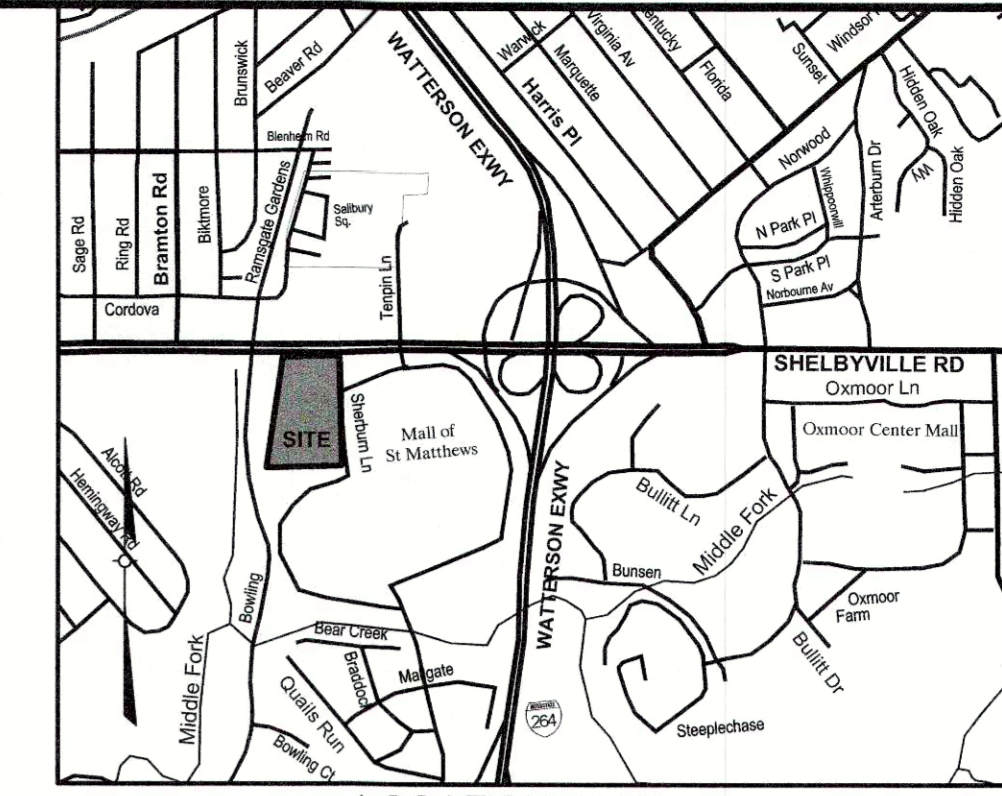


1. THE SITE IS LOCATED IN ST. MATTHEWS & IS SUBJECT TO THE APRIL 1 DEVELOPMENT CODE FOR JEFFERSON COUNTY & TO CHAPTER 9 PARKING & LOADING - MARCH 2006 LOUISVILLE METRO LAND DEVELOPMENT CODE.

C-2/RC  
MSM Property LLC  
P.O. Box 617905  
Chicago IL 60661-7905  
D.B. 9333, P.G. 0493

PROPERTY LINE TABLE	
L1	S86°19'03"E 75.50'
L2	S03°40'57"W 18.14'
L3	S86°19'03"E 13.33'
L4	N03°40'57"E 23.14'



REVISIONS		
NO.	DATE	DESCRIPTION
1	6/22/17	REVISED TRACT 3 USE
2	8/14/17	PER AGENCY COMMENTS
1	9-8-17	PER CITY OF ST. MATTHEWS

BY: KMY  
DATE: 6/22/17  
DESCRIPTION: REVISED TRACT 3 USE

DATE: 8/14/17  
DESCRIPTION: PER AGENCY COMMENTS

DATE: 9-8-17  
DESCRIPTION: PER CITY OF ST. MATTHEWS

DATE: 6/22/17  
DESCRIPTION: REVISED TRACT 3 USE

DATE: 8/14/17  
DESCRIPTION: PER AGENCY COMMENTS

DATE: 9-8-17  
DESCRIPTION: PER CITY OF ST. MATTHEWS

DATE: 6/22/17  
DESCRIPTION: REVISED TRACT 3 USE

DATE: 8/14/17  
DESCRIPTION: PER AGENCY COMMENTS

TRACT 1 DATA	
TRACT 1 AREA	= 0.5± Ac.
EXISTING ZONING	= C-1
FORM DISTRICT	= REGIONAL CENTER
EXISTING USE	= RESTAURANT
BUILDING AREA	= 3,150 SF.
F.A.R.	= 0.14 (5.0 MAX)
VEHICULAR USE AREA	= 10,609 SF

