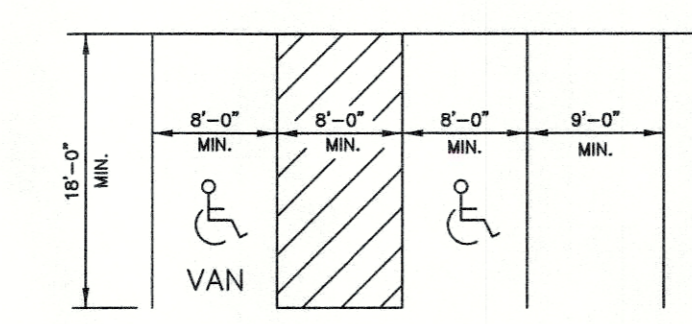


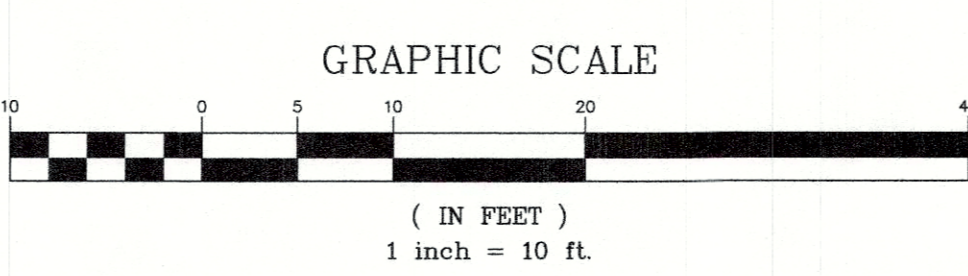
CHENOWETH LANE - R/W VARIES
MINOR ARTERIAL - 120' MIN. REQ'D

KENNISON AVENUE 50'R/W
LOCAL ROAD - 60' MIN. REQ'D

- LEGEND**
- = EXISTING BOLLARD
 - + = EXISTING SIGN
 - ⊙ = EXISTING UTILITY POLE
 - ⋄ = EXISTING GUY ANCHOR
 - ⊙ = EXISTING LIGHT POLE
 - ⊙ = EXISTING GROUND LIGHT
 - ⊙ = EXISTING WATER METER
 - ⊙ = EXISTING IRRIGATION CONTROL VALVE
 - ⊙ = EXISTING GAS METER
 - ⊙ = EXISTING SANITARY SEWER MANHOLE
 - ⊙ = EXISTING SANITARY SEWER CLEAN-OUT
 - 16" W— = EXISTING WATER LINE
 - 8" G— = EXISTING GAS LINE
 - OHE— = EXISTING OVERHEAD ELECTRIC
 - ETC— = EXISTING OVERHEAD ELECTRIC, TELEPHONE, & CABLE
 - S— = EXISTING SEWER AND MANHOLE
 - 722--- = EXISTING CONTOUR



