

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL(EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. 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.

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.

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.

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.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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 PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

WAIVERS REQUESTED

A WAIVER IS REQUESTED PER SECTION 4.12.C.8.1 OF THE LAND DEVELOPMENT CODE TO REDUCE THE DISTANCE BETWEEN BUILDINGS ON THE SAME LOT TO 14 FEET.

PROJECT SUMMARY

(PARCEL 1 - AREA TO BE REZONED)

EXISTING SITE ACREAGE	0.23 AC.± (10,000 S.F.)
EXISTING ZONING	R5
PROPOSED ZONING	R7
FORM DISTRICT	NEIGHBORHOOD (N/A)
EXISTING USE	SINGLE FAMILY RESIDENTIAL
PROPOSED USE	
PROPOSED BUILDING S.F.	2,608 S.F.
DWELLING UNITS	4
DENSITY	17.39
F.A.R.	0.26
VUA	732 S.F.
ILA REQUIRED (0%)	N/A
OPEN SPACE REQUIRED	2400 S.F. (600 S.F./UNIT)
OPEN SPACE PROVIDED	6,057 S.F.

PROJECT SUMMARY

(PARCEL 2 - EXISTING R7 PARCEL)

EXISTING SITE ACREAGE	0.23 AC.± (10,000 S.F.)
EXISTING ZONING	R7
FORM DISTRICT	NEIGHBORHOOD (N/A)
EXISTING USE	MULTI-FAMILY RESIDENTIAL
BUILDING S.F.	2,608 S.F.
DWELLING UNITS	4
DENSITY	17.39
F.A.R.	0.26
VUA	3,697 S.F.
ILA REQUIRED (0%)	N/A
OPEN SPACE REQUIRED	2400 S.F. (600 S.F./UNIT)
OPEN SPACE PROVIDED	3166 S.F.

TOTAL PROJECT SUMMARY

(PARCELS 1 & 2 - TO BE CONSOLIDATED)

SITE ACREAGE	0.46 AC.± (20,000 S.F.)
ZONING	R7
FORM DISTRICT	NEIGHBORHOOD (N/A)
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
BUILDING S.F.	5,216 S.F.
DWELLING UNITS	8
DENSITY	17.39
F.A.R.	0.26
VUA	4,411 S.F.
ILA REQUIRED (0%)	N/A
OPEN SPACE REQUIRED	2400 S.F. (600 S.F./UNIT)
OPEN SPACE PROVIDED	9,223 S.F.

PARKING SUMMARY

(PARCELS 1 & 2)

PARKING REQUIRED

MULTI-FAMILY (8 UNITS)	
1.5 SPACE/UNIT (MIN)	12 SPACES

PARKING PROVIDED

STANDARD SPACES	10 SPACES
HANDICAP ACCESSIBLE SPACES	2 SPACES
TOTAL PROVIDED	12 SPACES

LEGEND

	= EX. UTILITY POLE
	= EX. LIGHT POLE
	= EX. ELECTRICAL TRANSFORMER
	= EX. BOLLARD
	= EX. GUY WIRE
	= EX. CHAIN LINK FENCE
	= EX. CONTOUR
	= EX. OVERHEAD ELECTRIC
	= EXISTING CONCRETE
	= EXISTING SANITARY SEWER
	= TO BE REMOVED
	= PROPOSED OR EXISTING PORCH

CASE # 22-ZONE-0077
RELATED CASE # 22-ZONEPA-0019

DEVELOPMENT PLAN OF CHENOWETH LANE APARTMENTS

236 AND 238 CHENOWETH LANE
LOUISVILLE, KENTUCKY 40207

FOR

RECEIVED
AUG 17 2022
PLANNING
DESIGN SERVICES

OWNER/DEVELOPER:
ML THIENEMAN LLC
304 KIRKWOOD GLEN CIR,
LOUISVILLE, KY 40207
D.B. 12138, Pg. 519
TAX BLOCK 0233, LOT 0014

WM# 12234

21066dev.dwg

GENERAL NOTES:

- () DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- SITE LIES WITHIN CITY LIMITS OF ST. MATTHEWS.
- ANY SITE LIGHTING SHALL COMPLY WITH THE CITY OF ST. MATTHEWS LDC.
- ST. MATTHEWS APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- 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. SITE LIGHTING TO BE DIRECTED AWAY FROM DRIVERS EYES, IF IT DOES IT SHOULD BE RE-AIMED, SHIELDED, OR TURNED OFF.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCIES.
- SANITARY SEWER SERVICE PROVIDED BY PSC SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- APPLICANT MUST SUBMIT AND RECEIVE AN APPROVED DOWNSTREAM FACILITY CAPACITY REQUEST PRIOR TO PRELIMINARY PLAN APPROVAL.
- SITE MAY BE SUBJECT TO REGIONAL FACILITY FEES.

FLOOD NOTE

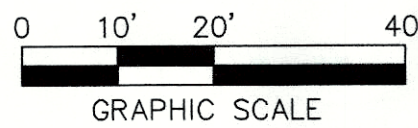
FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0028F.

IMPERVIOUS SURFACE

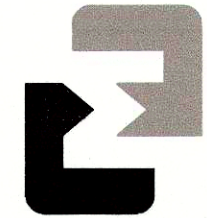
PRE-DEVELOPED IMPERVIOUS SURFACE = 8,224 S.F.
POST-DEVELOPED IMPERVIOUS SURFACE = 8,788 S.F.
INCREASE IN IMPERVIOUS SURFACE = 564 S.F.

INCREASED RUNOFF CALCULATIONS

Cpre = 0.54
Cpost = 0.56
AREA = 0.46 AC.
(0.56 - 0.54) X 2.9/12 S.F. X 0.46 AC. = 0.002 AC-FT



Milestone
design group



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502.327.7073 www.milestonedesign.org

LEO THIENEMAN & SONS, LLC
CHENOWETH APARTMENTS

DATE: 1/28/22
DRAWN BY: S.R.M.
CHECKED BY: J.M.M.
SCALE: 1"=20' (HORZ)
SCALE: N/A (VERT)

REVISIONS

	7/7/22 AGENCY CMNTS

DEVELOPMENT PLAN

JOB NUMBER
21066

1
OF
1

22-zone-0077