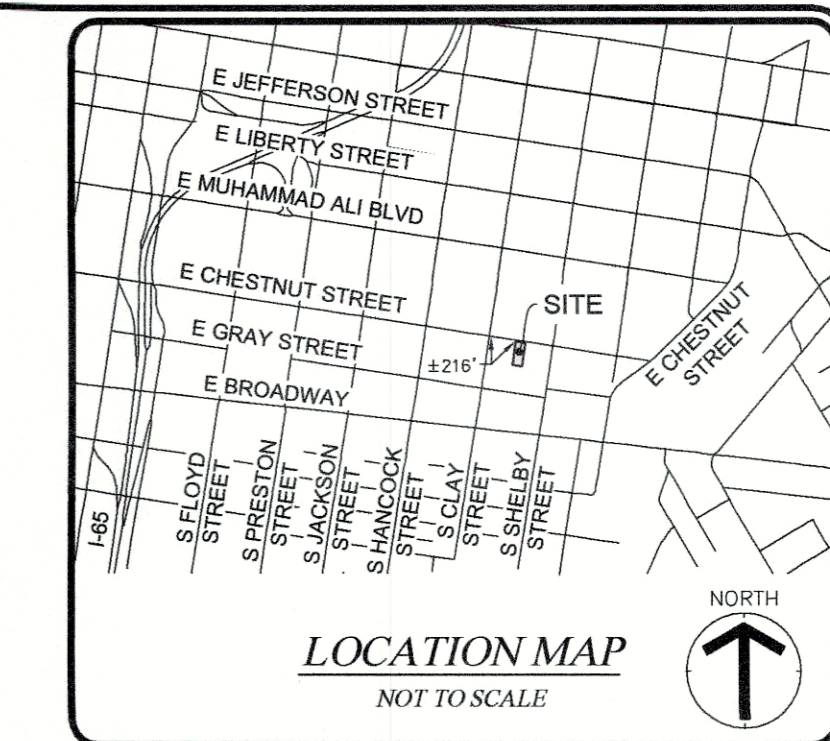
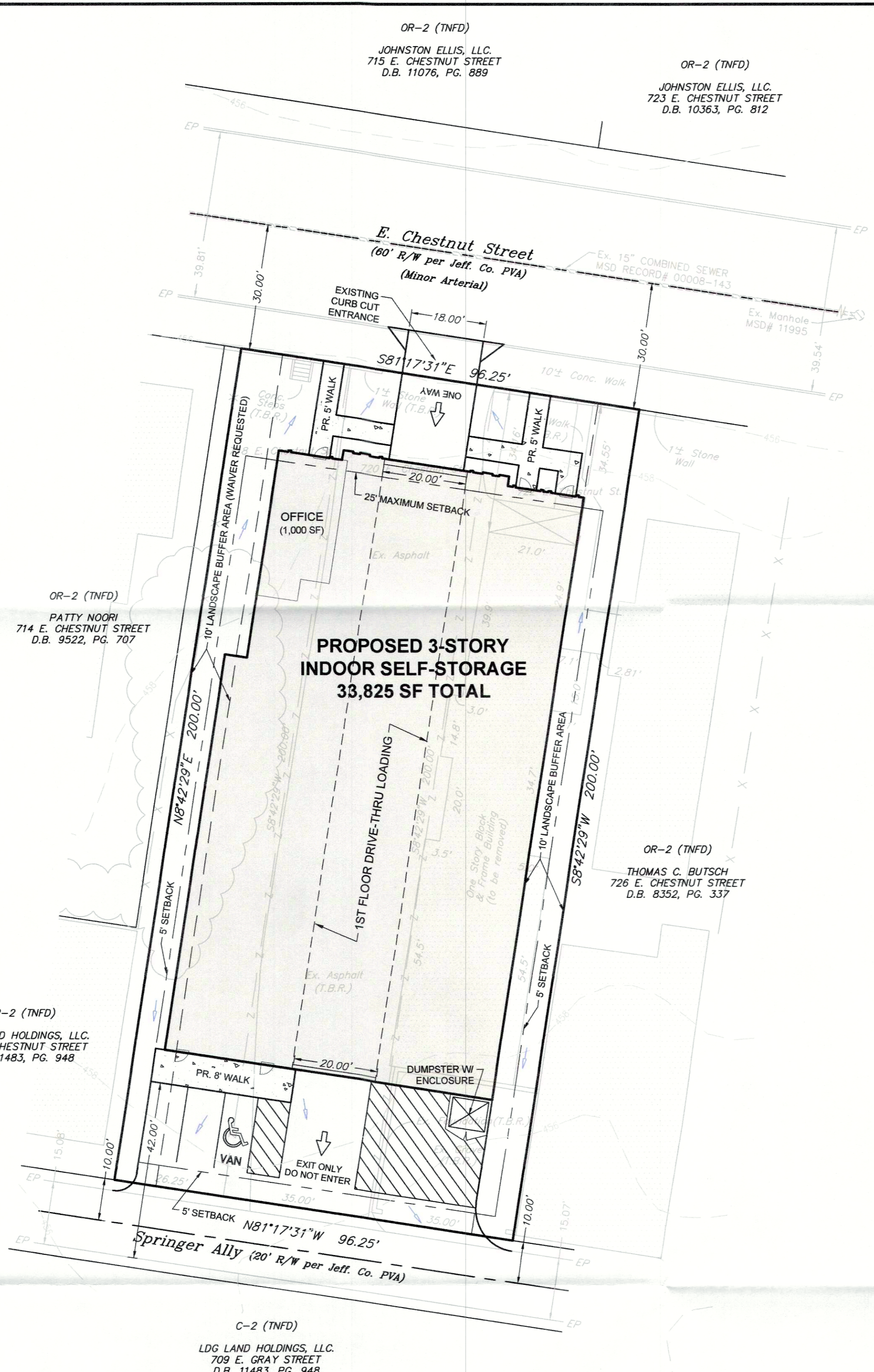


