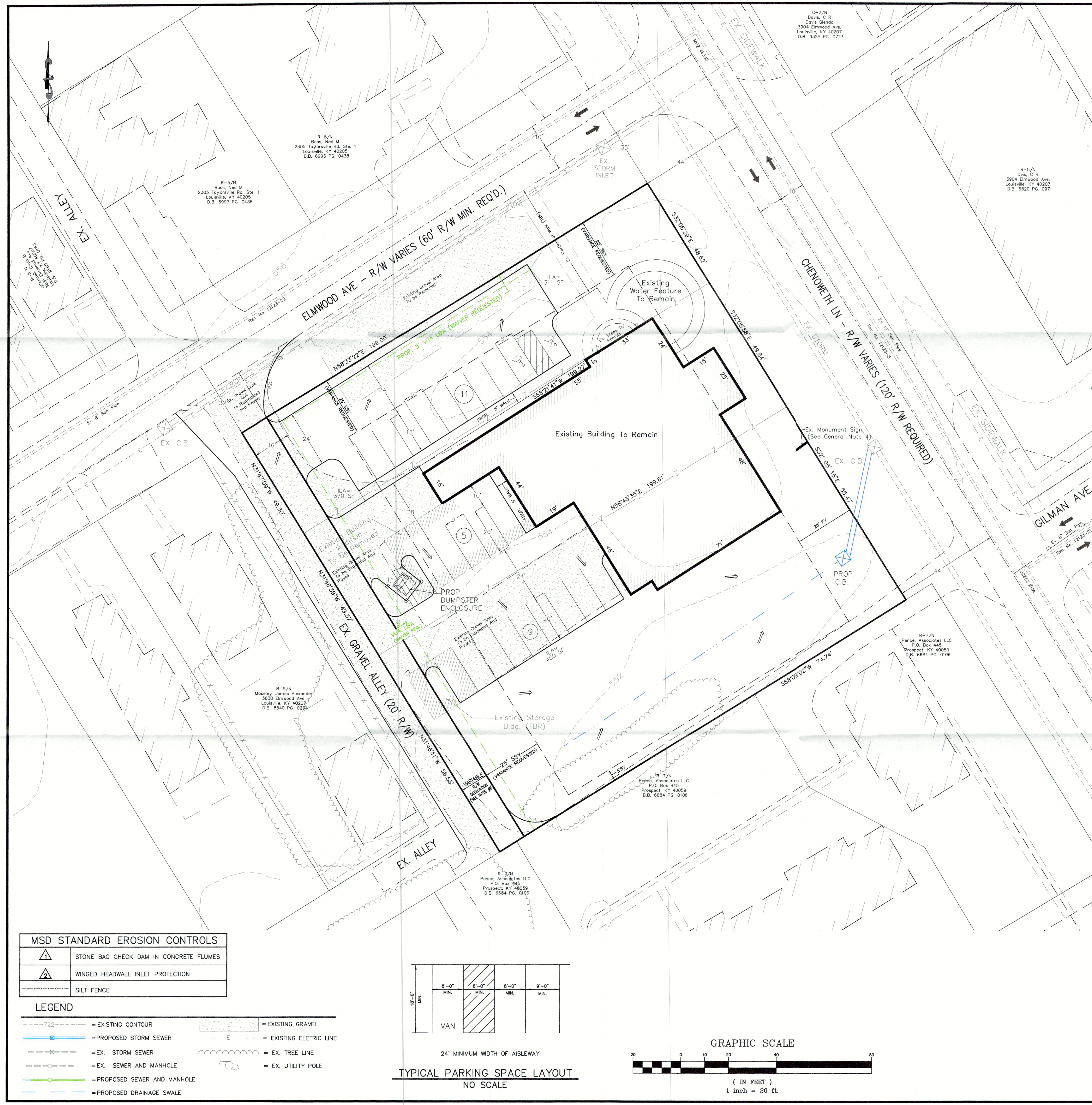
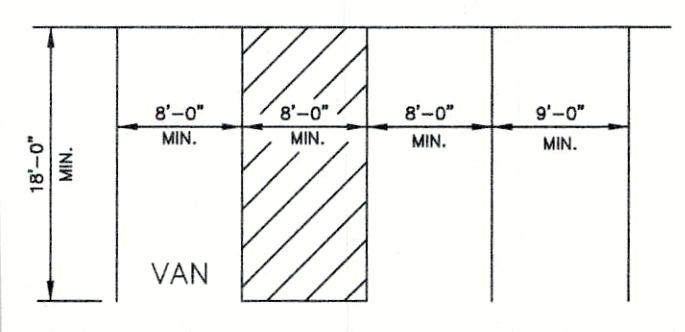


