

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 METRO LAND DEVELOPMENT CODE FOR PARKING REGULATIONS.

VARIANCES GRANTED April 1, 2010 Case: 13547

- 1- Variances were granted from Article 6.3.C of the April 2001 Development Code for 111 R Fairfax Avenue to allow the existing building and parking to encroach 10 ft into the 25 ft. Front Yard and the existing building to encroach 3 ft into the 5 ft Side Yard and 1 ft into the 25 ft Rear Yard and to allow the existing pavement and pet run to encroach 24 ft into the 25 ft Rear Yard.



LOCATION MAP NOT TO SCALE

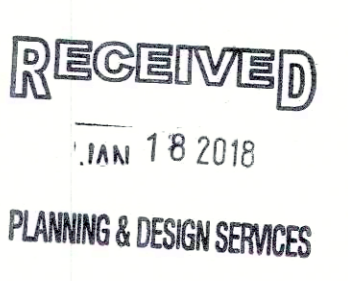
VARIANCES REQUESTED:

1. Variances are requested from Section 6.3.C.2.e of the April 2001 Development Code as follows:

YARD	ENCROACHMENT	VARIANCE REQUESTED
15 FT. OR-3 FRONT YARD (107 & 113 FAIRFAX AVE)	PROPOSED PARKING AREA INCLUDING DRIVE LANES	ENCROACHES 15 FT.
5 FT. OR-3 SIDE YARDS (107 & 113 FAIRFAX AVE.)	PROPOSED PARKING AREA INCLUDING DRIVE LANES	ENCROACHES 5 FT.
25 FT. OR-3 REAR YARD (ALLEY) 113 FAIRFAX AVE	PROPOSED BUILDING ADDITION	ENCROACHES 9 FT.

PROJECT DATA

TOTAL SITE AREA	= 0.70 ACRES (30,466 S.F.)
FORM DISTRICT	= TOWN CENTER
EXISTING ZONING	= C-1, OR-3
PROPOSED ZONING	= C-1
EXISTING USE	= VETERINARY CLINIC
PROPOSED USE	= VETERINARY CLINIC
BUILDING HEIGHT	= 2 STORY (35' MAX ALLOWED)
BUILDING AREA	= 2820 SF
EXISTING BUILDING AREA	= 2820 SF
PROPOSED BUILDING AREA	= 5632 SF (2816 PER FLOOR)
TOTAL BUILDING AREA	= 8452 SF
F.A.R.	= 0.3 (5.0 MAX ALLOWED)
PARKING REQUIRED	= MIN. MAX.
8,452/250 S.F. MIN.	= 34 SP
8,452/150 S.F. MAX.	= 56 SP
-10% TARC CREDIT	= 31 SP 56 SP
TOTAL PARKING PROVIDED	= 32 SPACES (EXCLUDES 2 SPACES RESERVED FOR PANERA BREAD) (2 HC SP INCLUDED)
TOTAL VEHICULAR USE AREA	= 14,625 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,097 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 1,194 SF
TOTAL DISTURBANCE AREA	= 24,000 SF
EXISTING IMPERVIOUS	= 21,625 SF
PROPOSED IMPERVIOUS	= 21,467 SF
NET IMPERVIOUS	= - 153 SF (1% DECREASE)



GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the Fairfax Avenue and alley right-of-way.
3. No increase in drainage capacity run off to Shelbyville Road
4. 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 trees canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
5. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
6. A Deed of Consolidation or Minor Plot shall be recorded prior to Metro Public Works construction plan approval.
7. Boundary shown hereon is based on deeds and does not constitute a survey.
8. The City of St. Matthews approval is required.

