8400
www.btmeng.com

DATE
SIGNATURE

DATE
FOR REVIEW ONLY
SIGNATURE

BTM PROJECT NO.: 200173

DEVELOPER: CKK DEVELOPMENT, LLC
1411 WALNUT DRIVE
WEST BOWLING, TN 38018

OWNER: 6500 WALKER DRIVE
CKK DEVELOPMENT, LLC
1411 WALNUT DRIVE
LOUISVILLE, KY 40223
T.B. 34F, LOT 106 D.B. 9489 P.C. 481

DRAWN BY: DMS
CHECKED BY: JMA

DATE: 7-27-2020

DRAWING: 200173-DDP

SCALE: 1" = 40'

SHEET

BTM PROJECT NO.: 200173

TITLE: CATEGORY 3 DEVELOPMENT PLAN
MIX AVENUE SELF STORAGE
632 MIX AVE. & 660 DAVIES AVE.
LOUISVILLE, KY 40208

DATE: AUG 31 2020

CASE # 20-CAT3-0013
MSD WM #12183

1.00

NOT FOR CONSTRUCTION