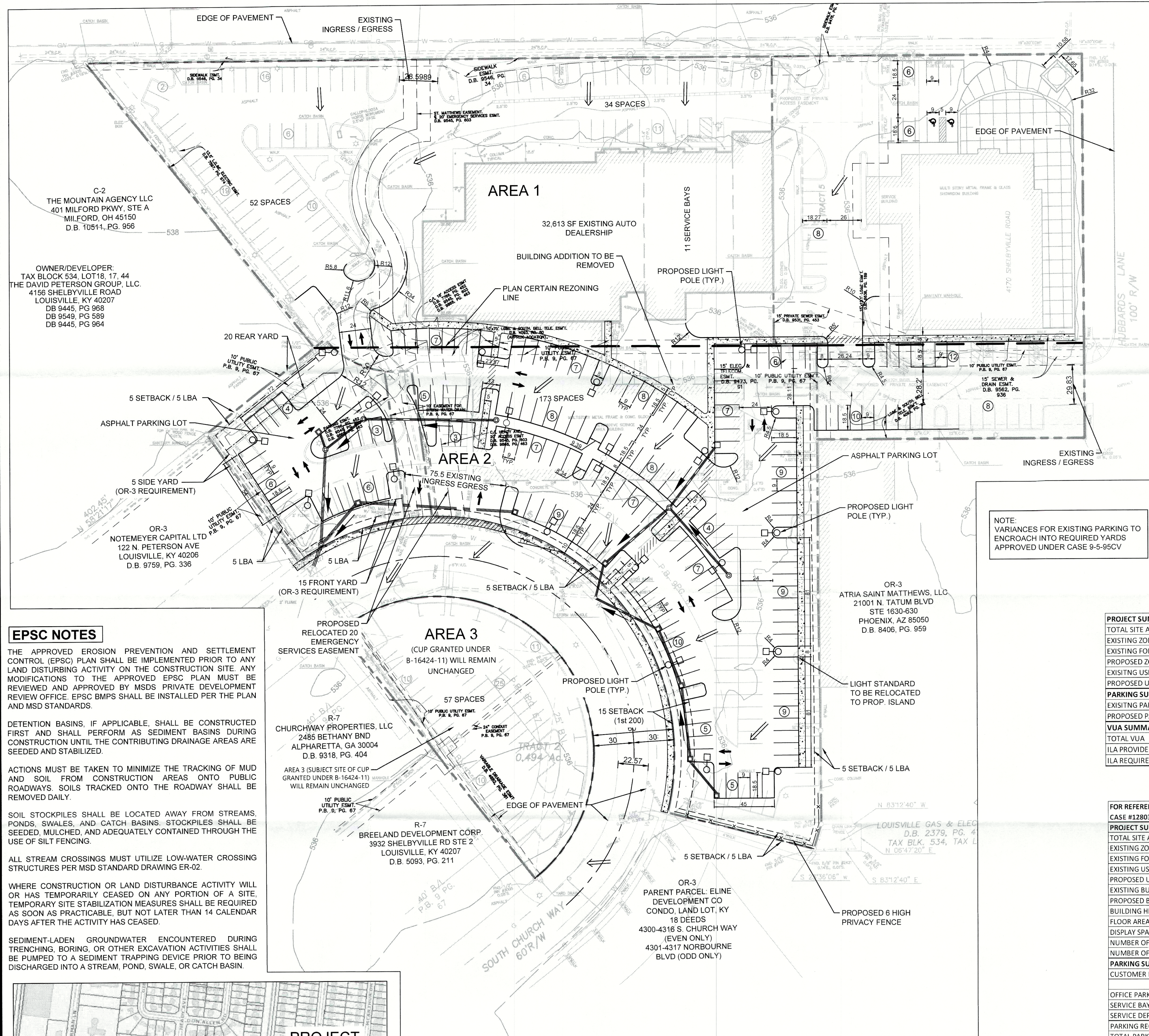


Drawn By: RK  
Checked By: CHK  
Approved By: APR



### EPSC NOTES

THE APPROVED EROSION PREVENTION AND SETTLEMENT 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 MSDS PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEED AND STABILIZED.

