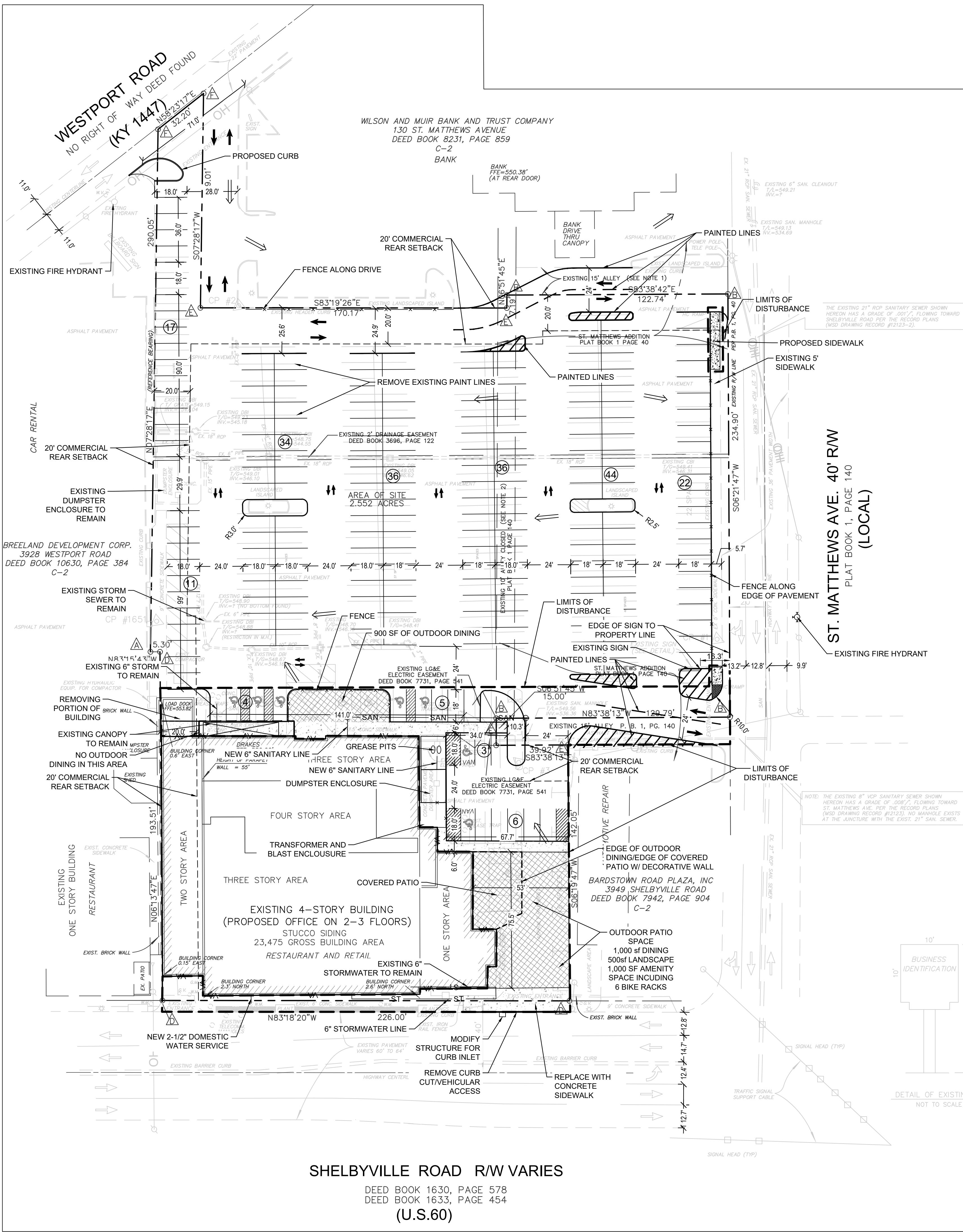
