

GENERAL NOTES

- MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION. SEWAGE FROM THIS DEVELOPMENT TO BE TREATED AT THE MORRIS FORMAN WQTC SUBJECT 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 FLOWS 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 OCCASION 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 OULINED 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.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAPS 211100045E & 211100029E, DECEMBER 5, 2006)
- CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED BY KTC AND 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 (2005).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- A RECIPROCAL ACCESS AND CROSSOVER EASEMENT/AGREEMENT IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION LEGAL COUNSEL SHALL BE CREATED BETWEEN THE ADJOINING PROPERTIES AND/OR PROPERTY OWNERS AND RECORDED. A COPY OF THE RECORDED INSTRUMENT SHALL BE SUBMITTED TO THE DIVISION OF PLANNING AND DESIGN SERVICES. TRANSMITTAL OF APPROVED PLANS TO THE OFFICE RESPONSIBLE FOR PERMIT ISSUANCE WILL OCCUR ONLY AFTER RECEIPT OF SAID INSTRUMENT. THE APPLICANT FURTHER AGREES TO CONSTRUCT THE EASEMENT/AGREEMENT AREA(S) UP TO THE COMMON PROPERTY LINE.
- CITY OF ST. MATTHEWS APPROVAL REQUIRED. KYTC AND CITY OF ST. MATTHEWS APPROVAL PRIOR TO MSD CONSTRUCTION PLAN APPROVAL REQUIRED.
- UNDERGROUND DETENTION BASINS MUST MEET REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
- 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.

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 SEED, 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 "8.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, WATER, 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 THESE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