TRACT 2 DATA	
TRACT 2 AREA	= 1.1± Ac.
EXISTING ZONING	= C-2
FORM DISTRICT	= REGIONAL CENTER
PROPOSED USE	= RETAIL
BUILDING HEIGHT	= 22 FT
TOTAL BUILDING AREA	= 4,500 SF
F.A.R.	= 0.09 (5.0 MAX)
VEHICULAR USE AREA	= 35,072 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 2,630 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 3,235 SF
REQUIRED BIKE PARKING REQ'D/PROVD	= 2 LONG TERM (IN BUILDING) & 2 SHORT TERM

TRACT 3 DATA	
TRACT 3 AREA	= 9.6± Ac.
EXISTING ZONING	= C-2
FORM DISTRICT	= REGIONAL CENTER
EXISTING USES	
EXISTING RETAIL	= 80,220 SF
EXISTING LA FITNESS	= 70,227 SF
EXISTING MEDICAL OFFICE	= 6,000 SF
BUILDING AREA	= 156,447 SF
F.A.R.	= 0.37 (5.0 MAX)
VEHICULAR USE AREA	= 246,923 SF

TRACT 1, 2 & 3 PARKING CALCULATIONS		
PARKING REQUIRED	MIN.	MAX.
EX. TACO BELL 3,150 SF/125 MIN; 3,150/50 MAX	25 SP	63 SP
EX. WHOLE FOODS 39,805 SF/250 MIN; 39,805 SF/200 MAX	159 SP	199 SP
EX. TOY R US 38,400 SF/300 MIN; 38,400 SF/200 MAX	128 SP	192 SP
EX. LA FITNESS 70,227 SF/300 MIN; 70,227 SF/100 MAX	234 SP	702 SP
EX. MEDICAL OFFICE 6,000 SF/250 MIN; 6,000 SF/150 MAX	24 SP	40 SP
EX. DRY BAR 2,015 SF/250 MIN; 2,015 SF/100 MAX	8 SP	21 SP
EX. TENNANT CORRIDOR 2,272 SF/300 MIN; 2,272 SF/200 MAX	8 SP	11 SP
PROPOSED TRACT 2 RETAIL 4,500 SF/300 MIN; 4,500 SF/200 MAX	15 SP	23 SP
PARKING REQUIRED	= 601 SP	1,251 SP
TOTAL PARKING REQUIRED PER 5% TRANSIT STOP REDUCTION	= 570 SP	
PARKING PROVIDED	= 619 SP	
		INCLUDES 13 HANDICAP SP

- GENERAL NOTES**
- Parking areas and drive lanes to be a hard and durable surface.
  - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0029 & 0045 E dated December 5, 2006.
  - Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
  - Erosion & Silt Control: Prior to any construction activities on the site an Erosion & Silt Control Plan shall be provided to MSD for approval.
  - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
  - Tract 3 Sanitary sewer service will be provided by connection and subject to applicable fees.
  - The developer will be responsible for any utility relocation on the property.
  - Construction plans, bond and KTC permit are required by Metro Public Works prior to construction approval for sidewalk in the Right of Way.
  - Right-of-way dedication and/or sidewalk easement by deed or minor plat has been recorded P.B. 9999 PG. 659.
  - 1 and I work will be required prior to sewer capacity being available.
  - A shared parking and cross access agreement has been recorded for Tracts 1, 2 & 3. Reciprocal Easement per P.B. 9999 PG. 659.
  - Landscaping to the north of the Sherburn Lane entrance will be removed to improve sight distance.
  - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
  - Downstream Capacities submitted to MSD February 20, 2012.
  - No increase in drainage runoff to Shelbyville Road.
  - There should be no commercial signs on the Shelbyville Road.
  - There should be no landscaping in the Shelbyville Road r/w without an encroachment permit.
  - Site lighting should not shine in the eyes of Shelbyville Rd drivers. If it does, it should be re-aimed, shielded or tunned off.
  - An encroachment permit and bond will be required for all work done in the Shelbyville Rd r/w.
  - An existing 20 ft Reciprocal Access Easement has been recorded with the adjoining property by D.B. 4024, Pg. 596. A Cross Access Agreement will be recorded prior to a Certificate of Occupancy being granted.
  - All retail shops must have individual connections per MSD's fats, oil and grease policy.
  - This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sum is equal to or greater than 1 acre of disturbance. Per this preliminary development plan the area of disturbance is at approximately 10,000 sf (to be clarified at construction plan phase).
  - All sidewalks and crosswalks along Shelbyville Rd shall be constructed to meet KYTC and ADA accessibility standards.

