

GENERAL NOTES

- MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION. SEWAGE FROM THIS DEVELOPMENT TO BE TREATED AT THE MORRIS FARM WWS TO FEES AND ANY APPLICABLE CHARGES.
- DRAINAGE / STORM WATER DETENTION: FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. POST DEVELOPED PEAK FLOW WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25, & 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- THE DEVELOPMENT LIES IN THE ST. MATTHEWS FIRE DISTRICT. CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE ST. MATTHEWS FIRE DISTRICT. A STATEMENT ON THE ADEQUACY OF ACCESS TO THE PROPERTIES SHALL BE OBTAINED FROM THE FIRE DISTRICT.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
- ALL PARKING ISLANDS SHALL BE OUTLINED WITH CONCRETE MEDIAN CURB UNLESS NOTED OTHERWISE.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- A PORTION OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAPS 21111C0045E, DECEMBER 5, 2006)
- CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH ARTICLE 12 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
- ALL SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE 11 OF THE LDC (2003).
- CITY OF ST. MATTHEWS APPROVAL REQUIRED.
- IF SITE HAS THRU DRAINAGE AND EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- THE DEVELOPER / PROPERTY OWNER SHALL INSTALL A CONCRETE BOARDING PAD AND THEN NOTIFY TARC WHEN THE CONSTRUCTION IS COMPLETE. TARC WILL THEN INSTALL A STANDARD BENCH. IN ADDITION, THE DEVELOPER / PROPERTY OWNER SHALL CLEAN THE STOP ON AN AS NEEDED BASIS.
- 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.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN MANAGEMENT PRACTICES.
- THE APPROVED AND EXISTING COVERED PARKING STRUCTURE(S) MAY BE REPLACED IN KIND, OR REPLACED WITH UNCOVERED PARKING SPACES, OR REPLACED WITH COVERED / ENCLOSED PARKING (GARAGES).
- THE APPROVED AND EXISTING COVERED/ENCLOSED PARKING (GARAGE) STRUCTURE(S) MAY BE REPLACED IN KIND, OR REPLACED WITH UNCOVERED PARKING SPACES, OR REPLACED WITH COVERED PARKING STRUCTURE(S).

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 SEEDING, 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 SILT FENCE & CONSTRUCTION ENTRANCE.
- BEGIN GRADING AND STORM SEWER CONSTRUCTION.
- INSTALL INLET PROTECTION.
- REMOVE SILT FENCE AND INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.

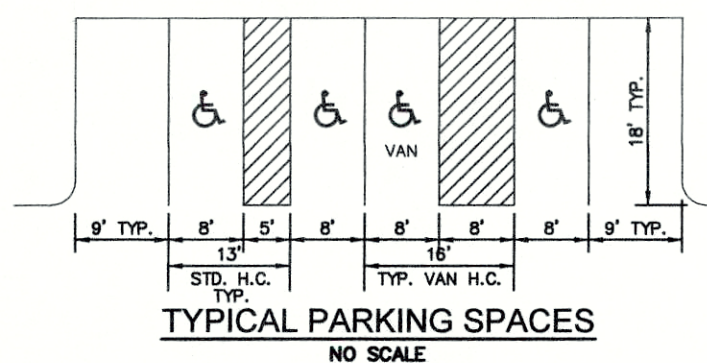
UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-362-5544) 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 EXTD., ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

IMPERVIOUS SURFACE CALCULATIONS

	LOT-1	LOT-2
SITE AREA	900,951SF	666,786SF
EXISTING IMPERVIOUS AREA	435,384SF	401,688SF
PROPOSED IMPERVIOUS AREA	441,932SF	407,092SF
CHANGE IN IMPERVIOUS AREA	+6,548SF / +1.48%	+5,424SF / +1.35%
AREA OF DISTURBANCE	50,107SF	31,805SF