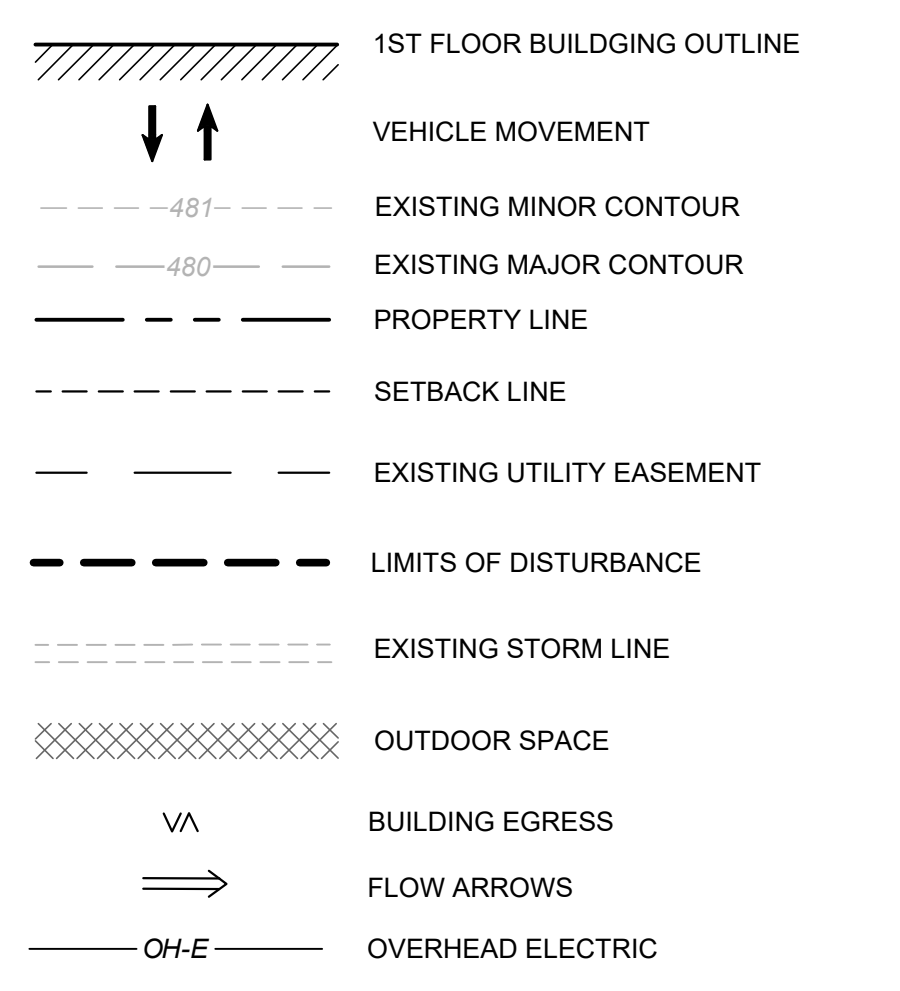