X:\A-Projects-2019\19080 - Ellis - Chestnut\_Repaving\Pre\19080 - C04 - Chestnut\_Street - Development\_Plan.dwg PLOT DATE: December 23, 2020 - 1:31pm



**HERITAGE ENGINEERING, LLC**  
 ENGINEER  
 642 South 4th Street  
 Louisville, KY 40202  
 (502) 562-1412  
 (502) 562-1413 Fax

**CHESTNUT DEVELOPMENT**  
 DEVELOPER  
 720 EAST CHESTNUT STREET  
 LOUISVILLE, KENTUCKY 40202

**GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN  
 CONDITIONAL USE PERMIT PLAN  
 FOR  
 CHESTNUT INDOOR SELF-STORAGE**  
 PROJECT  
 722 EAST CHESTNUT STREET  
 LOUISVILLE, KY 40202

**GENERAL NOTES**

- 1) DOMESTIC WATER SUPPLY: SUBJECT SITE TO 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) THE DEVELOPMENT LIES IN THE METRO LOUISVILLE #2 FIRE DISTRICT.
- 3) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
- 4) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- 5) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 6) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
- 7) CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPE 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.

**TRANSPORTATION NOTES**

- 1) ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
- 2) EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- 3) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- 4) ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
- 5) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- 6) UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- 7) LOT CONSOLIDATION TO OCCUR PRIOR TO CONSTRUCTION PLAN APPROVAL.

**MSD NOTES**

- 1) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS' DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- 2) WASTEWATER, SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW PSC CONNECTION AND IS SUBJECT TO APPLICABLE FEES. SANITARY SEWER FLOW WILL BE TREATED AT THE DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- 3) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (---) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- 4) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (211110004Z REV. DECEMBER 5, 2006).
- 5) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 6) NO STORM WATER INCREASE ONTO THE ADJACENT PROPERTIES OR TO THE REAR ALLEY AS A RESULT OF THIS PROJECT.
- 7) SITE IS SUBJECT TO MSD REGIONAL FACILITY FEE.

