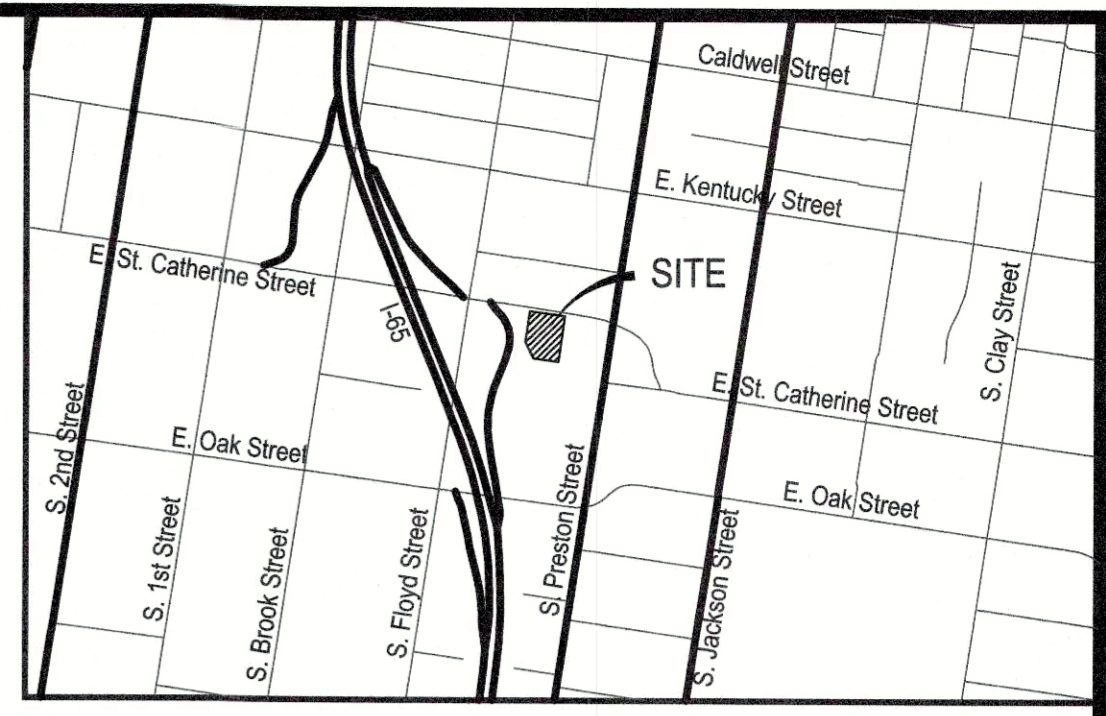


SITE DATA

SITE AREA	0.63 ACRES
EXISTING ZONING	OR-2
EXISTING FORM DISTRICT	TNFD & INTERSTATE F.D.
EXISTING USE	VACANT
PROPOSED USE	MULTI-FAMILY
PROPOSED BUILDING AREA	20,720 SQ.FT.
6,840 SQ.FT./FLOOR - 3 STORES - 30' HIGH	
200 SQ.FT. UTILITY ROOM	
NUMBER OF UNITS	27
FLOOR AREA RATIO	0.754
DENSITY	42.86 D.U./AC.
PARKING CALCULATIONS	
MIN. PARKING REQUIRED	37 SPACES
10% TARC CREDIT APPLIED	
(1.5 SP / DWELLING UNIT = 41 SPACES)	
MAX. PARKING ALLOWED	68 SPACES
(2.5 SP / DWELLING UNIT)	
PARKING PROVIDED	44 SPACES
PARKING ON-SITE	33 SPACES
PARKING ON-STREET	11 SPACES
(INCLUDING 3 ACCESSIBLE SPACES)	
BICYCLE PARKING	
NOT REQUIRED PER CHAPTER 9.2.5.A	
LANDSCAPE REQUIREMENTS	
VEHICLE USE AREA	11,458 SQ.FT.
2.5X REQUIREMENT	288 SQ.FT.
INTERIOR LANDSCAPE AREA	512 SQ.FT.
I.L.A. TREES REQUIRED	3
I.L.A. TREES PROVIDED	3 MIN.
OPEN SPACE REQUIREMENTS	
5% REQUIREMENT	1,375 SQ.FT.
OPEN SPACE PROVIDED	5,356 SQ.FT.
PRIVATE PATIO/BALCONIES	1,377 SQ.FT.
(10'-0" x 5'-0" = 51 SQ.FT. EA.)	
PUBLIC DECKS/COVERED WALKS	3,137 SQ.FT.
AMENITY AREA	842 SQ.FT.

