

PROJECT DATA:

FORM DISTRICT (D.N.A.-ST. MATTHEWS)
EXISTING ZONING
PROPOSED ZONING
EXISTING LAND USE
PROPOSED LAND USE
TOTAL LAND AREA
BUILDING HT.
FLOOR AREA RATIO

SUBURBAN MARKETPLACE
R-7
OR-3
MULTI-FAMILY RESIDENTIAL
OFFICE
0.30± AC.
MAX. 25 FT.
0.25

PARKING SUMMARY:

166 THERMAN LANE:

BUILDING AREA 3,125± S.F.
MIN SPACES (1/350) 9 SPACES
MAX SPACES (1/200) 16 SPACES
SPACES PROVIDED 9 SPACES
A.D.A. SPACES REQ. 1 SPACE
A.D.A. SPACES PROVIDED 1 SPACE

164 THERMAN LANE: (SUBJECT PROPERTY)

BUILDING AREA 3,235± S.F. EX. 12" RCP I.E. 544.09
MIN SPACES (1/350) 9 SPACES
MAX SPACES (1/200) 16 SPACES
SPACES PROVIDED 12 SPACES
A.D.A. SPACES REQ. 1 SPACE
A.D.A. SPACES PROVIDED 1 SPACE
(PER SHARED PARKING AGREEMENT W/166 THERMAN LN.)

LANDSCAPE DATA:

V.U.A. 3,457± S.F.
I.L.A. NOT REQUIRED PER ARTICLE 12.E.2.

STIVERS & CRENSHAW REALTY LLC
230 BROWN AVE
LOUISVILLE, KY 40207

241 SEARS AVE
D.B. 7478 PG. 95
TAX BLOCK: 20 LOT: 337

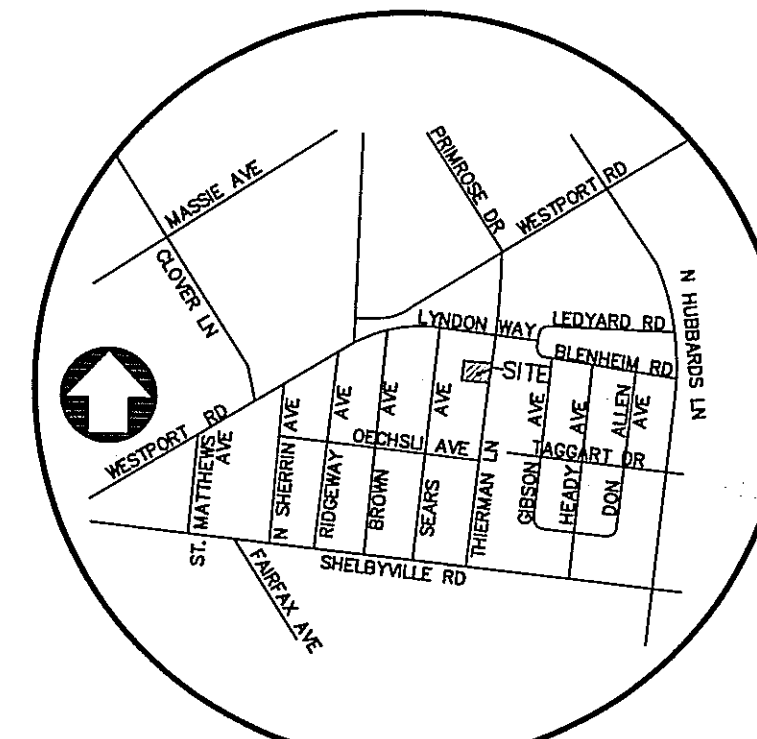
C-1
SMC

NOTES (PROJECT IS IN CITY OF ST. MATTHEWS)

1. WASTEWATER: SANITARY SEWER AVAILABLE BY EXISTING CONNECTION.
2. A SHARED PARKING AND RECIPROCAL ACCESS AGREEMENT BETWEEN THE PROPERTIES AT 164 AND 166 THERMAN LANE SHALL BE PROVIDED PRIOR TO CONSTRUCTION APPROVAL.
3. DRIVEWAY IMPROVEMENTS TO 162 THERMAN LANE, SHOWN HEREON, WILL BE PROVIDED AT THE APPLICANT'S EXPENSE.
4. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111100 0029 E), DATED DEC. 5, 2006.
5. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED (REFER TO ARTICLE 12 OF THE DEVELOPMENT CODE).
6. CITY OF ST. MATTHEWS APPROVAL REQUIRED.
7. SITE IS SUBJECT TO PLAN REVIEW FEES.
8. THE DEVELOPMENT LIES IN THE ST. MATTHEWS FIRE DISTRICT.
9. A RECORDED SIDEWALK EASEMENT IS REQUIRED PRIOR TO FINAL PLAN SUBMITTAL.
10. SITE IS SUBJECT TO MSD'S REGIONAL FACILITY FEE + 20%.
11. THE CAPACITY OF THE OFFSITE DRAINAGE SYSTEM TO BE VERIFIED PRIOR TO CONSTRUCTION APPROVAL.
12. THE OWNER/DEVELOPER WILL MAINTAIN THE TRANSIT STOP ON AN AS NEEDED BASIS.

LEGEND

- EXISTING CONTOUR
- EXISTING LOT LINE
- PROPOSED FENCE
- REQUIRED YARD
- PROPOSED LANDSCAPE BUFFER AREA
- TO BE REMOVED
- ACCESSIBLE PARKING SPACE
- FLOW ARROW
- PAVEMENT TO BE REMOVED (1,532± S.F.)
- PAVEMENT TO BE ADDED (445± S.F.)



LOCATION MAP
NO SCALE

PRELIMINARY APPROVAL
Condition of Approval: _____
Development Review: _____ Date: _____
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**
CONDITIONS: _____
BY: _____ DATE: 5-14-14
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

WAIVER REQUESTS:

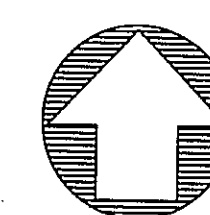
1. A WAIVER OF CHAPTER 9.1.4 OF THE LAND DEVELOPMENT CODE TO ALLOW PARKING AND MANEUVERING TO ENCROACH INTO THE REQUIRED 5-FOOT SIDE YARD.
2. A WAIVER OF ARTICLE 12 OF THE 2004 DEVELOPMENT CODE TO ALLOW ENCROACHMENTS INTO THE REQUIRED 15' LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE AND TO ALLOW FOR AN ALTERNATIVE LANDSCAPE PLAN.

IMPERVIOUS SITE DATA:

EXISTING IMPERVIOUS AREA = 4,541 S.F.
PROPOSED IMPERVIOUS AREA = 5,304 S.F.
AREA OF DISTURBANCE = 3,222 S.F. (0.0739± AC.)

RECEIVED

APR 28 2014
PLANNING &
DESIGN SERVICES



CASE # 14ZONE1014
MSD WM # 7388

OWNER/DEVELOPER
STEP 3 PROPERTIES
507 CLUB LANE
LOUISVILLE, KY 40207

MINDEL SCOTT & ASSOCIATES, INC.
Planning · Engineering · Surveying · Landscape Architecture

DETAILED DISTRICT DEVELOPMENT PLAN
AMERICAN HOSPITAL DIRECTORY
164 THERMAN LANE
LOUISVILLE, KY 40207

Vertical Scale: N
Horizontal Scale: _____
Date: 02/12/14
Job Number: 275
Sheet

Revisions
4/25/14 PER PRE-APPLICATION MEETING

1

of