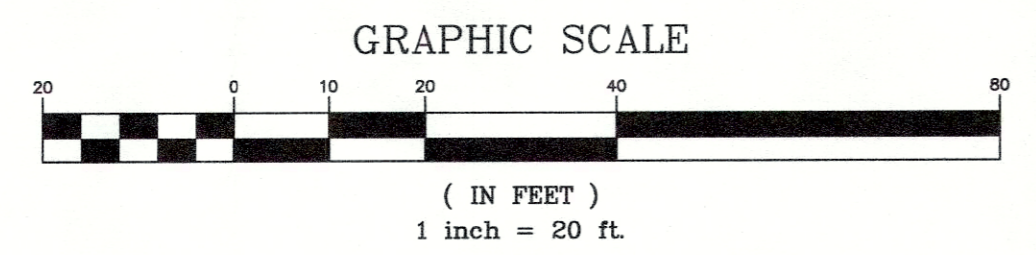
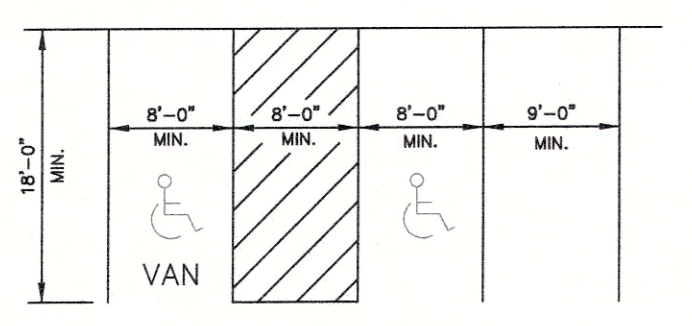
MSD NOTES:

1. Sanitary sewer service is existing.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0029 E dated December 5, 2006.
3. 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.
4. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
5. A Downstream Facilities Capacity Request will be submitted to MSD.
6. 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.
7. Site may be subject to regional facility fees and verification of downstream capacity prior to MSD construction approval.
8. MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary plan the area of disturbance is at 24,000 SF.

EROSION PREVENTION AND SEDIMENT 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.
2. Any modifications 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.
3. Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
4. 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.
5. Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.
6. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
7. 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.
8. Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
9. 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 trees canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

CASE: 17ZONE1064 MSD WM#10183



OWNER:  
SWIGERT, KIRK H & LAURA V  
11401 OAKHURST RD  
LOUISVILLE, KENTUCKY 40245

OWNER:  
SCHARDEIN, & SWIGERT  
PROPERTIES L  
111 R FAIRFAX AVE  
LOUISVILLE, KENTUCKY 40207

SITE ADDRESS:  
111 R FAIRFAX AVE  
TAX BLOCK 0421, LOT 0052  
D.B. 7037, PG. 0109

SITE ADDRESS:  
107 FAIRFAX AVE  
TAX BLOCK 0421, LOT 0002  
D.B. 10590, PG. 0590

OWNER:  
SCHARDEIN, & SWIGERT PROPERTIES L  
730 W MARKET ST STE 200  
LOUISVILLE, KENTUCKY 40202

SITE ADDRESS:  
113 FAIRFAX AVE  
TAX BLOCK 0421, LOT 0004 SUBLT 0003  
D.B. 9702, PG. 0432

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

NO.	DATE	DESCRIPTION	BY

PROJECT DATA  
FILE NAME: 09110-DDDP  
DATE: 1-12-18  
CHECKED BY: AMY  
SCALE: AS SHOWN  
DRAWN BY: JH/PCP

RECEIVED  
JAN 18 2018  
PLANNING & DESIGN SERVICES

LD&D  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING • LAND SCAPING • LANDSCAPE ARCHITECTURE  
505 WARREN RD SUITE 100 LOUISVILLE, KY 40202  
TEL: 502.261.4444 FAX: 502.261.4444  
WEB SITE: WWW.LD-D.COM

DETAILED DISTRICT DEVELOPMENT PLAN  
ST. MATTHEWS ANIMAL CLINIC  
DEVELOPER  
REDLEE CONSTRUCTION & DEVELOPMENT  
800 Stonecreek Pkwy, Suite 5A  
Louisville, KY 40222

JOB NO. 09110  
SHEET 1 OF 1