



GENERAL NOTES

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- SEWAGE FROM THIS DEVELOPMENT WILL BE TREATED AT MORRIS FORMAN WATER QUALITY TREATMENT CENTER.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE AREA.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.

- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ANY SITE LIGHTING SHALL COMPLY WITH THE ST. MATTHEWS LDC.
- POST DEVELOPED 100-YEAR RUNOFF RATE MUST BE AT OR BELOW THE PREDEVELOPED 10-YEAR RATE.
- ALL CONSTRUCTION AND SALE TRAILERS MUST BE PERMITTED BY THE DEVELOPMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- NO NEW SITE CONSTRUCTION IS PROPOSED ON THIS PLAN. THERE WILL BE NO ALTERATION TO THE EXISTING DRAINAGE PATTERNS.

WAIVERS REQUESTED

- W1 A WAIVER IS REQUESTED FROM CHAPTER 12 SECTION D.1.(a) OF THE ST. MATTHEWS LDC TO WAIVE THE VUA/LBA REQUIREMENTS ADJACENT TO R-6 ZONE.
- W2 A WAIVER IS REQUESTED FROM CHAPTER 12 SECTION D.1.(a) OF THE ST. MATTHEWS LDC TO WAIVE THE VUA/LBA REQUIREMENTS ALONG THE HUBBARDS LANE RIGHT OF WAY.
- W3 A WAIVER IS REQUESTED FROM CHAPTER 12 SECTION E FROM THE ST. MATTHEWS LDC TO WAIVE THE ILA REQUIREMENTS.

PARKING SUMMARY

RETAIL PARKING REQUIRED (5,448 SQ.FT.)	
MIN. (1 SPACE/250 SF OF FLOOR AREA)	22 SPACES
MAX. (1 SPACE/150 SF OF FLOOR AREA)	36 SPACES
OFFICE PARKING REQUIRED (4,130 SQ. FT.)	
MIN. (1 SPACE/350 SF OF FLOOR AREA)	12 SPACES
MIN. (1 SPACE/200 SF OF FLOOR AREA)	21 SPACES
CLASSROOM INSTRUCTION PARKING REQUIRED (75 CLASSROOM SEATS)	
MIN. (1 SPACE/FOR EACH 4 CLASSROOM SEATS, PLUS 1 SPACE FOR EACH 3 EMPLOYEES ON MAX. SHIFT)	22 SPACES
MIN. (1 SPACE/FOR EACH 2 CLASSROOM SEATS, PLUS 1 SPACE FOR EACH EMPLOYEE ON MAX. SHIFT)	46 SPACES

TOTAL PARKING REQUIRED	
MIN.	56 SPACES
MAX.	103 SPACES

PARKING PROVIDED	
ON SITE PARKING:	52 SPACES
OFF SITE PARKING:	5 SPACES
TOTAL PARKING PROVIDED:	57 SPACES*

* 5 PARKING SPACES ARE IN PUBLIC RIGHT OF WAY.