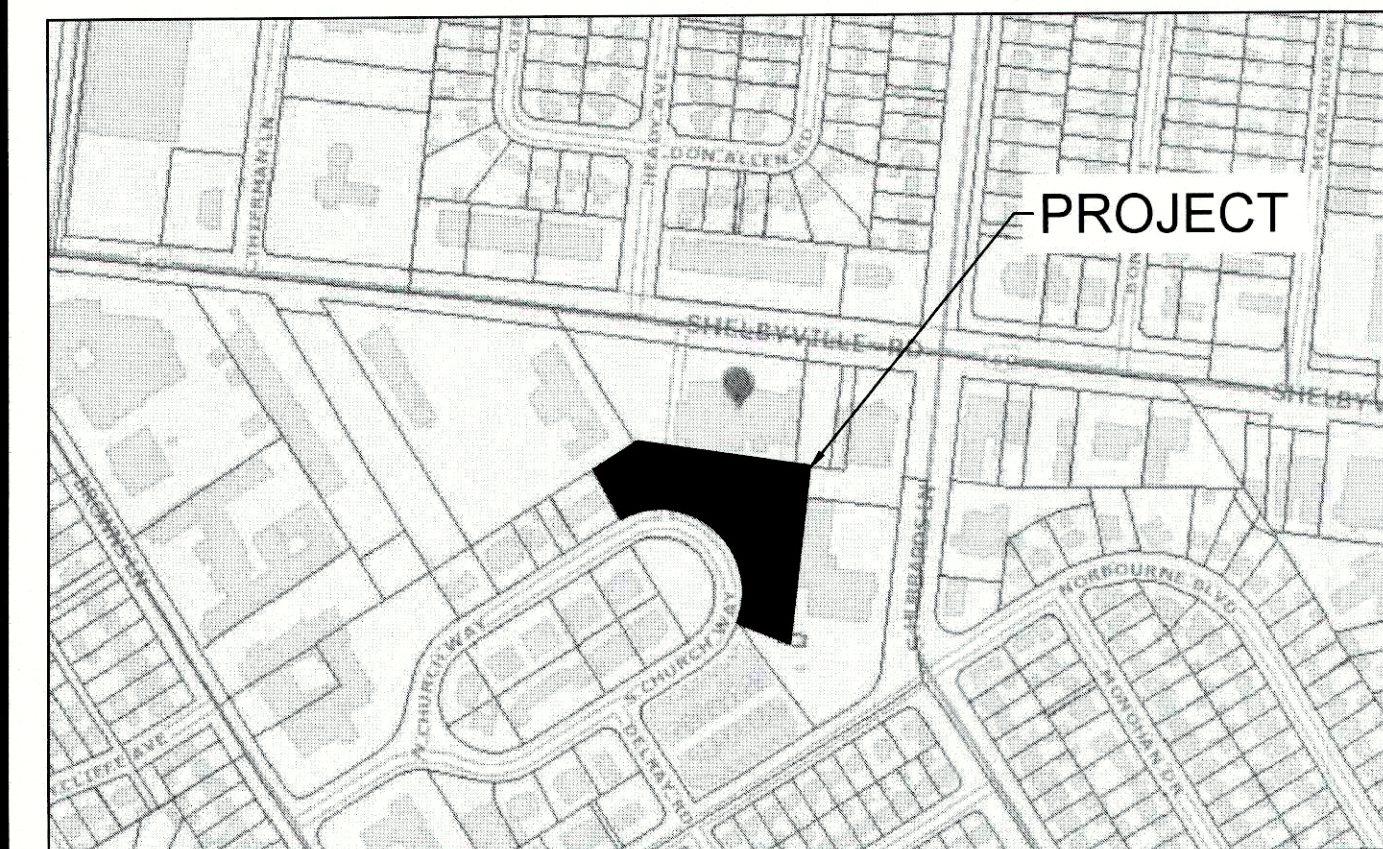
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

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 MSD 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.