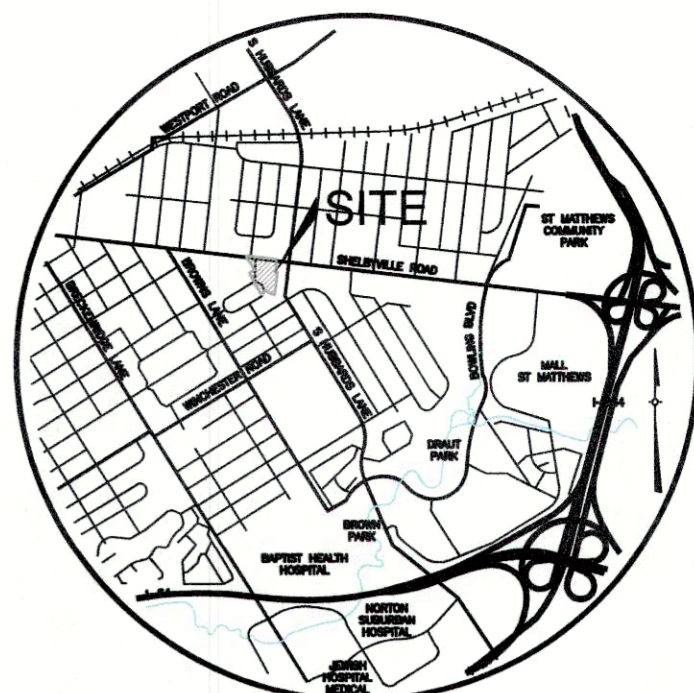
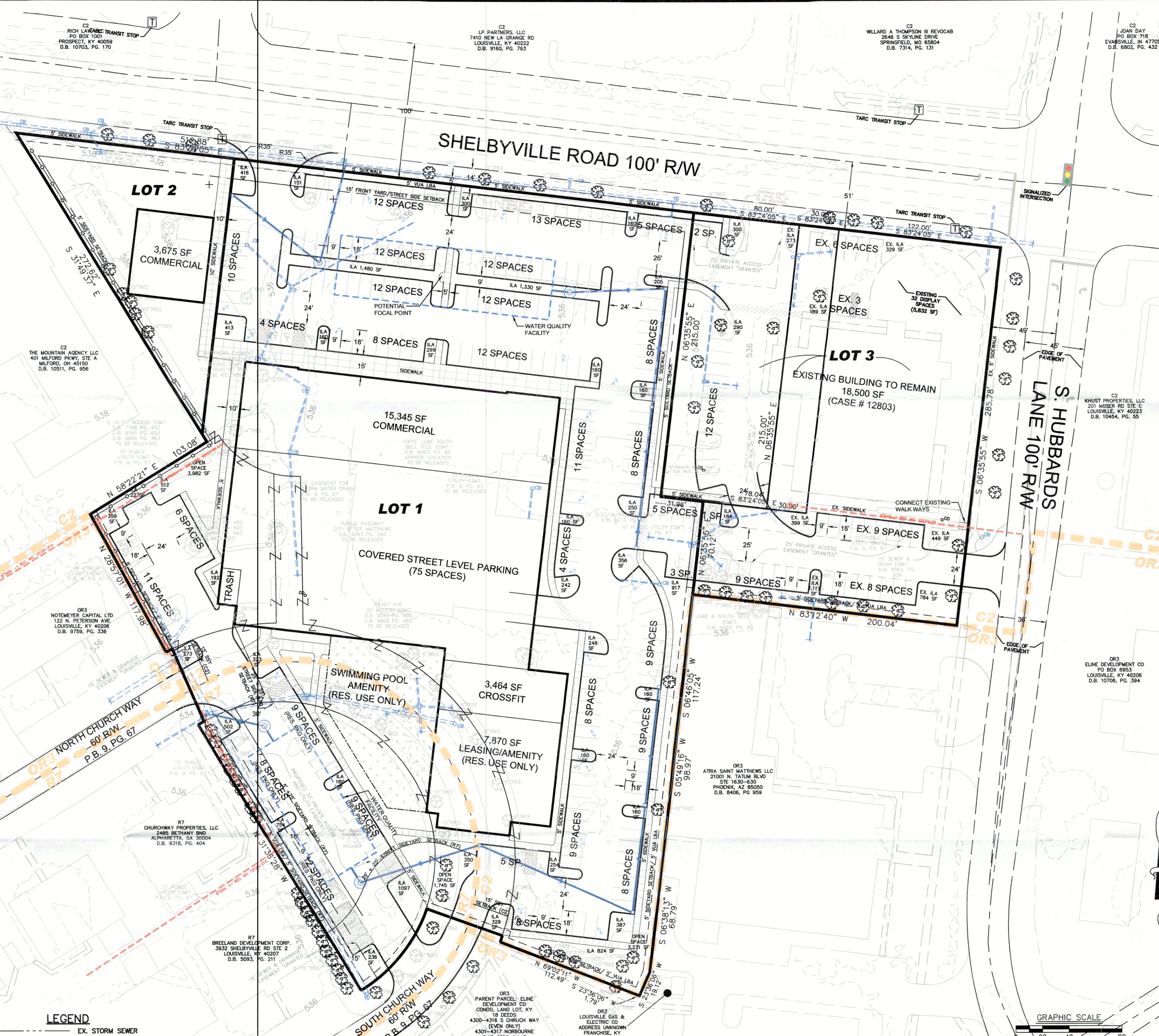
IMPERVIOUS AREA CALCULATIONS

TOTAL SITE AREA: 284,876 SF (6.5 ACS)
 EXISTING IMPERVIOUS AREA: 248,779 SF (5.7 ACS)
 PROPOSED IMPERVIOUS AREA: 212,584 SF (4.9 ACS)

DETENTION CALCULATION

$C_{post} = [248,779(.95) + (284,876 - 248,779)(.25)] / 284,876 = 0.86$
 $C_{post} = [212,584(.95) + (284,876 - 212,584)(.25)] / 284,876 = 0.77$
 $AC = 0.77 - 0.86 = -0.09$
 DETENTION NOT REQUIRED

$D_v = A(ACRE)(AC)(2.8/12) = AC.FT.$
 $D_v = (6.5)(-.09)(2.8/12) = -.01365 AC.FT.$



SITE DATA

EXISTING/PROPOSED ZONING: C2 & R7
 EXISTING/PROPOSED FORM DISTRICT: SMO/JAN
 EXISTING USE: CAR SALES & SERVICE
 GROSS SITE AREA: 285,611 SF / 6.6 AC