TYPICAL PARKING SPACE LAYOUT
NO SCALE



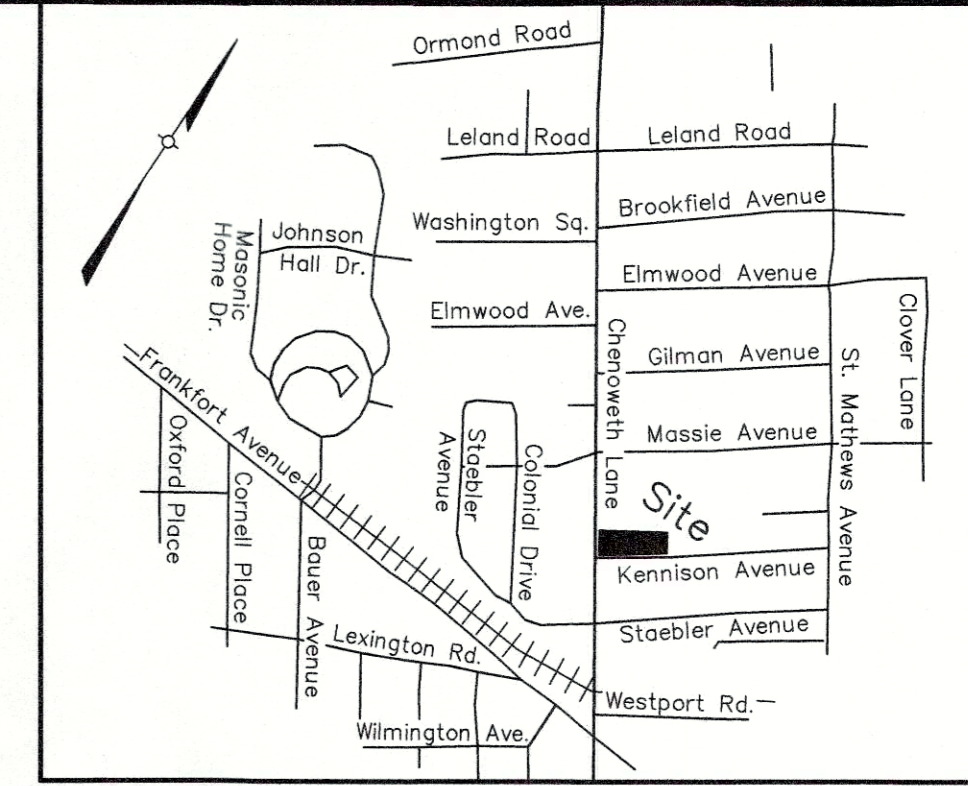
VARIANCE REQUESTED

1. A Variance is requested from Section 6.3.C.2.e of St. Matthews Development Code (April 1, 2001) to allow the proposed building to encroach into the Kennison Avenue variable streetside yard by 3'.
2. A Variance is requested from Section 9.1.B.1.a of St. Matthews Development Code (April 1, 2001) to allow a 6' privacy fence to exceed the maximum 4' height within the Street Side Yard Setback.

WAIVER REQUESTED

1. A Waiver is requested from Section 12.C.3 of the St Matthews Development Code (April, 2001) to waive the required 15' LBA and required plantings between the C-1 and R-4 zoning districts.

SITE IS LOCATED IN THE CITY OF ST MATTHEWS AND IS SUBJECT TO THE APRIL 2001 LAND DEVELOPMENT CODE.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	=	0.13± Ac. (5,682 SF)
EXISTING ZONING	=	C-1
FORM DISTRICT	=	TOWN CENTER
EXISTING USE	=	RETAIL
PROPOSED USE	=	OFFICE
BUILDING HEIGHT	=	2-STORY (35' MAX. ALLOWED)
BUILDING AREA	=	3,120 SF
F.A.R.	=	0.55 (1.0 MAX. ALLOWED)
PARKING REQUIRED		
141 CHENOWETH LANE PROP. OFFICE	=	9 SP
3,120 SF/250 SF	=	16 SP
143 CHENOWETH LANE EXISTING RETAIL	=	7 SP
1,837 SF/250 SF	=	12 SP
145 CHENOWETH LANE EXISTING OFFICE	=	4 SP
1,447 SF/350 SF	=	7 SP
1,447 SF/200 SF	=	7 SP
TOTAL PARKING REQUIRED	=	20 SP
141 CHENOWETH LANE	=	8 SP
143 CHENOWETH LANE	=	10 SP
145 CHENOWETH LANE	=	7 SP
TOTAL PARKING PROVIDED	=	25 SP
	=	(1 ADA SP INCLUDED)
LANDSCAPE AREA		
TOTAL EXISTING VEHICULAR USE AREA	=	2,241 SF (141 CHENOWETH LN)
INTERIOR LANDSCAPE AREA REQUIRED	=	NOT REQUIRED PER LDC 12.1.E.2
INTERIOR LANDSCAPE AREA PROVIDED	=	0 SF
IMPERVIOUS SURFACE		
EXISTING IMPERVIOUS	=	5,820 SF
PROPOSED IMPERVIOUS	=	5,358 SF (5% 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 right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the right-of-way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. 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.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
9. Benchmark and topographical information shown hereon were derived from survey data. Boundary information was taken from deeds.
10. This site lies within the karst terrain area. Any subsequent development on site is subject to the requirements of chapter 4 section 9 of the Land Development Code.

MSD NOTES:

1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
2. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0028 F dated February 26, 2021.
4. Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
5. If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
6. All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
7. This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 2,500 SF.
8. MSD Site disturbance permit required prior to issue of building permits.

NO.	DATE	DESCRIPTION	BY

PROJECT DATA
FILE NAME: 22098 - RDDP
DATE: 12/06/22
SCALE: AS SHOWN
CHECKED BY: AR
DRAWN BY: TF

REVISIONS
DATE
DESCRIPTION
BY

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS
507 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
PHONE: 502.441.9794
FAX: 502.441.9794
WEB SITE: WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
141 CHENOWETH LANE
OWNER/DEVELOPER
CATDAWGS141 LLC
141 CHENOWETH LANE
ST MATTHEWS, KY 40207

RECEIVED
APR 24 2023
PLANNING & DESIGN SERVICES

SITE ADDRESS:
141 CHENOWETH LN
ST MATTHEWS, KY 40207
TAX BLOCK 279, LOT 1
D.B. 12362, PG. 829

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

CASE #:
23-DDP-0014
WATER# 12557

JOB NO. 22098

SHEET 1 OF 1

23-WAIVER-0069