**IMPERVIOUS AREA**

PRE	12,174 SF
POST	14,850 SF
PERCENTAGE OF CHANGE	22%

**DISTURBANCE AREA**

TOTAL DISTURBANCE	19,250 SF
(SEE MSD NOTE 7)	

**EROSION CONTROL NOTES**

- 1) THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- 2) 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.
- 3) SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
- 4) WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- 5) SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

**WAIVER REQUESTED**

- 1) A WAIVER IS REQUESTED FROM CHAPTER 10, PART 2 - SECTION 10.2.4.A OF THE LAND DEVELOPMENT CODE TO ALLOW A PORTION OF THE PROPOSED BUILDING AND PARKING TO ENCRACH AS SHOWN ON DEVELOPMENT PLAN (+/- 5-FT) INTO THE REQUIRED 10-FT PROPERTY PERMETER LANDSCAPE BUFFER AREA.

**VARIANCE REQUESTED**

- 1) A VARIANCE IS REQUESTED FROM CHAPTER 5, PART 1 - SECTION 5.1.12.a.2.d OF THE LAND DEVELOPMENT CODE TO ALLOW THE PROPOSED BUILDING HEIGHT TO EXCEED THE MAXIMUM HEIGHT REQUIREMENTS (EXISTING BUILDINGS HEIGHT WITHIN BLOCK = 32.5-FT) AND HAVE A PROPOSED HEIGHT OF 45-FT AS PERMITTED IN THE TRADITIONAL NEIGHBORHOOD FORM DISTRICT - C-2 ZONING CLASSIFICATION.

**OWNER**

MATT ELLIS & DAUGHTERS, LLC.  
 126 PENNSYLVANIA AVENUE  
 LOUISVILLE, KY 40208

**SITE DATA**

718 E. CHESTNUT STREET LOUISVILLE, KY 40202  
 D.B. 11292, PG. 249  
 TAX BLOCK 016J, LOT 0148

722 E. CHESTNUT STREET LOUISVILLE, KY 40202  
 D.B. 11292, PG. 249  
 TAX BLOCK 016J, LOT 0150

TOTAL SITE AREA	± 0.442 ACRES
FORM DISTRICT	TRADITIONAL NEIGHBORHOOD
EX. ZONING	OR-2
PR. ZONING	C-2 W/ C.U.P.
EX. LAND USE	VACANT / OFFICE
PR. LAND USE	COMMERCIAL
PR. F.A.R.	1.76 (5.0 F.A.R. ALLOWED)
EX. BUILDING	3,385 SF (TO BE REMOVED)
PR. BUILDING	
1ST FLOOR	11,275 SF
2ND FLOOR	11,275 SF
3RD FLOOR	11,275 SF
TOTAL BUILDING	33,825 SF

**SETBACK DATA**

MIN. FRONT YARD	15'
MAX. FRONT YARD	25'
SIDE YARD	5'
REAR YARD	5'
PR. BUILDING HEIGHT	45' (SEE VARIANCE REQUEST)

**PARKING SUMMARY**

OFFICE AREA	1,000 SF
MINIMUM PARKING REQUIRED (1 SPACE/350 SF)	2 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/200 SF)	5 SPACES
TOTAL PARKING PROVIDED	3 SPACES (INCLUDES 1 ADA SPACES)

**BICYCLE SUMMARY**

LONG TERM REQUIRED (2 SPACES OR 1/50 EMP.)	2 SPACES
SHORT TERM REQUIRED (0/N)	0 SPACES
TOTAL LONG TERM PARKING PROVIDED	2 SPACES

NOTE: LONG TERM BIKE PARKING WILL BE PROVIDED INSIDE.