NOTE: N/A IN ST. MATTHEWS

LOT 1
 LOT 1 AREA: 204,485 SF / 4.7 AC
 PROPOSED USE: MIXED USE RETAIL / RESIDENTIAL
 GROSS BUILDING FOOTPRINT: 58,245 SF
 GROSS BUILDING FLOOR AREA: 373,396 SF
 COMMERCIAL FLOOR AREA: 26,679 SF
 NUMBER OF APARTMENTS: 276 UNITS
 PROPOSED BUILDING HEIGHT: 95'
 TOTAL FAR: 0.29
 GROSS DENSITY: 59.0 DU/AC

R-7 AREA: 31,303 SF / 7.2 AC
 R-7 APARTMENTS: 7 UNITS
 R-7 FAR [(1,412 x7)/31,303]: 0.32
 R-7 DENSITY: 9.72 DU/AC

C-2 AREA: 173,182 SF / 3.98 AC
 C-2 APARTMENTS: 269 UNITS
 C-2 FAR [(318,403/173,351)]: 1.84
 C-2 DENSITY: 67.6 DU/AC

1-BEDROOM (83 UNITS): 20.85 DU/AC
 2-BEDROOM (110 UNITS): 27.6 DU/AC
 3-BEDROOM (83 UNITS): 20.85 DU/AC

LOT 2
 LOT 2 AREA: 17,160 SF / 4 AC
 PROPOSED USE: COMMERCIAL
 GROSS BUILDING FOOTPRINT: APPROX. 3,675 SF
 GROSS BUILDING FLOOR AREA: APPROX. 3,675 SF
 EMPLOYEES: 184
 PROPOSED BUILDING HEIGHT: TBD
 FAR: 0.21

LOT 3 - (REF CASE #12803)
 LOT 3 AREA: 63,966 SF / 1.5 AC
 EXISTING/PROPOSED USE: CAR SALES & SERVICE
 EXISTING BUILDING FOOTPRINT: 14,500 SF
 EX. GROSS BUILDING FLOOR AREA: 18,500 SF
 EXISTING BUILDING HEIGHT: 2 STORIES (MAX. 40')
 FAR: 0.28

PARKING CALCULATIONS

(St. Matthews LDC 2006, Ch. 9)

LOT 1 & 2	MIN**	MAX
RESTAURANT W/ OUTDOOR DINING (12,276 SF):	1SP/125 SF=96 79	1SP/50SF=246
RETAIL (3,069 SF):	1SP/250 SF=12 11	1SP/150 SF=21
CROSS FIT (3,464 SF):	1SP/200 SF=17 11	1SP/100 SF=35
LEASING/AMENITY (7,870 SF):	1SP/300 SF=26 27	(Accessory Use/No Adjt Pking Req.)
LOT 2-RESTAURANT W/ OUTDOOR DINING (3,675 SF):	1SP/125SF=29 23	1SP/50 SF=74
MULTI-FAMILY:	1.5 SP/D.U.=	3 SP/D.U.
RES. PARKING REQUIRED:	444 331 SPACES**	828 SPACES
COM. PARKING REQUIRED:	152 120 SPACES**	375 SPACES
TOTAL PARKING REQUIRED:	566 451 SPACES**	1,203 SPACES
SURFACE PARKING PROVIDED:	262 SPACES (38 RES. ONLY)	
GARAGE PARKING PROVIDED:	219 SPACES (RES. ONLY)	
ON-SITE PARKING PROVIDED:	481 SPACES	
OFF-SITE PARKING AVAILABLE:	103 SPACES	
(4124 SHELBYVILLE RD/CASE#15Z0NE1006)		
BIKE PARKING:	12 LONG TERM*	16 SHORT TERM

LOT 3 - COMMERCIAL (REF CASE #12803)

	MIN**	MAX
CAR SALES & SERVICE:	(SEE CASE #12803)	
PARKING REQUIRED:	29 SPACES	58 SPACES
PARKING PROVIDED:	50 SPACES	
BIKE PARKING:	2 LONG TERM*	4 SHORT TERM