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DEVELOPER:
MORRIS POINTE LLC
2806 NEWBURG ROAD
LOUISVILLE, KY 40205

OWNERS:
BURDORF PROPERTIES, LLC
401 NORTH ENGLISH STATION ROAD
LOUISVILLE, KY 40223
TAX BLOCK 0019, LOT 0259



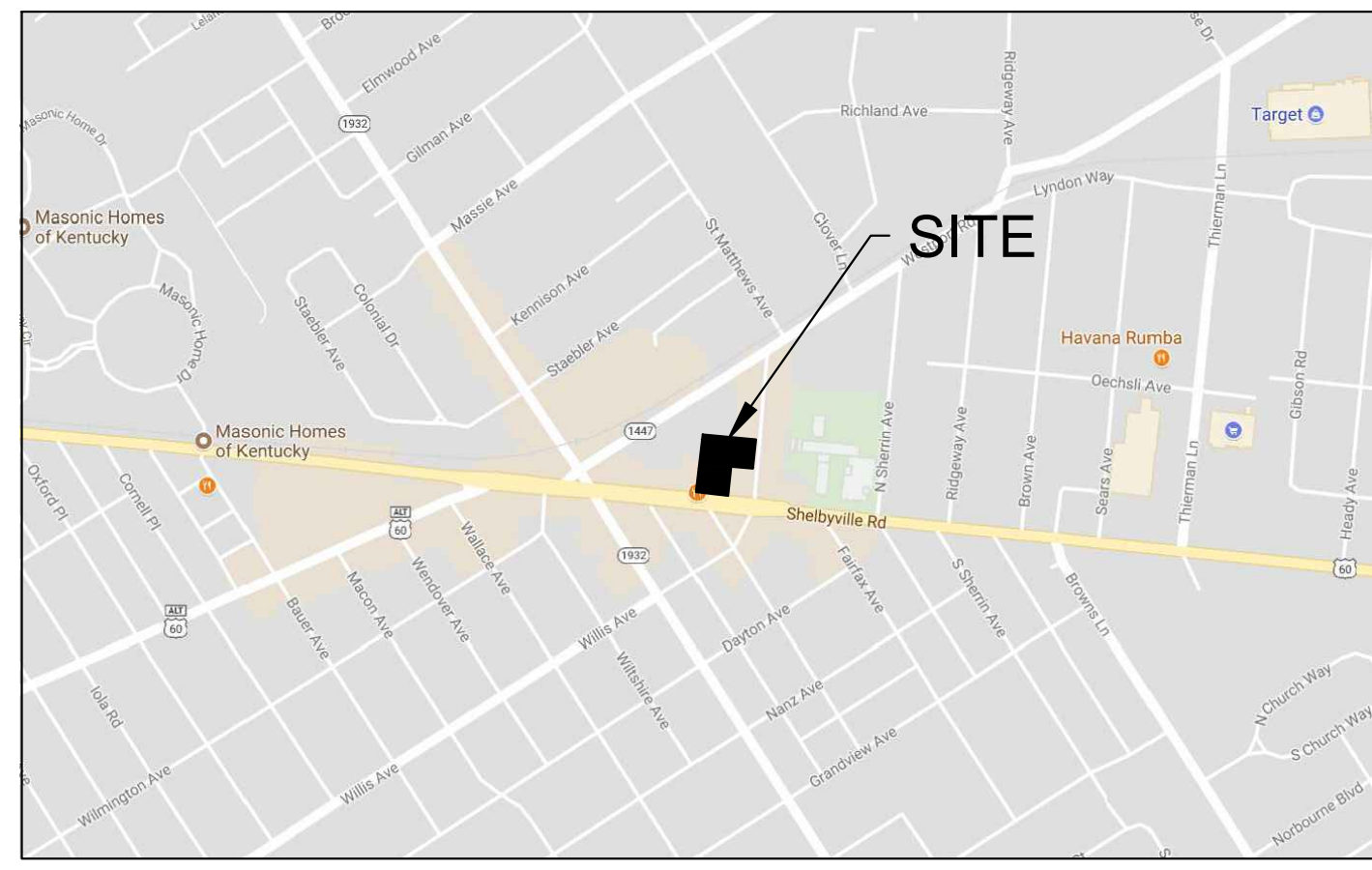
- #### LAND DEVELOPMENT CODE (LDC) GENERAL NOTES:
- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111 C0029 C DATED DECEMBER 5, 2006.
 - DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
 - ALL SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF CHAPTER 8. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
 - BASED ON ST. MATTHEWS LDC, ARTICLE 12, C.2.A, THIS DEVELOPMENT IS NOT SUBJECT TO ARTICLE 12 LANDSCAPING AND BUFFERS. THIS PROJECT IS A RECONSTRUCTION OF AN EXISTING BUILDING AND WILL NOT INCREASE THE IMPERVIOUS SURFACE OR VUA AREA.
 - LOT PROPERTY LINES ARE LOCATED VIA ALTA SURVEY.
 - LONG-TERM BICYCLE PARKING SPACES WILL BE LOCATED (INTERIOR TO THE BUILDING) (AS SHOWN ON THE PLAN).
 - A KARST SURVEY IS NOT REQUIRED PER CHAPTER 4.9.
 - THE DEVELOPMENT LIES WITHIN THE ST. MATTHEWS FIRE DISTRICT.