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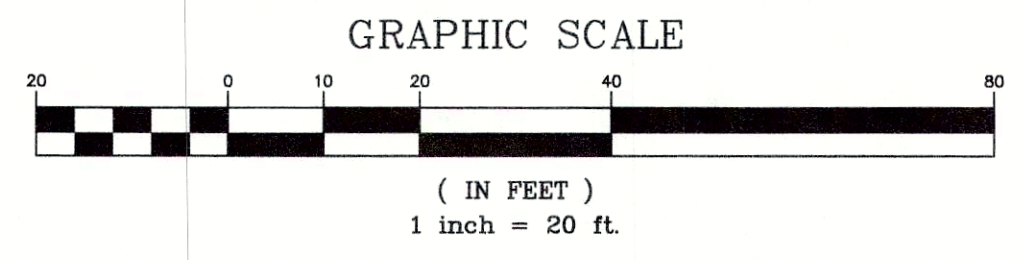


MSD STANDARD EROSION CONTROLS	
	STONE BAG CHECK DAM IN CONCRETE FLUMES
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE

LEGEND	
	EXISTING CONTOUR
	PROPOSED STORM SEWER
	EXISTING GRAVEL
	EXISTING ELECTRIC LINE
	EX. STORM SEWER
	EX. TREE LINE
	EX. SEWER AND MANHOLE
	EX. UTILITY POLE
	PROPOSED SEWER AND MANHOLE
	PROPOSED DRAINAGE SWALE



TYPICAL PARKING SPACE LAYOUT
NO SCALE

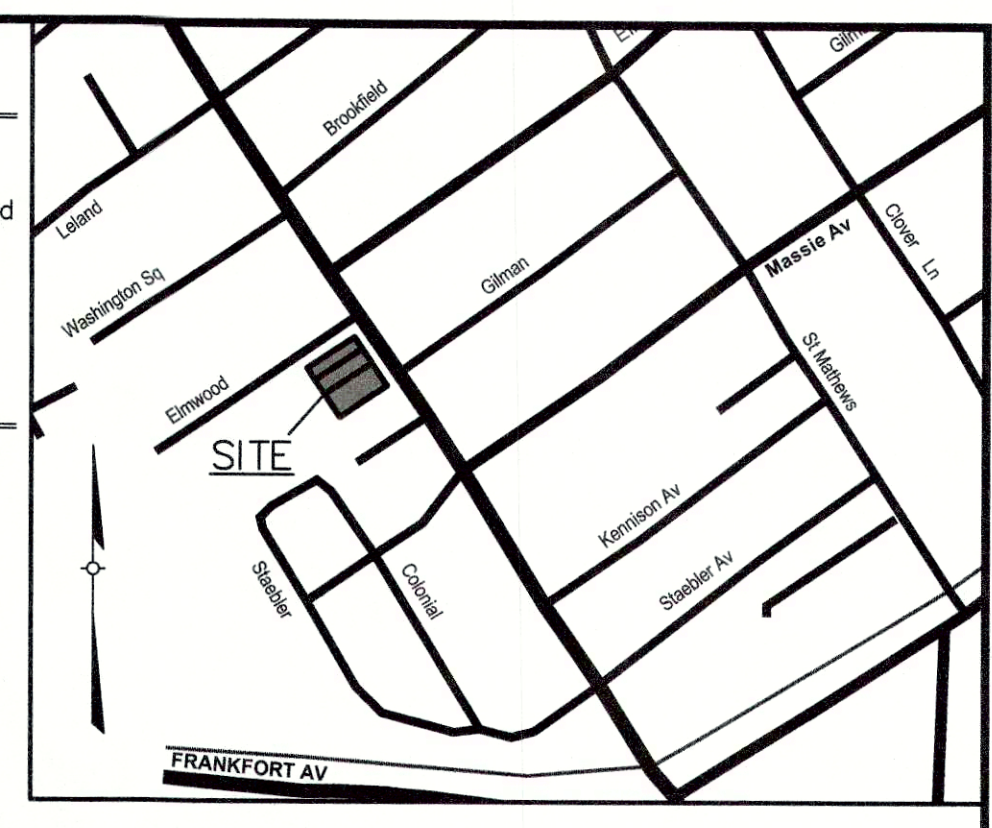


VARIANCES REQUESTED:

- Variations are requested from Section 6.3.C.2.c of the April 2001 Development Code to vary the Elmwood Avenue and Alley 25' streetside setbacks for the proposed VUA encroachments.