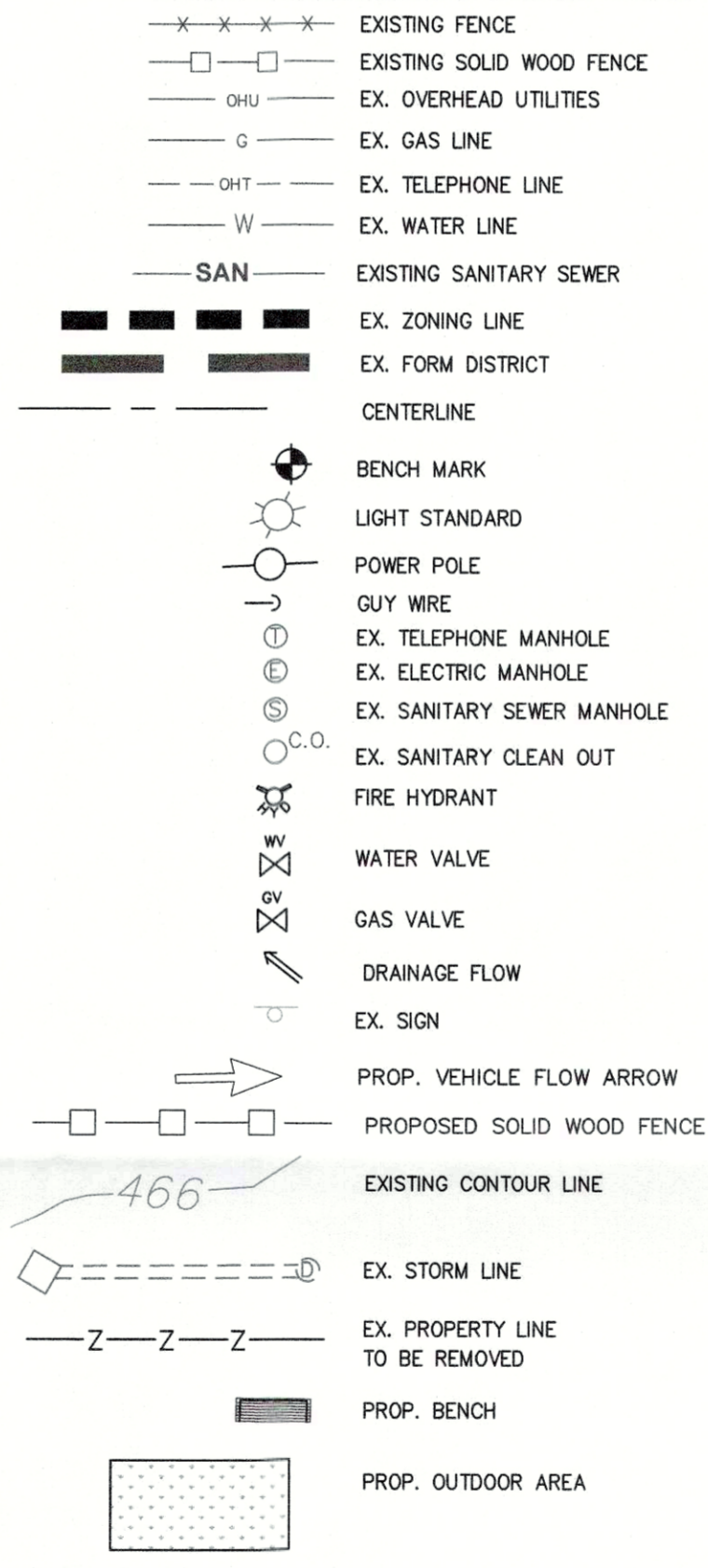


LOCATION MAP
NOT TO SCALE

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PRIOR TO 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 SEEDDED 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 SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SITE DISCHARGE INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100-YEAR POST-DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