- #### METRO PUBLIC WORKS (MPW) AND KENTUCKY TRANSPORTATION CABINET (KYTC) NOTES:
- TRANSPORTATION PLANNING APPROVAL IS REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
 - CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY PRIOR TO CONSTRUCTION APPROVAL.
 - THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
 - ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
 - KYTC WILL NOT PERMIT AN INCREASE IN SURFACE DRAINAGE RUNOFF TO THE STATE RIGHT OF WAY. DRAINAGE CALCULATIONS WILL BE REQUIRED FOR ALL DRAINAGE TO THE RIGHT OF WAY.
 - EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW/KYTC STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
 - ALL SIDEWALKS ARE A MINIMUM OF 5' WIDE. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%.
 - SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
 - THERE SHALL BE NO PARKING NOR ANY PORTION OF ANY PARKING LOT ON STATE RIGHT OF WAY.
 - ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
 - DESIGN OF ACCESS TO STATE HIGHWAYS SHALL COMPLY WITH KYTC STANDARD DRAWING. ENTRANCE WIDTHS WILL BE LIMITED TO 36FT MAXIMUMS.
 - THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.

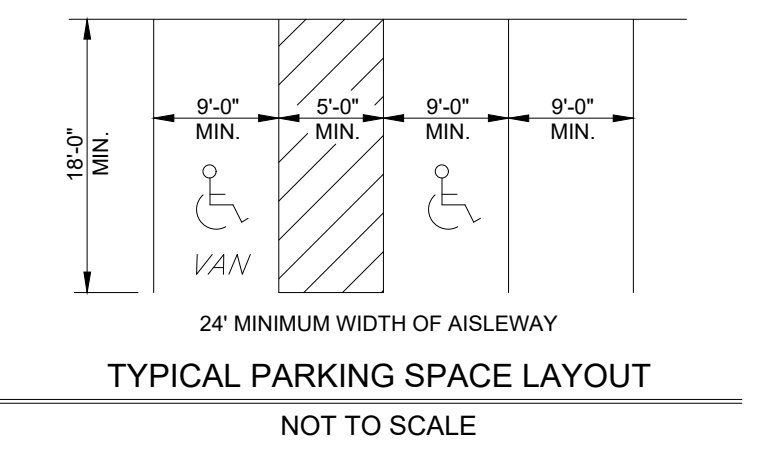
- #### MSD/EPC/UTILITY NOTES:
- THE APPROVED EROSION PREVENTION AND SETTLEMENT CONTROL (EPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPC BMPs SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
 - ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS 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 FENCING.
 - 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 NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
 - THIS PROJECT IS SUBJECT TO MSD 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 20,996 S.F.
 - ALL FOOD SERVICE BUSINESSES MUST HAVE INDIVIDUAL CONNECTION PER MSD'S FATS, OIL AND GREASE POLICY.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
 - MSD SITE DISTURBANCE PERMIT WILL BE REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.
 - CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.

WAIVER REQUEST

- REQUEST WAIVER TO REDUCE PARKING REQUIREMENTS FROM SECTION 9.1 TABLE 9.1.2 TO REDUCE MINIMUM PARKING REQUIREMENTS FROM 265 PARKING SPACES TO 215 PARKING SPACES



