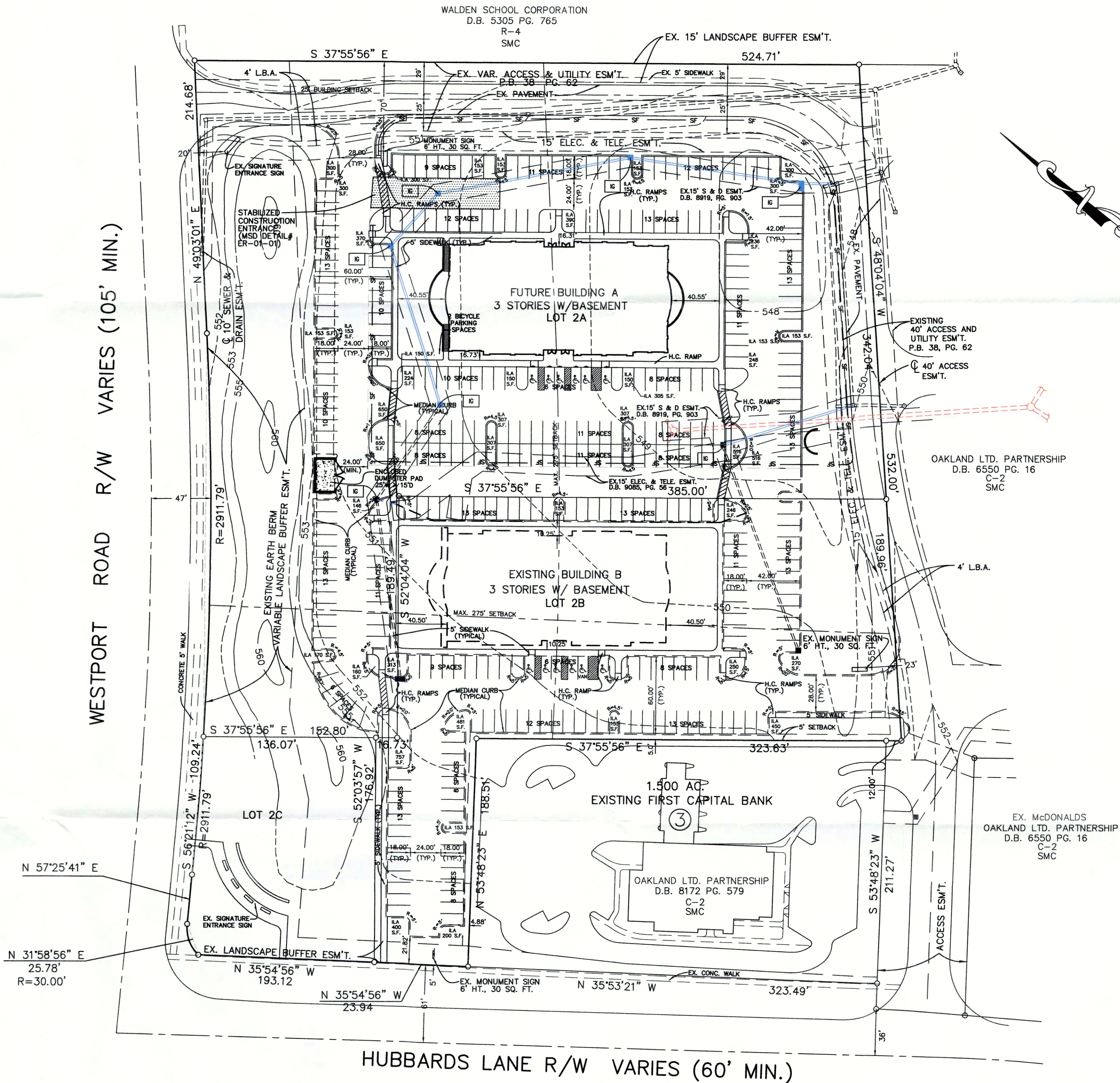
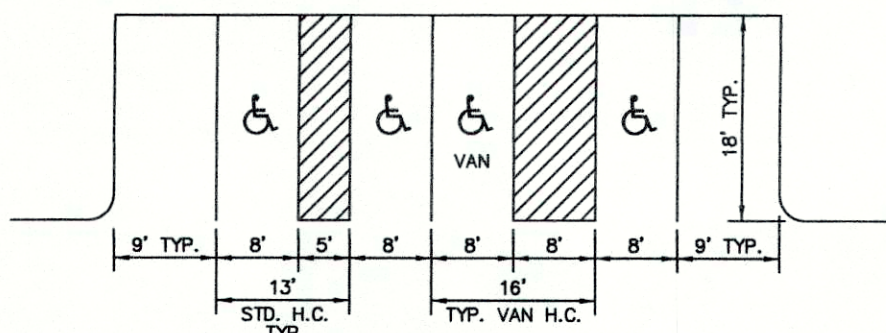


