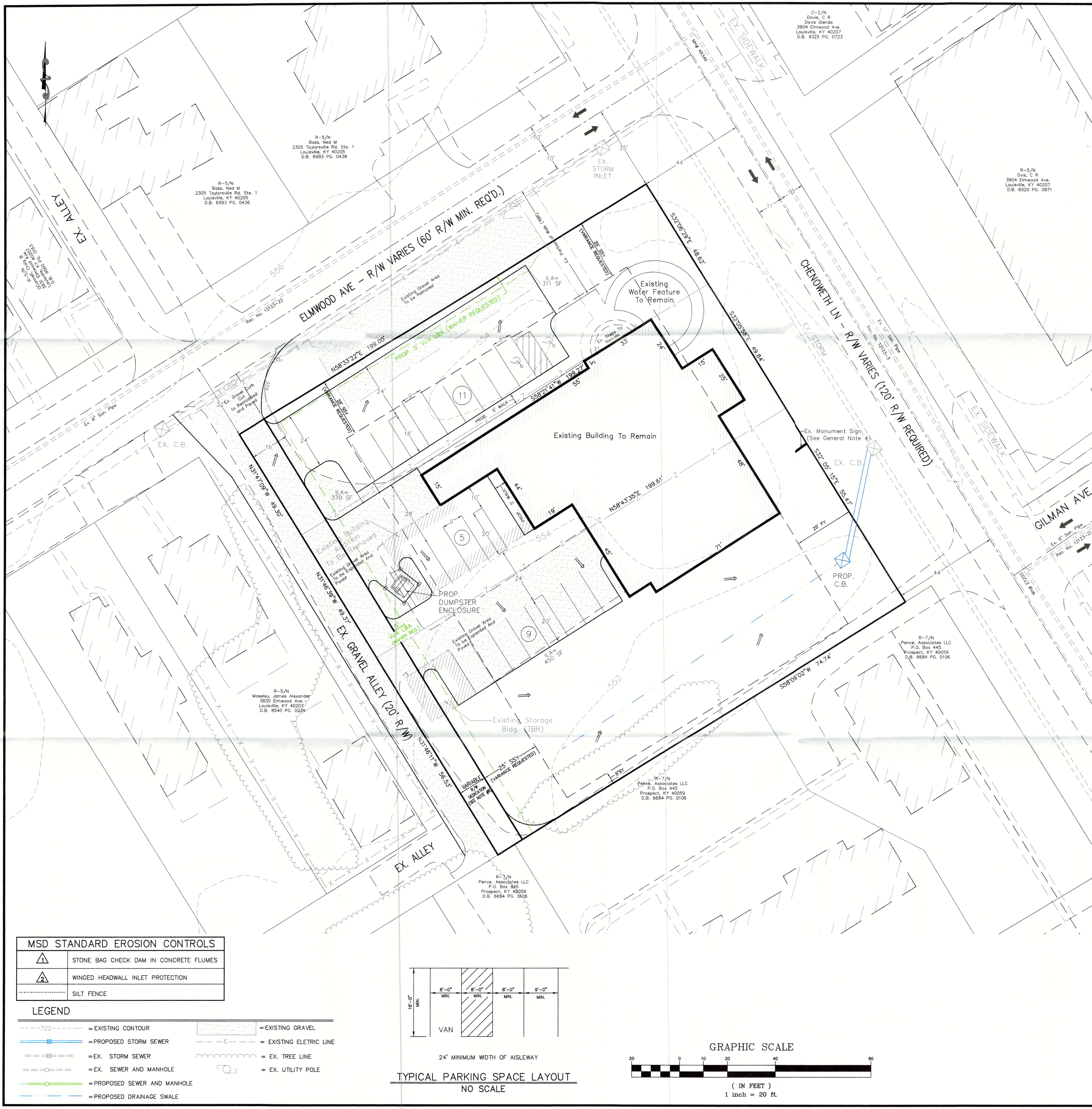


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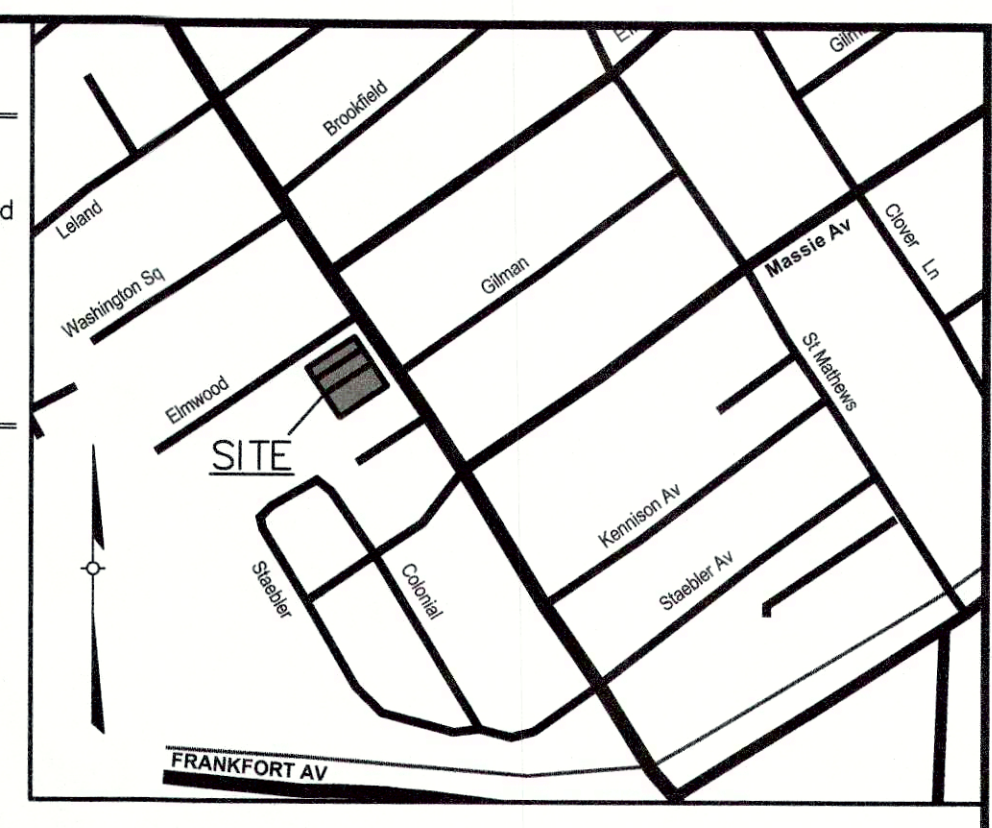