| SITE DATA | |
|--|--|
| ADDRESS | 124 ST. MATTHEWS AVE LOUISVILLE, KY 40207 |
| OWNER | BURDORF PROPERTIES, LLC 401 NORTH ENGLISH STATION ROAD LOUISVILLE, KY 40223 |
| PARCEL ID | 1902590000 |
| DB | 7622 0706 |
| SITE AREA | 2.552 ACRES (111,165 SF) |
| EXISTING ZONING | C-2 |
| PROPOSED ZONING | SAME |
| EXISTING FORM DISTRICT | TOWN CENTER |
| PROPOSED FORM DISTRICT | SAME |
| EXISTING USE | COMMERCIAL |
| PROPOSED USE | COMMERCIAL/OFFICE |
| EXISTING GROSS BUILDING FOOTPRINT AREA | 23,475 SF |
| 1ST FLOOR | 19,375 SF RESTAURANT; 550 SF MEDICAL OFFICE SERVICE; 550 SF OFFICE SERVICE; 3,000 SF STORAGE |
| 2ND FLOOR | 17,650 SF MEDICAL OFFICE |
| 3RD FLOOR | 17,650 SF OFFICE |
| OUTDOOR | 1,900 SF DINING |
| MAX. ALLOWED BLDG HEIGHT | 80'-0" |
| IMPERVIOUS AREAS | 2,542 AC |
| EXISTING IMPERVIOUS | 2.5 AC |
| PROPOSED IMPERVIOUS | 2.5 AC |
| NET IMPERVIOUS | 0 |
| PARKING AND BICYCLE SUMMARY | |
| MIN. PARKING REQ. (RESTAURANTS) | 170 (1 SPACE/ 125 S.F.) |
| MAX. PARKING REQ. (RESTAURANTS) | 426 (1 SPACE/ 50 S.F.) |
| MIN. PARKING REQ. (MEDICAL OFFICE) | 73 (1 SPACE/ 250 S.F.) |
| MAX. PARKING REQ. (MEDICAL OFFICE) | 122 (1 SPACE/ 150 S.F.) |
| MIN. PARKING REQ. (OFFICE) | 52 (1 SPACE/350 S.F.) |
| MAX. PARKING REQ. (OFFICE) | 91 (1 SPACE/200 S.F.) |
| TOTAL MINIMUM/MAXIMUM PARKING | 295 MIN. / 639 MAX. |
| 10% REDUCTION FOR TRANSIT STOP | -30 MIN. / -64 MAX. |
| TOTAL PARKING REQUIRED | 265 MIN. / 575 MAX. |
| TOTAL PARKING PROVIDED | 216 (7 ADA PARKING SPACES, 2 VAN SPACES) |
| BICYCLE PARKING REQUIRED | 6 long term, 6 short term |
| BICYCLE PARKING PROVIDED | 6 long term (provided inside building), 6 short term |
| VEHICLE USE AREA / INTERIOR DEVELOPMENT AREA | |
| TOTAL VUA | EXEMPT |
| ILA REQUIRED | EXEMPT |
| ILA PROVIDED | EXEMPT |

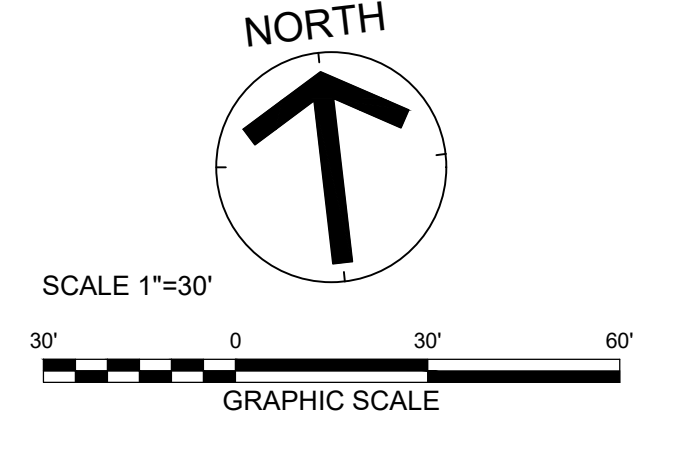


SITE SERVED BY MORRIS FORMAN WASTE WATER TREATMENT PLANT

WATER MANAGEMENT NUMBER
WM # 435

PREVIOUS CASE NUMBERS:
16ZONE1055

LIMITS OF DISTURBANCE 20,996 SF



GreshamSmith.com

111 West Main Street
Suite 201
Louisville, KY 40202

502.627.8900

MORRIS POINTE

124 St. Matthews Avenue
Louisville, KY 40207

NOT FOR CONSTRUCTION

| Revision | | |
|----------|-----------|-------------|
| No. | Date | Description |
| 1 | 8/9/2021 | REVISION |
| 2 | 9/9/2021 | REVISION |
| 3 | 9/26/2021 | REVISION |
| 4 | 9/30/2021 | REVISION |
| 5 | 11/1/21 | REVISION |
| 6 | 12/2/21 | REVISION |

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

RDDDP

45230.00
August 10, 2021