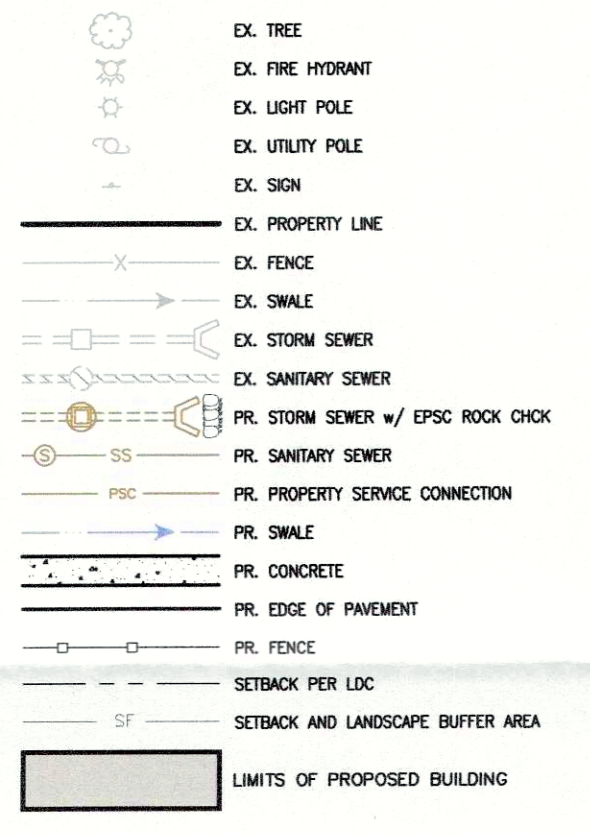
**TREE CANOPY CALCULATIONS**

GROSS SITE AREA	19,250 SF
CANOPY COVERAGE CLASS	CLASS A
TREE CANOPY REQUIRED	1,925 SF (10%)
TREE CANOPY PRESERVED	NONE
TREE CANOPY PROVIDED	1,925 SF (10%)

**LANDSCAPE DATA**

PROPOSED V.I.A.	2,654 SF
L.I.A. REQUIRED	NONE
L.I.A. PROVIDED	NONE

**LEGEND**



**BENCHMARK**

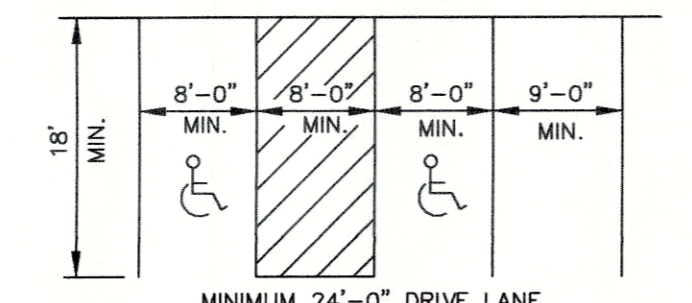
TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM GIS DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SURVEY WILL BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.



**UTILITY NOTE:**

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

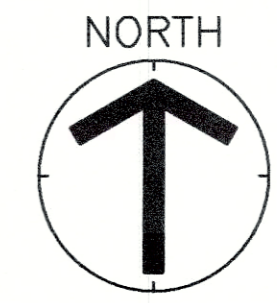
Revision	Date	Description	Detailled by
2	10/14/20	REVIEW COMMENTS (1ST REVIEW)	JDC
1	4/10/20	PRE-APP REVIEW COMMENTS (CASE# 20-ZONEPA-0009)	JDC



NOTE: ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.

**TYPICAL PARKING SPACE LAYOUT**  
 NOT TO SCALE

**RECEIVED**  
 DEC 28 2020  
 PLANNING & DESIGN SERVICES



CASE# 20-ZONE-0042 WM# 12114

JOB NO:	19080
HORIZ. SCALE:	1"=20'
VERT SCALE:	N/A
DESIGNED BY:	JDC
DETAILED BY:	JDC
CHECKED BY:	SMH
DATE:	JANUARY 24, 2020

**C04**