VARIANCES REQUESTED:

- 1. Variances 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:

- 1. 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.



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

Table with 2 columns: Description and Value. Includes rows for TOTAL SITE AREA (0.94 Ac), NET SITE AREA (2,453 S.F.), EXISTING ZONING (C-1), PROPOSED USE (MEDICAL OFFICE), BUILDING HEIGHT (1 1/2 STORY), and PARKING PROVIDED (25 SPACES).

Table with 2 columns: Description and Value. Includes rows for TOTAL VEHICULAR USE AREA (11,535 SF), INTERIOR LANDSCAPE AREA REQUIRED (865 SF), AREA OF DISTURBANCE (26,436 SF), and EXISTING IMPERVIOUS (18,753 SF).

GENERAL NOTES:

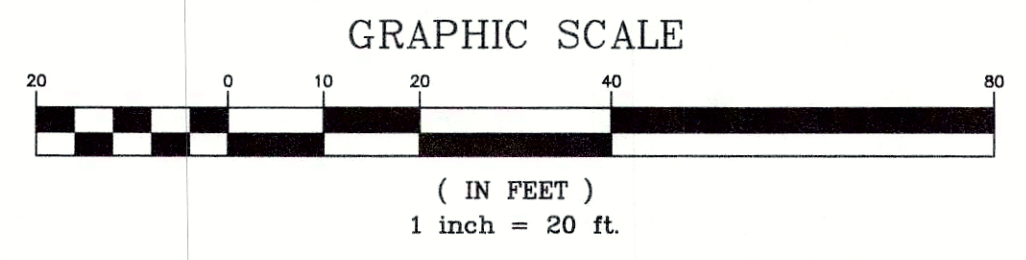
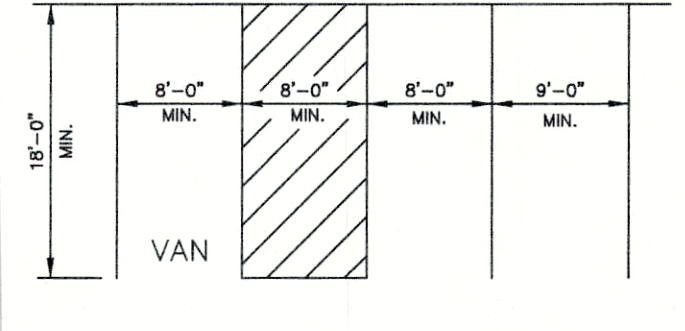
- 1. Parking areas and drive lanes to be a hard and durable surface.
2. Construction fencing shall be erected prior to any construction or grading activities...
3. Mitigation measures for dust control shall be in place during construction...
4. The existing free standing business identification sign location shall be field verified...
5. City of St. Matthews approval required.
6. The alley right-of-way dedication width shall be per field located monumentation...
7. A Minor Plat to dedicate the alley right-of-way shall be required prior to Metro Public Works construction approval.
8. A Plat or Deed of Consolidation shall be required prior to MPW Construction plan approval.

MSD NOTES:

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

MSD STANDARD EROSION CONTROLS table with 2 columns: Symbol and Description. Includes Stone Bag Check Dam, Winged Headwall Inlet Protection, and Silt Fence.

LEGEND table with 2 columns: Symbol and Description. Includes Existing Contour, Proposed Storm Sewer, Ex. Storm Sewer, Ex. Sewer and Manhole, Proposed Sewer and Manhole, Proposed Drainage Swale, Existing Gravel, Existing Electric Line, Ex. Tree Line, and Ex. Utility Pole.



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

REVISIONS table with columns: NO., DATE, DESCRIPTION, AGENCY REVIEW COMMENTS, AGENCY REVIEW COMMENTS.

PROJECT DATA table with columns: PROJECT DATA, FILE NAME, DATE, CHECKED BY, DRAWN BY.

PROJECT DATA table with columns: PROJECT DATA, FILE NAME, DATE, CHECKED BY, DRAWN BY.

LD&D LAND DESIGN & DEVELOPMENT, INC. logo and contact information.

REVISED DETAILED DISTRICT DEVELOPMENT PLAN 224 CHENOWETH LANE MAQUIRE PROPERTIES LLC 224 CHENOWETH LANE LOUISVILLE, KY 40207

JOB NO. 17194 SHEET 1 OF 1

18DevPlan 1010