### LEGEND

1ST FLOOR BUILDING OUTLINE	PROPERTY LINE	PLAN CERTAIN AREA
BUILDING TO BE REMOVED	PLAN CERTAIN LINE	PROPOSED 6' PRIVACY FENCE
CONCEPTUAL DRAINAGE PATTERN (SURFACE)	SETBACK LINE	PROPOSED LIGHT POLES
PIPE FLOW	EXISTING EASEMENT	
VEHICLE MOVEMENT	CONCEPTUAL STORM SEWER	
ILA	CONCEPTUAL CATCH BASIN	
CONCEPTUAL (ILA) INTERIOR LANDSCAPE AREA	EXISTING STORM LINE	
CONCEPTUAL SILT FENCE	CONCRETE SIDEWALK	

### GENERAL NOTES

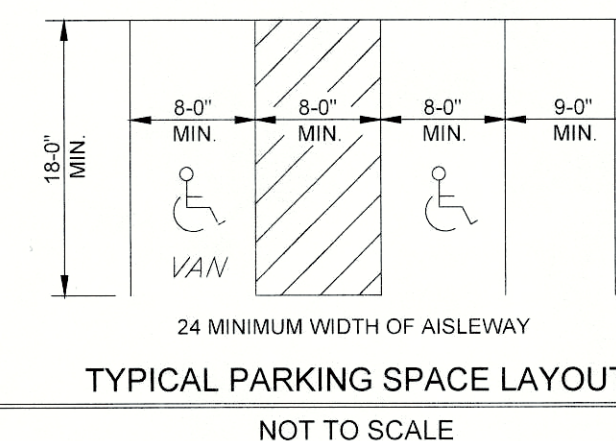
- 1 A TREE PRESERVATION PLAN WILL BE SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION
- 2 DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL, SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL THE LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3
- 3 ALL SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF LDC CHAPTER 8. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
- 4 KYTC WILL NOT PERMIT INCREASE IN SURFACE DRAINAGE RUNOFF TO THE STATE RIGHT OF WAY. DRAINAGE CALCULATIONS WILL BE REQUIRED FOR ALL DRAINAGE TO THE RIGHT OF WAY.
- 5 KYTC WILL REQUIRE AN ENCROACHMENT PERMIT FOR ANY WORK IN STATE RIGHT OF WAY.
- 6 ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- 7 MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- 8 MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 9 THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- 10 ALL NEW SIDEWALKS SHALL BE BUILT TO ADA CURRENT STANDARDS.
- 11 AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.
- 12 OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED PER CHAPTER 10.
- 13 COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 14 THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- 15 ALL RETAIL/COMMERCIAL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSDS FATS, OIL AND GREASE POLICY.
- 16 IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- 17 BOUNDARY TAKEN FROM DEEDS(S) AND DOES NOT CONSTITUTE A SURVEY.
- 18 ALL WALKS ARE A MINIMUM 5' WIDE WITH HANDICAP RAMPS AS REQUIRED.
- 19 EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSDS APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- 20 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.
- 21 ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
- 22 ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE ADA REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- 23 THE PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD AREA: (FEMA MAPS 21111C0029E, DECEMBER 5, 2006)
- 24 CONSTRUCTION PLANS AND BOND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- 25 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.
- 26 THE CITY OF ST MATTHEWS APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 27 PORTIONS OF THE SITE, AS SHOWN HEREON, ARE PLAN CERTAIN PURSUANT TO CASE NUMBERS: 14548, 12803, 09-005-95, AND 9-31-01. THE REMAINDER OF THE SITE IS PRE-PLAN CERTAIN AS DELINEATED HEREON AND IS NOT BEING SUBJECT TO PLAN CERTAIN REVIEW BY THIS PLAN AND ALSO NOT BEING SUBJECT TO CATEGORY 3 REVIEW BY THIS PLAN AS ST MATTHEWS HAS NOT ADOPTED LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 11.6.
- 28 EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- 29 ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- 30 CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.