PROJECT SUMMARY

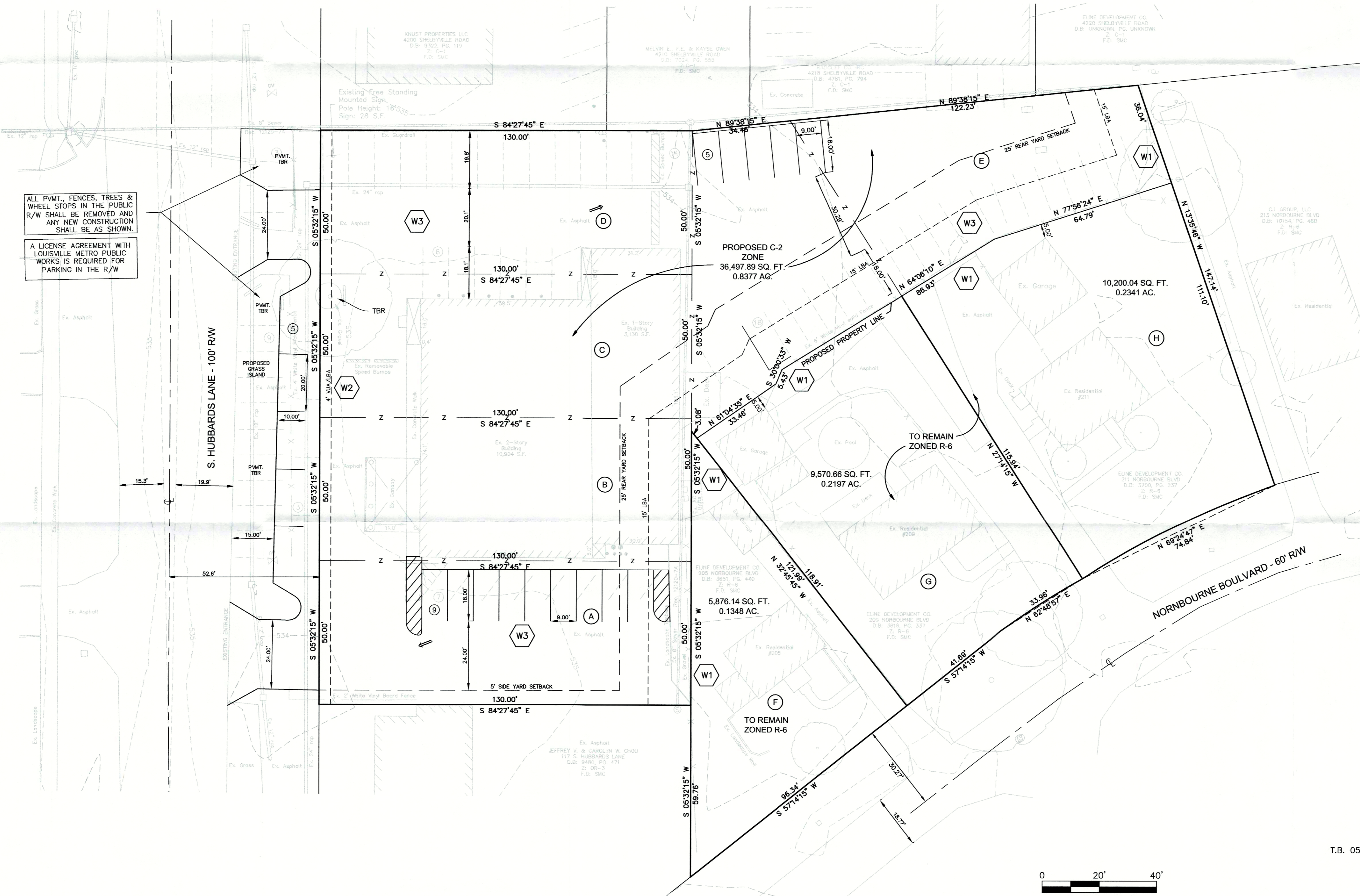
SITE ACREAGE	0.8378 ACRES (36,497 SF)
EXISTING ZONE	OR3
EXISTING FORM DISTRICT	SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE(S)	MUSIC & CLASSROOM INSTRUCTION, RETAIL, OFFICE & RESIDENTIAL
BUILDING AREA	14,034 SF
PROPOSED USE(S)	MUSIC & CLASSROOM INSTRUCTION, RETAIL, OFFICE & RESIDENTIAL
PROPOSED ZONE	C-2
NUMBER OF EMPLOYEES	8
FLOOR AREA RATIO	0.539

LOT AREAS

TOTAL AREA OF PROPOSED LOTS REQUESTED TO BE REZONED TO C-2:	36,497.89 SQ. FT. OR 0.8378 AC.
TOTAL PROPOSED LOT AREA TO REMAIN R-6:	25,646.84 SQ.FT. OR 0.5887 AC.

LEGEND

- EX. UTILITY POLE
- EX. CONTOUR
- EX. OVERHEAD ELECTRIC
- EX. SANITARY SEWER
- DIRECTION OF STORM WATER FLOW
- EX. BOLLARD
- EX. CONCRETE WHEELSTOP



ALL PVMT., FENCES, TREES & WHEEL STOPS IN THE PUBLIC R/W SHALL BE REMOVED AND ANY NEW CONSTRUCTION SHALL BE AS SHOWN.

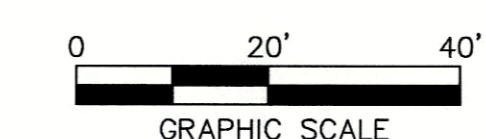
A LICENSE AGREEMENT WITH LOUISVILLE METRO PUBLIC WORKS IS REQUIRED FOR PARKING IN THE R/W

RECEIVED
FEB 10 2016
PLANNING & DESIGN SERVICES

DETAILED DISTRICT DEVELOPMENT PLAN

OF
ELINE BUILDING
111 & 115 S. HUBBARDS LANE
LOUISVILLE, KENTUCKY 40207

FOR
OWNER/DEVELOPER:
ELINE DEVELOPMENT CO.
P.O. BOX 6953
LOUISVILLE, KENTUCKY 40206
D.B. 5207, PG. 667 & D.B. 5304, PG. 608
T.B. 0523, LOT 0008, SUB LOT 0071 & T.B. 0523, LOT 0100



108 Daventry Lane
Suite 300
Louisville, Ky 40223
t: (502) 327-7073
f: (502) 327-7066

ELINE BUILDING

DATE: 1/26/16
DRAWN BY: R.L.
CHECKED BY: J.M.M.
SCALE: 1"=20' (HORZ)
SCALE: N/A (VERT)

REVISIONS

CLIENT REVISIONS	8/10/15
AGENCY COMMENTS	10/30/15
AGENCY COMMENTS	11/30/15
PARKING REVISION	1/26/16
PARKING REVISION	2/9/16

DETAILED DISTRICT DEVELOPMENT PLAN

JOB NUMBER 15008

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OF
1

WM #11281

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