** LONG TERM BIKE PARKING WILL BE LOCATED INSIDE BUILDING.
 ** 20% REDUCTION.
 APPLICABLE REDUCTIONS AS FOLLOWS:
 1. LDC 9.1.3.TABLE9.1.1.1 - PROXIMITY TO TARC ROUTE = 10% REDUCTION
 2. LDC 9.1.3.TABLE9.1.1.2 - RESIDENTIAL USE (25% OR MORE FAR OF TOTAL DEVELOPMENT OCCUPIES UPPER STORIES OVER NON-RESIDENTIAL USE. = 10% REDUCTION

TREE CANOPY REQUIREMENTS

SITE AREA	285,611 SF
EXISTING TREE CANOPY	91,850 SF (32%)
EXISTING TREE CANOPY TO REMAIN	53,318 SF (19%)
REQUIRED NEW TREE CANOPY	0 SF (0%)

ILA CALCULATIONS

LOT 1 & 2	89,760 SF
ILATED ILA (7.5%)	6,732 SF
ILATED ILA (7.5%)	15,288 SF
TREES REQUIRED	23 TREES
LOT 3 - (REF CASE #12803)	35,195 SF
PASSENGER VUA AREA	2,640 SF
ILATED ILA (7.5%)	4,319 SF
TREES REQUIRED	9 TREES

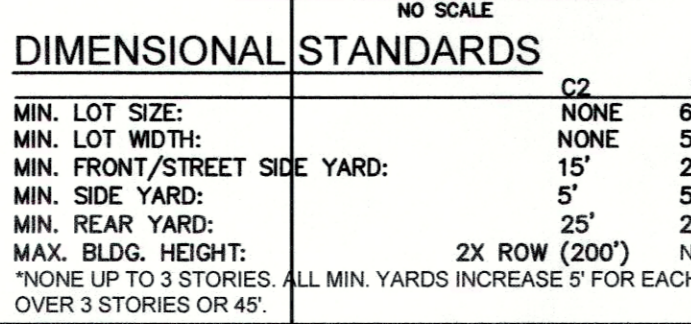
OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE (150SFx276DU)	41,400 SF
PROVIDED OPEN SPACE	43,842 SF
GREEN ROOF TERRACES:	18,950 SF
POOL AREA	9,403 SF
PRIVATE BALCONIES:	8,186 SF
OUTDOOR WALKING AREAS:	7,213 SF