NOTE: VARIANCES FOR EXISTING PARKING TO ENCROACH INTO REQUIRED YARDS APPROVED UNDER CASE 9-5-95CV

PROJECT SUMMARY (AREA 2 ONLY)	
TOTAL SITE AREA	2.01 AC.
EXISTING ZONING	C-2
EXISTING FORM DISTRICT	SUBURBAN MARKETPLACE
PROPOSED ZONING	C-2
EXISTING USE	CAR SALES & SERVICE/PARKING
PROPOSED USE	PARKING
PARKING SUMMARY	
EXISTING PARKING	141 SPACES
PROPOSED PARKING	159 SPACES
VUA SUMMARY	
TOTAL VUA	58,004 SF
ILA PROVIDED	22,876 SF
ILA REQUIRED (7.5%)	4,400 SF

PROJECT SUMMARY (MINI COOPER LOT)	
TOTAL SITE AREA	1.5 AC.
EXISTING ZONING	C-2
EXISTING FORM DISTRICT	SUBURBAN MARKETPLACE
PROPOSED ZONING	C-2
EXISTING USE	CAR SALES & SERVICE/PARKING
PROPOSED USE	PARKING
PARKING SUMMARY	
EXISTING PARKING	43 SPACES
PROPOSED PARKING	50 SPACES
VUA SUMMARY	
TOTAL VUA	24,070 SF
ILA PROVIDED	2,854 SF
ILA REQUIRED (7.5%)	1,254 SF

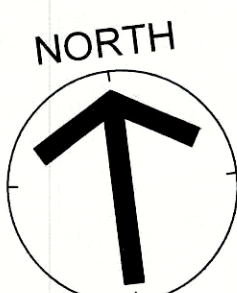
FOR REFERENCE ONLY	
CASE #12803 - TAFEI MOTORS (AREA 1, 2, AND 3)	
PROJECT SUMMARY	
TOTAL SITE AREA	3.8 AC.
EXISTING ZONING	C-2
EXISTING FORM DISTRICT	SUBURBAN MARKETPLACE
EXISTING USE	CAR SALES & SERVICE
PROPOSED USE	CAR SALES & SERVICE
EXISTING BUILDING AREA	48,000 SF
PROPOSED BUILDING AREA	29,078 + 5,250 (2ND LEVEL)
BUILDING HEIGHT	1 STORY (30' MAX)
FLOOR AREA RATIO	0.10 FAR
DISPLAY SPACES	21 SPACES
NUMBER OF SERVICE EMPLOYEES	11 EMPLOYEES
NUMBER OF SERVICE BAYS	11 BAYS
PARKING SUMMARY	
CUSTOMER PARKING	1 space/7000 sf outdoor display 8
OFFICE PARKING	1 space/250 sf interior display 7
SERVICE BAY PARKING	1 space/350 sf 15
SERVICE DEPARTMENT PARKING	2 space/bay 22
PARKING REQUIRED (INC. BAYS)	1 space/employee 11
TOTAL PARKING PROVIDED	63 SPACES (INCLUDING 11 BAYS)
VEHICLE STORAGE	251 SPACES
VUA SUMMARY	
TOTAL VUA	92,105 SF
ILA PROVIDED	39,105 SF
ILA REQUIRED	N/A



EXISTING IMPERVIOUS AREA = 75,023 S.F.  
PROPOSED IMPERVIOUS AREA = 58,984 S.F.  
NET IMPERVIOUS AREA = -16,039 S.F.

NOTE: ALL RADII ARE 3' UNLESS OTHERWISE NOTED

RECEIVED  
APR 30 2018  
PLANNING & DESIGN SERVICES



REVISED DETAILED  
DISTRICT DEVELOPMENT  
PLAN

NOT FOR  
CONSTRUCTION

Revision		
No.	Date	Description
1	04/02/2018	AGENCY COMMENTS
2	04/12/2018	AGENCY COMMENTS
3	04/30/2018	AGENCY COMMENTS

DOCKET NUMBER: 18 DEVPLAN1039

RELATED CASE NUMBERS:  
17 DEVPLAN1053  
14548  
12803

PROJECT: 43041.00  
DATE: March 12, 2018

LINE IS 3 INCHES WHEN PRINTED FULL SIZE  
FULL SHEET SIZE = 24" X 36"

WM# 8617



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