WAIVERS REQUESTED:

- Waivers are requested from Article 12.D.1.b.2 of the April 2001 Development Code to waive the encroachments of the proposed VUA in the Elmwood Avenue and Alley 5' Landscape Buffer Area.



LOCATION MAP
NOT TO SCALE

THE SUBJECT SITES ARE LOCATED IN THE CITY OF ST. MATTHEWS AND ARE SUBJECT TO THE APRIL 2001 DEVELOPMENT CODE AND CHAPTER 9 OF THE MARCH 2006 LOUISVILLE JEFFERSON COUNTY LAND DEVELOPMENT CODE

PROJECT DATA

TOTAL SITE AREA	= 0.94 Ac. (40,952 S.F.)
ALLEY R/W DEDICATION	= 2,453 S.F.
NET SITE AREA	= 38,499 S.F.
EXISTING ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= INTERIOR DESIGN
PROPOSED USE	= MEDICAL OFFICE
BUILDING HEIGHT	= 1 1/2 STORY (45' MAX. ALLOWED)
BUILDING AREA	= 7,850 SF
EXISTING BUILDING AREA	= 6,100 SF (23% DECREASE)
EXISTING BUILDING TO REMAIN	= 0.16 (1.0 MAX. ALLOWED)
F.A.R.	= 0.16 (1.0 MAX. ALLOWED)
PARKING REQUIRED	
6,100 SF/250 S.F. MIN.	= 24 SP
6,100 SF/150 S.F. MAX.	= 41 SP
TOTAL PARKING PROVIDED	= 25 SPACES
	(2 HC SP INCLUDED)
TOTAL VEHICULAR USE AREA	
INTERIOR LANDSCAPE AREA REQUIRED(7.5%)	= 11,535 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 865 SF
AREA OF DISTURBANCE	= 26,436 SF
EXISTING IMPERVIOUS	
PROPOSED IMPERVIOUS	= 18,753 SF (17% INCREASE)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- Construction fencing shall be erected prior to any construction or grading 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. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- The existing free standing business identification sign location shall be field verified. If the sign is located in the Chenoweth Lane right-of-way it will be removed and replaced with a sign located on the subject site which is compliant with the St. Matthews Adopted Sign Ordinance.
- City of St. Matthews approval required.
- The alley right-of-way dedication width shall be per field located monumentation and coordinated with the City of St. Matthews.
- A Minor Plat to dedicate the alley right-of-way shall be required prior to Metro Public Works construction approval.
- A Plat or Deed of Consolidation shall be required prior to MPW Construction plan approval.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications.
- Sanitary sewer service is existing.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0028 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes. 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.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- City of St. Matthews approval required prior to MSD construction plan approval.
- Site may be subject to regional facility fees.
- A Downstream Capacity Request was approved by MSD by letter dated March 5, 2018.

RECEIVED

MAR 08 2018
DESIGN SERVICES

CASE: 18DEVPLAN1010

SITE ADDRESS:
224 & 226 CHENOWETH LN.
TAX BLOCK 0233, LOT 0031 & 0034
TAX BLOCK 0233, LOT 0033 SUBLOT 0003
D.B. 11045, PG. 206

COUNCIL DISTRICT - 9
FIRE PROTECTION DISTRICT - ST MATTHEWS
MUNICIPALITY - ST MATTHEWS

WATER/SUB# 11743

NO.	DATE	DESCRIPTION
1	02/20/18	AGENCY REVIEW COMMENTS
2	03/08/18	AGENCY REVIEW COMMENTS

REVISIONS

BY: []
BB []
ARH []

NO. 1 2

PROJECT DATA

FILE NAME: 17194-Base
DATE: 02/20/18
SCALE: AS SHOWN
DRAWN BY: CWP/BB
CHECKED BY: AER

LD&D
LAND DESIGN & DEVELOPMENT, INC.
607 WESTBANK AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40212
PHONE: 502.484.5714
FAX: 502.484.5714
WEB SITE: WWW.LD-D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

224 CHENOWETH LANE

OWNER
MAQUIRE PROPERTIES LLC
224 CHENOWETH LANE
LOUISVILLE, KY 40207

JOB NO. 17194

SHEET 1 OF 1

18DevPlan 1010