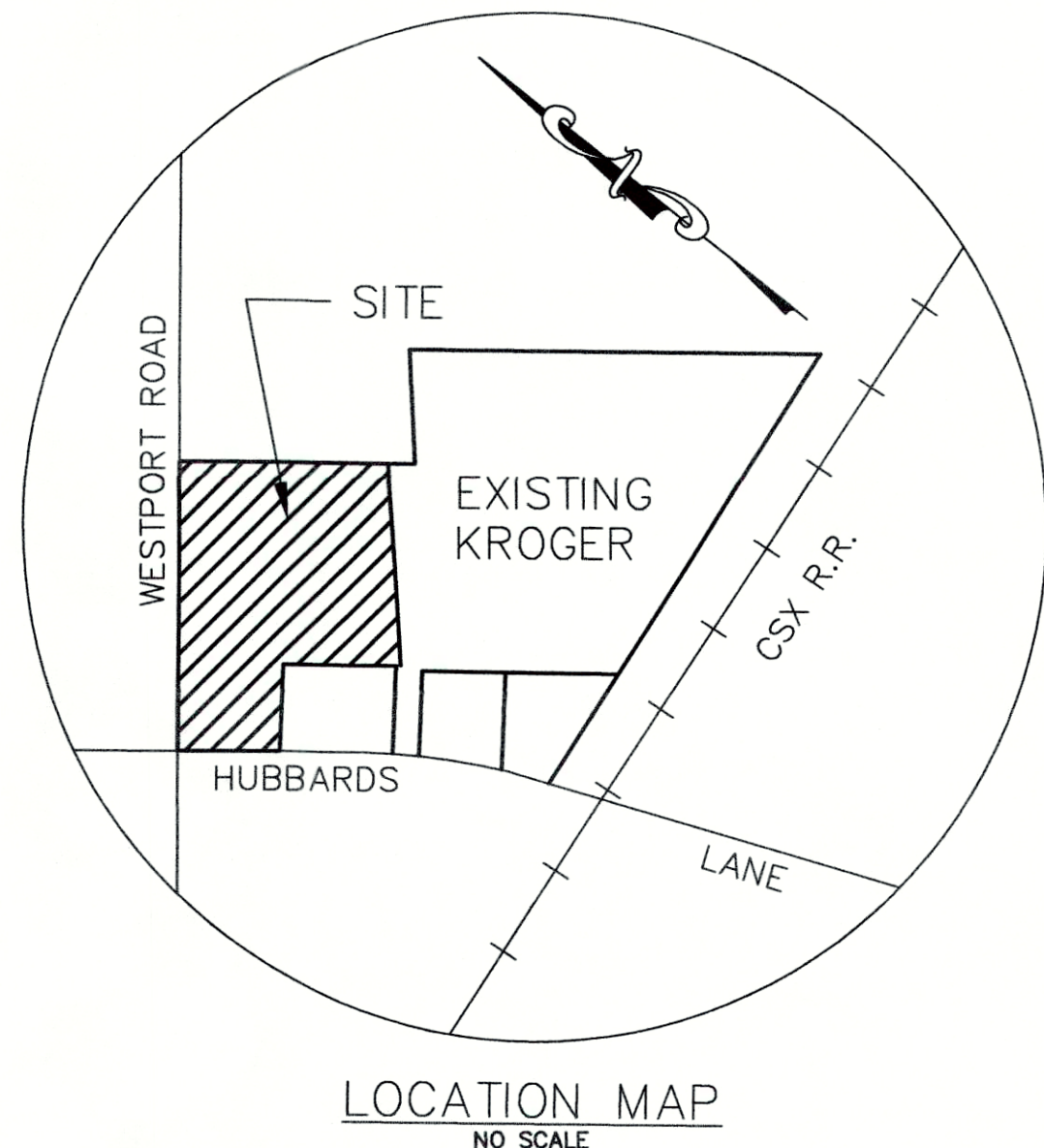
PRELIMINARY APPROVAL
Condition of Approval:
P. Bang 5/19/15
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: *Ermy Walker*
DATE: 5-20-15
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS



LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SILT FENCE
- PROPOSED INLET GUARD EROSION CONTROL



SITE DATA

LOT 2A	4.79 ACRES
SITE AREA:	OR-3
EXISTING ZONING:	SUBURBAN MARKETPLACE
FORM DISTRICT:	0.288
F.A.R.:	60,000 SF
BUILDING AREA:	GENERAL OFFICE
USE:	171 SPACES
PARKING REQUIRED:	400 SPACES
(MIN. 1 SPACE/350 SF)	235 SPACES
(MAX. 1 SPACE/150 SF)	
PARKING PROVIDED:	
LOT 2B	2.017 ACRES
SITE AREA:	OR-3
EXISTING ZONING:	SUBURBAN MARKETPLACE
FORM DISTRICT:	0.683
F.A.R.:	60,000 SF
BUILDING AREA:	GENERAL OFFICE
USE:	171 SPACES
PARKING REQUIRED:	300 SPACES
(MIN. 1 SPACE/350 SF)	127 SPACES
(MAX. 1 SPACE/200 SF)	
PARKING PROVIDED:	
LOT 2C	0.569 ACRES
SITE AREA:	OR-3
EXISTING ZONING:	SUBURBAN MARKETPLACE
FORM DISTRICT:	SIGNATURE ENTRANCE
USE:	
PARKING TOTALS	342 SPACES
MIN. REQUIRED:	(351 LESS 10% TARC REDUCTION PER LDC 9.1.3.F.1)
MAX. ALLOWED:	600 SPACES
TOTAL PARKING PROVIDED:	362 SPACES
BICYCLE PARKING REQUIREMENTS	
LONG TERM SPACES:	2 SPACES*
(2 OR 1/50,000 SF)	
SHORT TERM SPACES:	2 SPACES
(2 OR 1/50,000 SF)	
* LONG TERM BICYCLE PARKING WILL BE INSIDE THE BUILDING.	

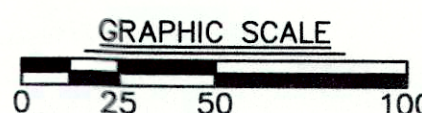
ILA CALCULATIONS

LOT 2A	
VUA:	76,819 SF
ILA REQUIRED (7.5%):	3,841 SF
ILA PROVIDED:	5,000 SF
LOT 2B	
VUA:	38,963 SF
ILA REQUIRED (7.5%):	1,948 SF
ILA PROVIDED:	3,500 SF
LOT 2C	
VUA:	0 SF
ILA REQUIRED:	0 SF

NOTES

1. DRAINAGE PATTERNS AND DRAINAGE STRUCTURES ARE FOR CONCEPT ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND DETENTION SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO LOCAL REQUIREMENTS.
2. SEWERS AVAILABLE BY CONNECTION TO EXISTING MSD PUBLIC SEWERS. SUBJECT TO MSD SEWER CAPACITY CHARGE.
3. STORM DRAINAGE SHALL BE ROUTED TO EXISTING DETENTION BASIN LOCATED BEHIND KROGER.
4. SITE SUBJECT TO MSD PLAN REVIEW FEES.
5. A RECIPROCAL ACCESS AGREEMENT BETWEEN LOT 2A AND 2B HAS BEEN RECORDED IN D.B. 8694, PAGE 248.
6. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
7. AN MSD DRAINAGE BOND WILL BE REQUIRED. NOTE: AN EASEMENT PLAT FOR THE THROUGH DRAINAGE SYSTEMS MUST BE SUBMITTED TO MSD PRIOR TO CONSTRUCTION APPROVAL.

RECEIVED
MAY 15 2015
PLANNING &
DESIGN SERVICES



WM# 1016

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY
LOUISVILLE, KENTUCKY 40202
(502) 564-6271



NO.	REVISION	DATE
1	REVISED DEVELOPMENT PLAN	5/19/15

SHEET TITLE: REVISED DETAILED DISTRICT DEVELOPMENT PLAN
PROJECT TITLE: WOODLAWN CENTER - LOT 2A & 2B
295 & 297 N. HUBBARDS LANE
ST. MATTHEWS, KY 40207

JOB NO. 0672-RDDP
SCALE: 1" = 50'
DATE: 05/12/14

DRAWING NO. RDDDP