

GENERAL NOTES

- 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.
- EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL STANDARDS SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0029F, DECEMBER 5, 2006)
- SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE DEVELOPMENT LIES IN THE ST MATTHEWS FIRE DISTRICT.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY ST MATTHEWS PUBLIC WORKS.
- ALL PROPOSED SIGNS SHALL BE IN COMPLIANCE WITH CITY OF ST. MATTHEWS ZONING REQUIREMENTS AND ALL OTHER APPLICABLE ORDINANCES.
- 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 APPROXIMATELY 7,000 SF.
- CITY OF ST. MATTHEWS APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

EPSC 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 M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. 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. 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.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. 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 PRACTICABLE, BUT NOT 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.

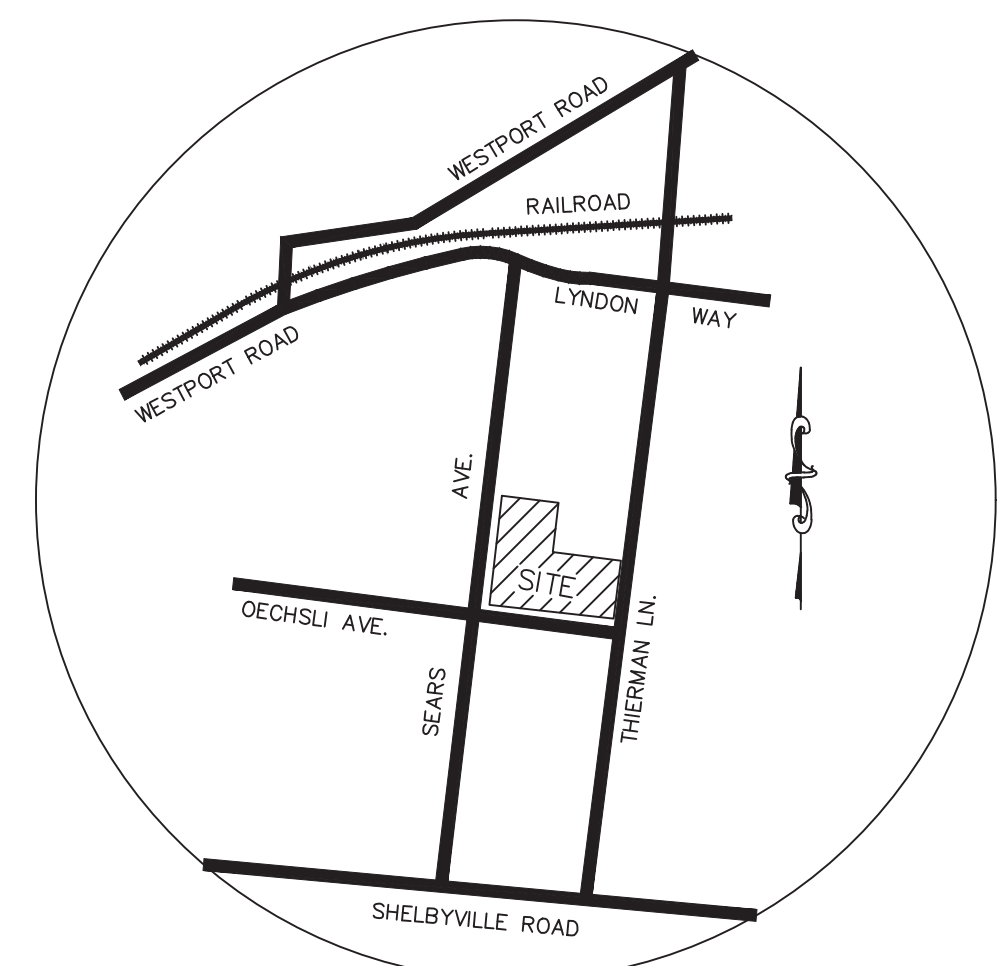
EPSC PHASING

- INSTALL INLET PROTECTION & SILT FENCE.
- BEGIN CONSTRUCTION.
- REMOVE SILT FENCES AND INLET PROTECTION ONCE SITE IS STABILIZED & VEGETATION IS ESTABLISHED.

UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.



LOCATION MAP
NOT TO SCALE

SITE DATA

EXISTING ZONING DISTRICT:	C1
FORM DISTRICT:	SMCFD
EXISTING USE:	COMMERCIAL
PROPOSED USE:	COMMERCIAL
SITE AREA:	1.93 AC (83,986 SF)
BUILDING FOOTPRINT:	22,250 SF
GROSS BUILDING AREA:	30,650 SF
BUILDING HEIGHT:	31'
MAX. PERMITTED HEIGHT:	35'
FAR:	0.36

DIMENSIONAL REQUIREMENTS

FRONT YARD:	NONE
SIDE YARD:	NONE
REAR YARD:	20'
MAX. FAR:	1.0

ILA CALCULATIONS

THERE WILL BE NO INCREASE IN IMPERVIOUS SURFACE, BUILDING FOOTPRINT, OR VEHICLE USE AREA SO DEVELOPMENT CODE ARTICLE 12 IS NOT APPLICABLE PER DC 12.C.2.G.