LEGEND

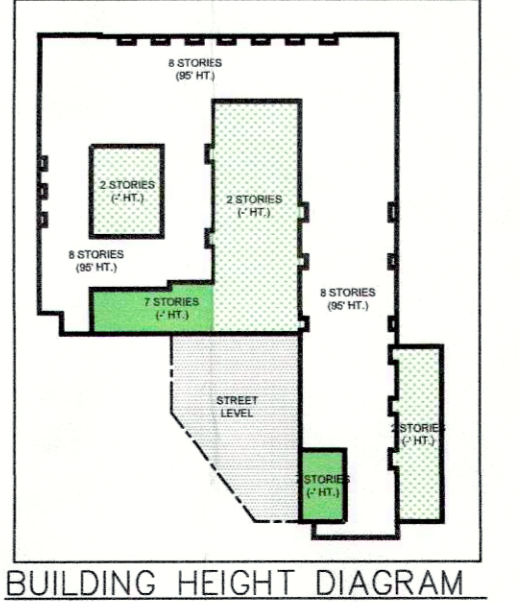
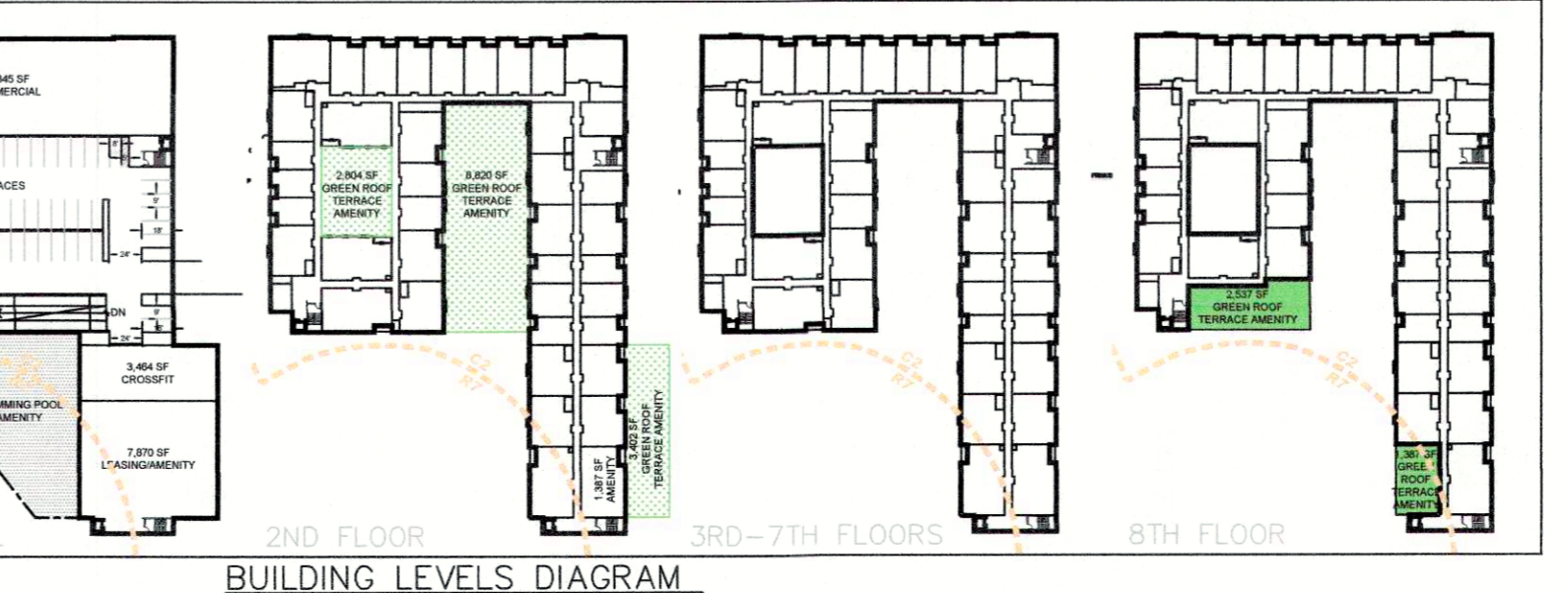
- EX. STORM SEWER
- PROP. STORM SEWER
- EX. SANITARY SEWER
- PROP. SANITARY SEWER
- DRAINAGE FLOW ARROWS
- EX. FENCE
- PROP. FENCE
- EXISTING TREE
- EXISTING TREE TO BE PRESERVED
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. VARIANCE DOCKET #9-5-95

TYPICAL PARKING SPACES



DIMENSIONAL STANDARDS

	C2	R7
MIN. LOT SIZE:	NONE	6,000SF
MIN. LOT WIDTH:	NONE	50'
MIN. FRONT/STREET SIDE YARD:	15'	25'+25'=50'
MIN. SIDE YARD:	5'	5'+25'=30'
MIN. REAR YARD:	25'	25'+25'=50'
MAX. BLDG. HEIGHT:	2X ROW (200')	NONE
*NONE UP TO 3 STORIES. ALL MIN. YARDS INCREASE 5' FOR EACH STORY OVER 3 STORIES OR 45'		



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 608 S. THIRD STREET, LOUISVILLE, KY 40202
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REVISIONS

NO.	REVISION	DATE
1	AGENCY COMMENTS	5/19/17
2	AGENCY COMMENTS #2	6/7/17

RECEIVED
 JUN 08 2017
 PLANNING & DESIGN SERVICES

PROJECT TITLE: REVISED DISTRICT DEVELOPMENT PLAN
PROJECT TITLE: ST MATTHEWS MIXED USE RE-DEVELOPMENT
 4168 & 4315 S. CHURCH WAY & 4168 & 4170 SHELBYVILLE ROAD
 LOUISVILLE, KENTUCKY 40207

DEVELOPER: INVESTMENT PROPERTIES ADVISORS, LLC

JOB NO. 3022
 SCALE: 1"=40'
 DATE: 04/10/17
 DRAWING NO. 1
 SHEET 1 OF 1