SITE DATA

	LOT-1	LOT-2
EXISTING/PROPOSED ZONING:	OR3/ (PORTION TO C2)	OR3/R7 (NO CHANGE)
EXISTING/PROPOSED FORM DISTRICT:	REGIONAL CENTER (RC)	RC
EXISTING USE:	APARTMENTS	APARTMENTS
GROSS SITE AREA:	20,683 AC 900,951 SF	15,3073 AC 666,786 SF
EXISTING GROSS BUILDING FOOTPRINT:	165,274 SF	147,238 SF
EXISTING GROSS BUILDING FLOOR AREA:	330,548 SF	322,877 SF
NUMBER OF EXISTING APARTMENTS:	328 UNITS	272 UNITS
(STUDIO: 48 / 1BED: 240 / 2BED: 264 / 3BED: 48)		
EXISTING BUILDING HEIGHT:	36' ± ~ 48' ±	36' ± ~ 48' ±
TOTAL FAR:	0.37	0.48
TOTAL GROSS DENSITY:	15.86 DU/AC	17.77 DU/AC
PROPOSED BUILDING FOOTPRINT:	2,944 SF	4,200 SF
PROPOSED BUILDING FLOOR AREA:	6,458 SF	9,128 SF
NUMBER OF NEW APARTMENTS:	8 UNITS	16 UNITS
(STUDIO: 16 / 1BED: 8)		
TOTAL NUMBER OF APARTMENTS:	336 UNITS	288 UNITS
(STUDIO: 64 / 1BED: 248 / 2BED: 264 / 3BED: 48)		
PROPOSED BUILDING HEIGHT:	36' ± ~ 48' ±	36' ± ~ 48' ±
COMBINED TOTAL FAR:	0.37	0.50
COMBINED TOTAL GROSS DENSITY:	16.24 DU/AC	18.01 DU/AC

DIMENSIONAL STANDARDS

	OR3	R7
MIN. LOT SIZE:	5,000SF	6,000SF
MIN. LOT WIDTH:	50'	50'
MIN. FRONT/STREET SIDE YARD:	15'	25'
MIN. SIDE YARD:	5'	5'
MIN. REAR YARD:	25'	25'
MAX. BLDG. HEIGHT:	NONE*	NONE*

*NONE UP TO 3 STORIES. ALL MIN. YARDS INCREASE 5' FOR EACH STORY OVER 3 STORIES OR 45'.

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE	R-7 (600SF PER UNIT) 184 UNITS x 600SF = 110,400SF
	OR-3 (1500SF PER UNIT) 440 UNITS x 1500SF = 66,000SF
OPEN SPACE PROVIDED	289,752SF

PARKING CALCULATIONS

	LOT-1 (328 UNITS)	LOT-2 (272 UNITS)
REQUIRED PARKING	MIN.** MAX.	MIN.** MAX.
LEASING / AMENITY (9,979 SF):	1SP/300 SF=33 1 SP/100 SF=100	N/A N/A
MULTI-FAMILY (UNITS):	1.5 SP/D.U.=482 3 SP/D.U.=984	1.5 SP/D.U.=408 3 SP/D.U.=816
TOTAL PARKING REQUIRED:	565 499 SPACES** 1,084 SPACES	408 388 SPACES** 816 SPACES
EXISTING PARKING		
SURFACE PARKING:	466 SPACES (12 ADA)	409 SPACES (17 ADA)
CARPOT PARKING:	43 SPACES	52 SPACES
GARAGE PARKING:	21 SPACES	33 SPACES
	530 SPACES	494 SPACES
REQUIRED PARKING	MIN.** MAX.	MIN.** MAX.
PROPOSED CONDITIONS	1SP/350 SF= 3 1 SP/200 SF=6	N/A N/A
FITNESS (3,218 SF):	1S/300 SF= 11 1 SP/100 SF=32	N/A N/A
RESTAURANT (5,728 SF):	1S/125 SF= 46 1 SP/50 SF=115	N/A N/A
EX. MULTI-FAMILY (UNITS):	1.5 SP/D.U.= 492 3 SP/D.U.=984	1.5 SP/D.U.=408 3 SP/D.U.=816
NEW MULTI-FAMILY:	1.5 SP/100DU= 12	1.5 SP/100DU=23 3 SP/D.U.=48
PARKING REQUIRED:	664 537 SPACES** 1,137 SPACES	432 411 SPACES** 864 SPACES
PROPOSED REVISED PARKING		
SURFACE PARKING:	485 SPACES (12 ADA)	371 SPACES (17 ADA)
CARPOT PARKING:	43 SPACES	35 SPACES
GARAGE PARKING:	21 SPACES	21 SPACES
	549 SPACES	427 SPACES