IMPERVIOUS AREA CALCULATIONS

SITE AREA:	83,986 SF
EXISTING IMPERVIOUS:	76,980 SF
PROPOSED IMPERVIOUS:	76,501 SF
DIFFERENCE:	-479 SF

PARKING CALCULATIONS

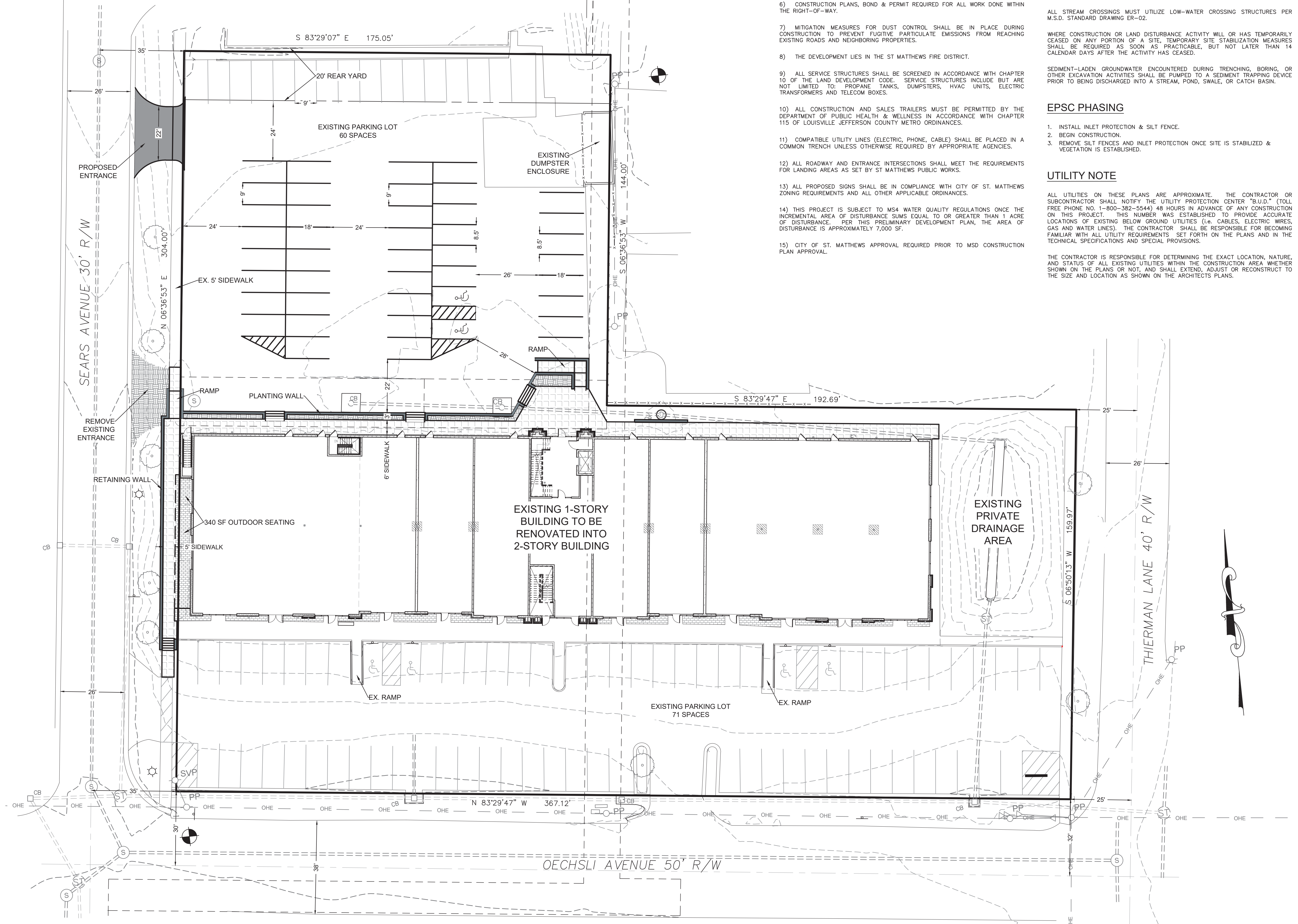
PARKING REQUIRED:	131 SPACES
7,840 SF RESTAURANT & PATIO @ (1/125) = 63 SPACES	
14,750 SF RETAIL @ (1/250) = 59 SPACES	
8,400 SF OFFICE @ (1/350) = 24 SPACES	
10% TARC REDUCTION --15	
PARKING ALLOWED:	19 SPACES
(1 SPACE PER 500 SF OF BUILDING)	
PARKING PROVIDED:	131 SPACES

LEGEND

- EXISTING PAVEMENT TO BE REMOVED
- EXISTING LIGHT POLE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING FENCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



WM# 12394 / 22 1000
CASE # 21-DDP-0122
D.B. 5281, PG. 544
TAX BLOCK 20, LOT 340



SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY
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LOUISVILLE, KENTUCKY 40202
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NO.	REVISION	DATE
1	REVISED PER AGENCY COMMENTS	01/11/22

REVISED DETAILED DEVELOPMENT PLAN
ST. MATTHEWS GALLERIA
4101 THROUGH 4127 OECHELI AVE.
LOUISVILLE, KENTUCKY 40207
OWNER/DEVELOPER:
KDC GALLERIA, LLC
6011 DUTCHMANS LN, LOUISVILLE, KY 40205

SHEET TITLE:	JOB NO. 3289
PROJECT TITLE:	SCALE: 1"=20'
DATE:	12/16/21
DRAWING NO. RDDP	
SHEET 1 OF 1	

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