REVISIONS

PROJECT DATA

FILE NAME: 06227-R00P

DATE: 01.03.12

CHECKED BY: KY

SCALE: AS SHOWN

DRAWN BY: JH

REVISOR'S SEAL

ENGINEER'S SEAL

DEVELOPER

BLUEGRASS MANOR

P & P REAL ESTATE, LLC

1082 WELLINGTON WAY

LEXINGTON, KY 40513

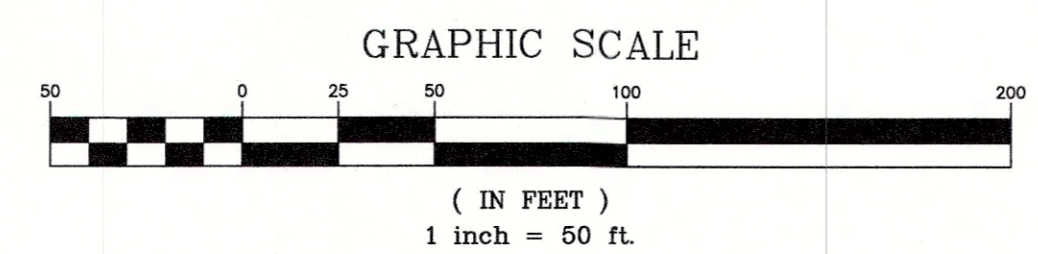
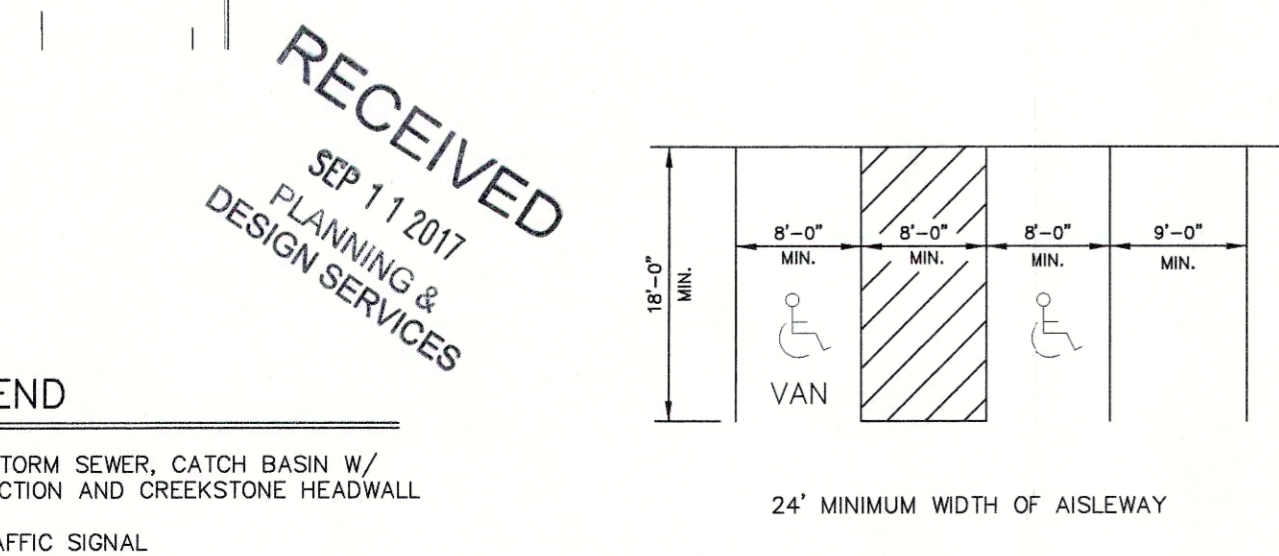
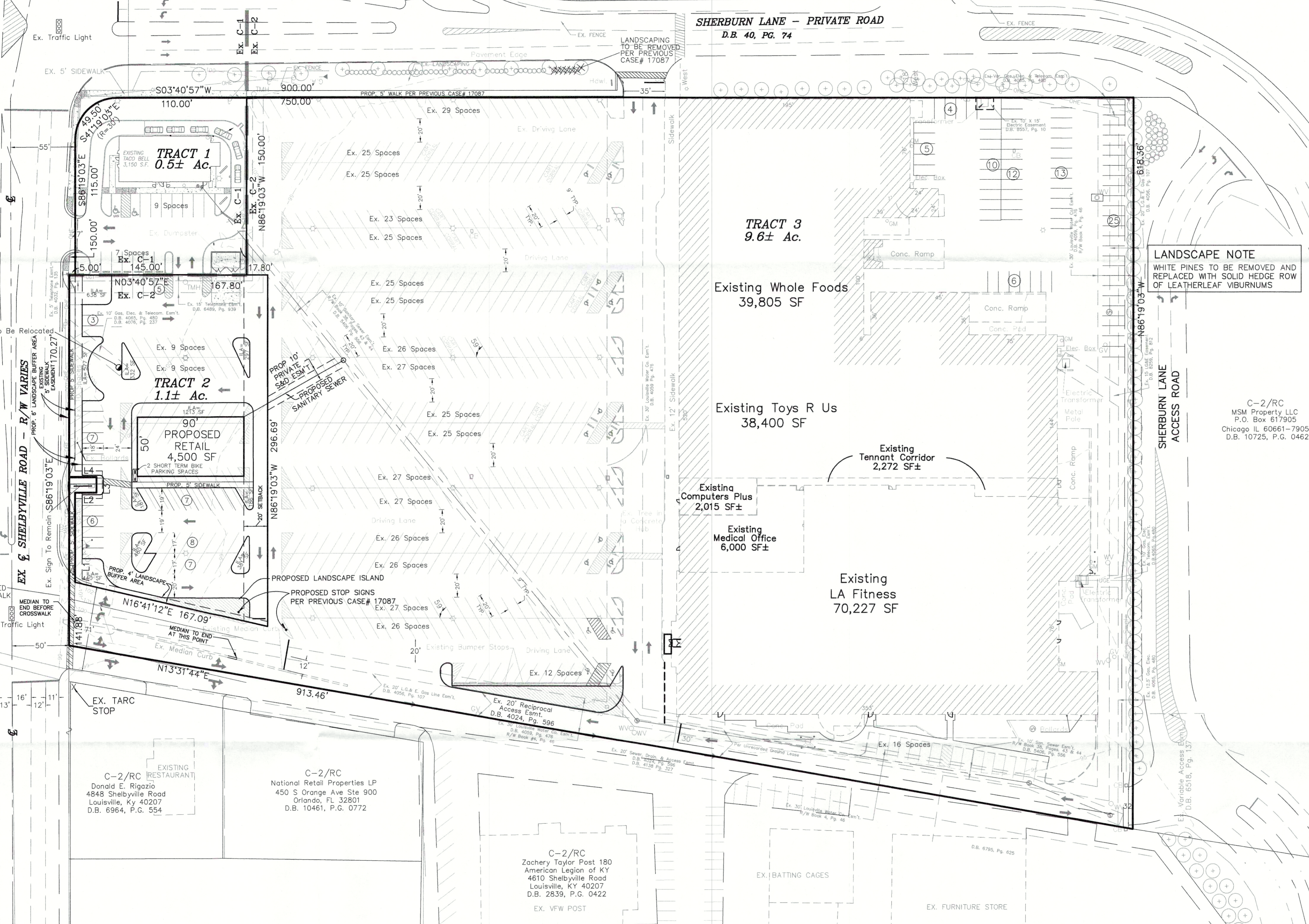
JOB NO. 06227