** 5% REDUCTION APPLICABLE REDUCTIONS AS FOLLOWS:
1. LDC 9.1.3.TABLE9.1.1.1 - PROXIMITY TO TARC ROUTE = 5% REDUCTION

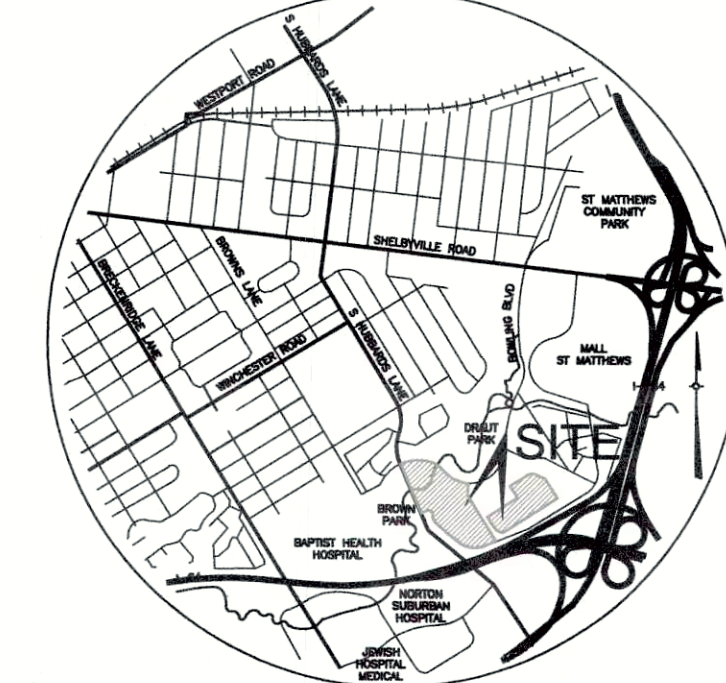
ILA CALCULATIONS

	LOT-1	LOT-2
EXISTING VIA	205,668SF	194,073SF
PROPOSED VIA	206,287SF	199,497SF
CHANGE IN VIA SF/%	+619SF / +0.30%	+5,424SF / +2.79%

* PER CH. 12.C.6 - THE PROPOSED REVISIONS DO NOT MEET THE LANDSCAPE REQUIREMENTS THRESHOLD.