LEGEND



GENERAL NOTES

- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
- SANITARY SEWERS TO BE PROVIDED BY PSC AND ARE SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
- DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
- BUILDING DESIGN WILL FOLLOW CHAPTER 5.4 AND 5.6 OF THE L.D.C.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-ARMED, SHIELDED OR TURNED OFF.
- ALL NEW OR EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO A.D.A. CURRENT STANDARDS.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- STREET TREES SHALL BE PROVIDED PER CHAPTER 10 AND COMPLY WITH ALL METRO WORKS STANDARDS.
- ALL SITE SIGNAGE SHALL COMPLY WITH CHAPTER 8 REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
- EXISTING LOTS SHALL BE CONSOLIDATED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- WHEEL STOPS OR CURBING AT LEAST 6" TALL SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. WHEEL STOPS SHOULD BE LOCATED 3' FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.

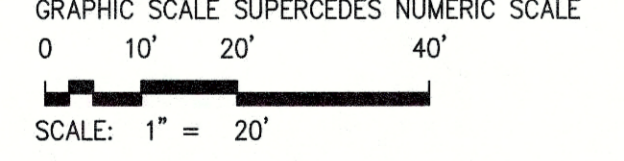
TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS B	
SITE AREA (0.63 AC.)	27,491 S.F.
EX. TREE CANOPY	10,800 S.F. (39%)
9 - 10'+ TYPE A TREES @ 1200 SF EA.	10,800 S.F.
EX. TREE CANOPY TO BE PRESERVED	0 S.F.
TREE CANOPY REQUIRED	4,124 S.F. (15%)
PROPOSED ADDITIONAL TREE CANOPY	4,320 S.F. (15.7%)
6 - TYPE A TREES @ 720 SF EA.	
TOTAL TREE CANOPY PROVIDED	4,320 S.F. (15.7%)

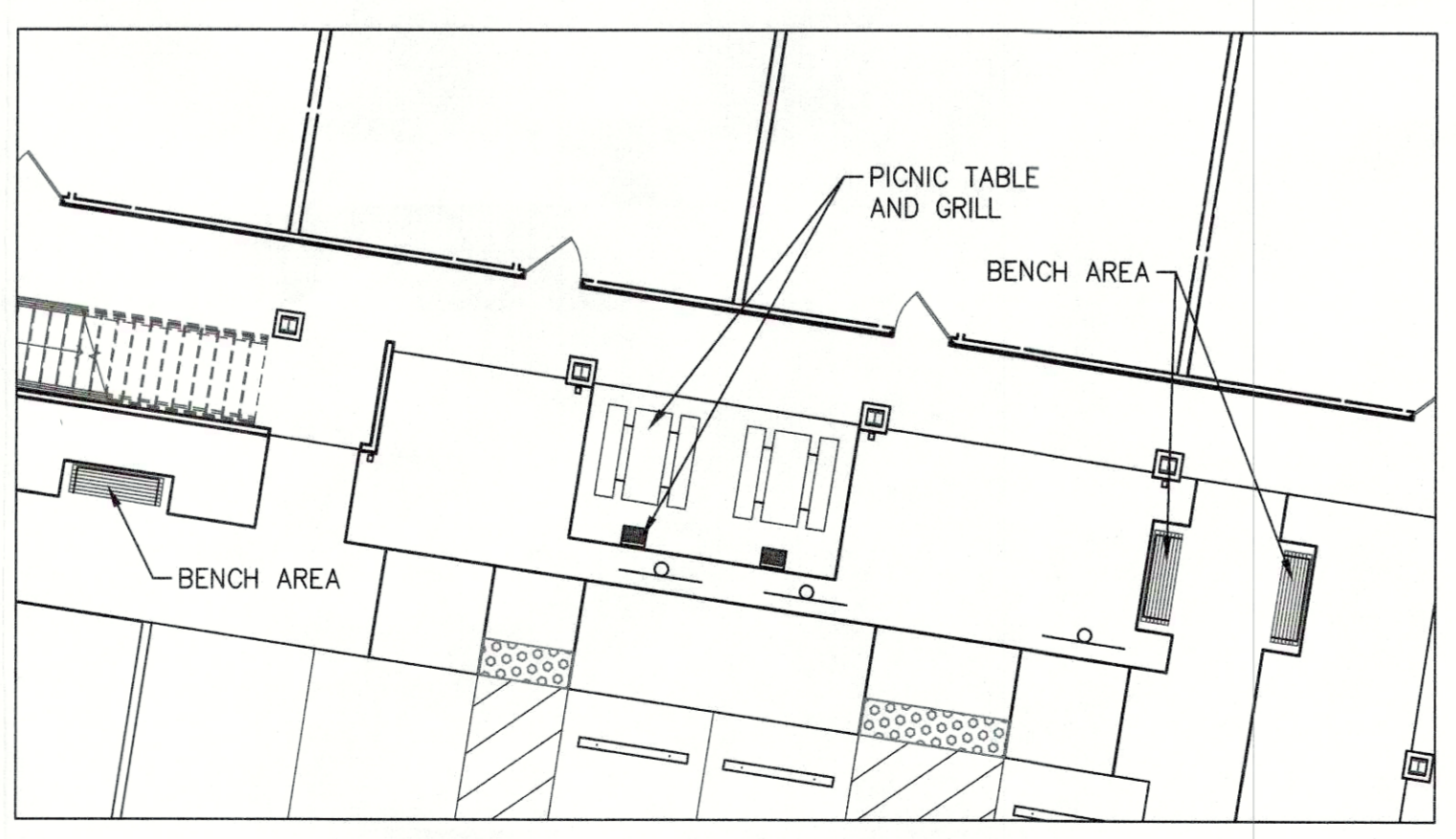
IMPERVIOUS AREA (SITE)