SHEET 1 OF 1

SHERBURN LANE - PRIVATE ROAD  
D.B. 40, PG. 74

LANDSCAPE NOTE  
WHITE PINES TO BE REMOVED AND REPLACED WITH SOLID HEDGE ROW OF LEATHERLEAF VIBURNUMS

C-2/RC  
MSM Property LLC  
P.O. Box 617905  
Chicago IL 60661-7905  
D.B. 10725, P.G. 0462



COUNCIL DISTRICT - 26  
FIRE PROTECTION DISTRICT - ST MATTHEWS

OWNER:  
TIMOTHY L & ROBERT S BODEN  
110 FAIRMEADE RD  
LOUISVILLE, KY 40207

SITE ADDRESS:  
4902, 4906 & 4910 SHELBYVILLE ROAD  
LOUISVILLE, KY 40207  
TAX BLK 29, LOT 117, 118 & 119  
D.B. 10834, PG. 124

RELATED CASES: #9021 #9-97-83

DATE: 9/11/17

DESCRIPTION: PLANNING & DESIGN SERVICES

LEGEND

— PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND CREEKSTONE HEADWALL

— EXISTING TRAFFIC SIGNAL

RECEIVED  
SEP 11 2017  
PLANNING & DESIGN SERVICES

C-2/RC RESTAURANT  
Donald E. Rigazio  
4848 Shelbyville Road  
Louisville, KY 40207  
D.B. 6964, P.G. 554

C-2/RC National Retail Properties LP  
450 S Orange Ave Ste 900  
Orlando, FL 32801  
D.B. 10461, P.G. 0772

C-2/RC Zachary Taylor Post 180  
American Legion of KY  
4610 Shelbyville Road  
Louisville, KY 40207  
D.B. 2839, P.G. 0422

C-2/RC  
mothy L & Robert S Boden  
110 Fairmeade Rd  
Louisville, KY 40207  
D.B. 10834, P.G. 0124

C-2/RC  
The Homestead Co.  
P.O. Box 7066  
Louisville, KY 40257-0066  
D.B. 7781, P.G. 0643

C-2/RC  
The Homestead Co.  
P.O. Box 7066  
Louisville, KY 40257-0066  
D.B. 7781, P.G. 0643

C-1/N  
The Sovereign Co.  
P.O. Box 7066  
Louisville, KY 40257-0066  
D.B. 3637, P.G. 0462