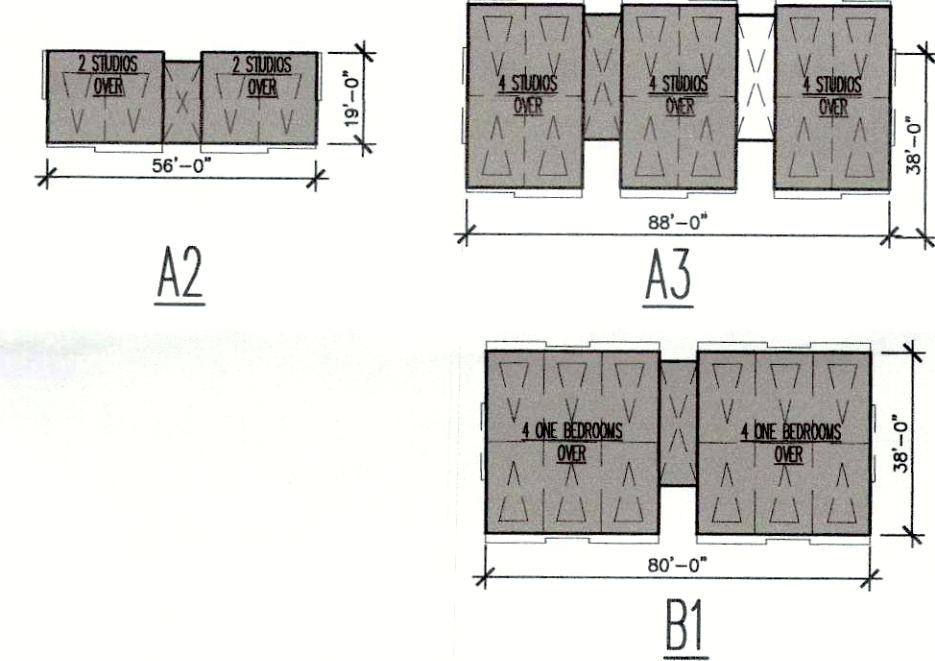
TREE CANOPY CALCULATIONS

	LOT-1	LOT-2
SITE AREA	900,951SF	666,786SF
EXISTING TREE CANOPY	197,035SF (22%)	214,533SF (32%)
EXISTING TREE CANOPY TO REMAIN	179,873SF (20%)	211,713SF (32%)
TREE CANOPY REQUIRED (15%)	135,143SF	100,018SF



NEW BUILDINGS

BUILDING TYPE	FOOTPRINT	FLOOR AREA
BUILDING TYPE - A2 (4) STUDIO	1,044SF	2,288SF
BUILDING TYPE - A3 (12) STUDIO	3,152SF	6,840SF
BUILDING TYPE - B1 (8) 1-BRM	2,944SF	6,456SF
BLDG. HEIGHT:	2-STORY OVER GARAGE (3 STORY TOTAL)*	
	*NONE UP TO 3 STORIES. ALL MIN. YARDS INCREASE 5' FOR EACH STORY OVER 3 STORIES OR 45'.	



LEGEND

- EX. STORM SEWER
- PROP. STORM SEWER
- EX. SANITARY SEWER (PUBLIC)
- EX. SANITARY SEWER (PRIVATE)
- PROP. SANITARY SEWER
- DRAINAGE FLOW ARROWS
- EX. FENCE
- EXISTING TREE TO BE PRESERVED
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- ZONING BOUNDARY
- FORM DISTRICT BOUNDARY
- ZONING / FORM DISTRICT
- EXISTING BUILDINGS
- PROPOSED BUILDING
- PROPOSED GARAGE
- PARKING LOT REVISION

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
LOUISVILLE, KENTUCKY 40202
608 S. THIRD STREET, LOUISVILLE, KY 40202
(502) 584 - 8271

REVISION DISTRICT DEVELOPMENT PLAN

NO.	REVISION	DATE
1	AGENCY COMMENTS	7/9/19
2	MSD COMMENTS	7/27/19

SHEET TITLE: MALLARD CROSSING RE-DEVELOPMENT
PROJECT TITLE: MALLARD CROSSING RE-DEVELOPMENT
400 & 1000 MALLARD CREEK ROAD
LOUISVILLE, KENTUCKY 40207
OWNER / DEVELOPER: LC MALLARD CROSSING, LLC
280 WEST STREET, SUITE 200
COLUMBUS, OH 43215

JOB NO. 3059
SCALE: 1"=100'
DATE: 6/6/19
DRAWING NO. RDDDDP

RECEIVED
JUL 22 2019
DESIGN SERVICES

SUB# 300
CASE # 19-002-0031
PLAN CERTAIN: 09-04-03, 09-03-07, 09-03-17
RELATED CASE #S: 8-87-87
TX BLK: 2295, LOT: 0001
TX BLK: 2729, LOT: 0004

SHEET 1 OF 1

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