NET SITE AREA	0.63 ACRES
AREA OF DISTURBANCE	0.63 ACRES
EXISTING IMPERVIOUS SURFACE	0.01 ACRES (00.02%)
PROPOSED IMPERVIOUS SURFACE	0.48 ACRES (76.25%)
INCREASE IN IMPERVIOUS SURFACE	0.47 ACRES

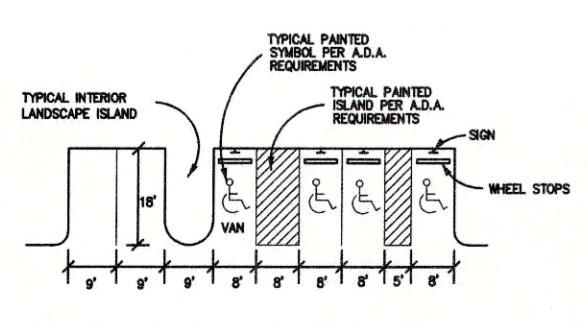
SITE DEVELOPMENT PLAN



SCALE: 1" = 20'



OUTDOOR AMENITY AREA DETAIL
1" = 10'



TYPICAL PARKING DETAIL
NO SCALE

REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	6-11-2020	CRB
2	DHS	REVISIONS PER AGENCY COMMENTS	6-29-2020	CRB

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Consulting Engineers, Architects, Planners & Surveyors
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DATE
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DATE
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SIGNATURE

SHELBY PARK APARTMENTS
318-330 EAST ST. CATHERINE STREET
LOUISVILLE, KY 40203

BTM PROJECT NO.: 200071
OWNER / DEVELOPER: 318 S22 S30 ST. CAT. - T.B. 30K LOTS 99.01/10/18 - D.B. 11601 PG. 462
OPPORTUNITY LOUISVILLE 1, LLC
11300 NATWOOD ROAD - D.B. 11620 PG. 867
324 ST. CAT. - T.B. 30K LOT 103 - D.B. 11620 PG. 870
326 ST. CAT. - T.B. 30K LOT 104 - D.B. 11643 PG. 457
128 ST. CAT. - T.B. 30K LOT 104 - D.B. 11643 PG. 457

TITLE:
DRAWN BY: DHS
CHECKED BY: CRB
DATE: 4-6-2020
DRAWING:
SCALE:
SHEET

RECEIVED

JUN 30 2020
PLANNING & DESIGN SERVICES

MSD WM #12155

NOT FOR CONSTRUCTION