

## BENCHMARK

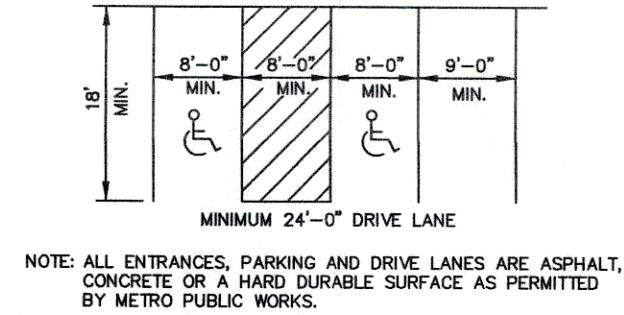
TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM GIS DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SURVEY WILL BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.



## UTILITY NOTE:

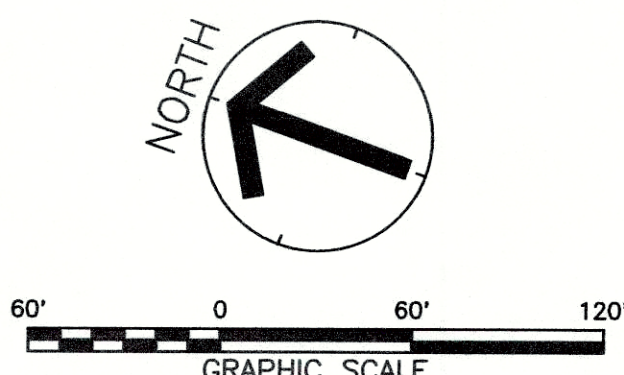
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Drawn by
4	2/25/22	MSD AND 4TH SBMT AGENCY REVIEW CMTS	JDC
3	2/14/22	DEVELOPER CHANGES & 3RD SBMT AGENCY REVIEW CMTS	JDC
2	1/17/21	DEVELOPER CHANGES & 2ND SBMT AGENCY REVIEW CMTS	JDC
1	10/11/21	1ST SUBMITTAL - AGENCY REVIEW COMMENTS	JDC



TYPICAL PARKING SPACE LAYOUT

NOT TO SCALE



## DETENTION CALCULATIONS

$$X = \frac{\Delta C R A}{12}$$

$$\Delta C = 0.85 - 0.30 = 0.55$$

$$A = 1,040,211 \text{ S.F. (23.88 Acres)}$$

$$R = 2.8 \text{ INCHES}$$

$$X = (0.85)(1,040,211)(2.8)/12 = 157,734 \text{ CUBIC FEET}$$

$$\text{REQUIRED } X = 157,734 \text{ CUBIC FEET}$$

$$\text{BASIN AREA} = 44,000 \text{ S.F.}$$

$$\text{TOTAL} = 44,000 \text{ S.F.} \times 3.6 \text{ FT. DEPTH} = 158,400 \text{ CUBIC FEET} > 157,734 \text{ CUBIC FEET}$$

## NOTICE

PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

## WAIVERS APPROVED PER CASE# 17DEVPLAN1155

- 1) WAIVER APPROVED FROM CHAPTER 10, PART 3 - SECTION 10.3.7.A.1 - TABLE 10.3.3 (REQUIRED BUFFER AREA) OF THE LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED 50-FT GENE SNYDER LANDSCAPE BUFFER AREA BY 15-FT FOR A TOTAL PROVIDED 35-FT LANDSCAPE BUFFER AREA. ALL LANDSCAPE PLANTINGS AS REQUIRED BY LDC WILL BE PROVIDED.
- 2) WAIVER APPROVED FROM CHAPTER 10, PART 2 - SECTION 10.2.4 OF THE LAND DEVELOPMENT CODE TO NOT REQUIRE THE 8-FT SCREEN PER TABLE 10.2.4. TREE PLANTINGS - 3 TREES PER 100 LINEAR FEET - WILL BE PROVIDED AS REQUIRED WITH TABLE 10.2.4.
- 3) WAIVER APPROVED FROM CHAPTER 6, PART 2, SECTION 6.2.6 OF THE LAND DEVELOPMENT CODE TO NOT REQUIRE A SIDEWALK ALONG BARDSTOWN ROAD (INCLUDING THE CONNECTING WALK REQUIREMENT PER CHAPTER 5, PART 9, SECTION 5.9.2.A.1.b.).

## GENERAL NOTES

- 1) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY.
- 2) THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
- 3) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
- 4) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- 5) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 6) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.
- 7) A KARST SURVEY WAS COMPLETED BY GEM ENGINEERING, INC. ON 8/30/17 PER CHAPTER 4, PART 9 - SECTION 4.9.3 OF THE LAND DEVELOPMENT CODE.

## TRANSPORTATION NOTES

- 1) ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
- 2) ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- 3) ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- 4) CONSTRUCTION PLANS, BOND, AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
- 5) THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF TO THE PUBLIC RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
- 6) THERE SHALL BE NO COMMERCIAL SIGNS WITHIN THE PUBLIC RIGHT-OF-WAY. THERE SHALL BE NO LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- 7) SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- 8) ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE PER STATE DESIGN REQUIREMENTS.
- 9) KYTC WILL NOT PERMIT DIRECT ACCESS TO BARDSTOWN ROAD FROM INDIVIDUAL LOTS.
- 10) ALL INTERIOR WALKS THAT ABUT PARKING SHALL BE A MINIMUM WIDTH OF 5-FEET.

## MSD NOTES

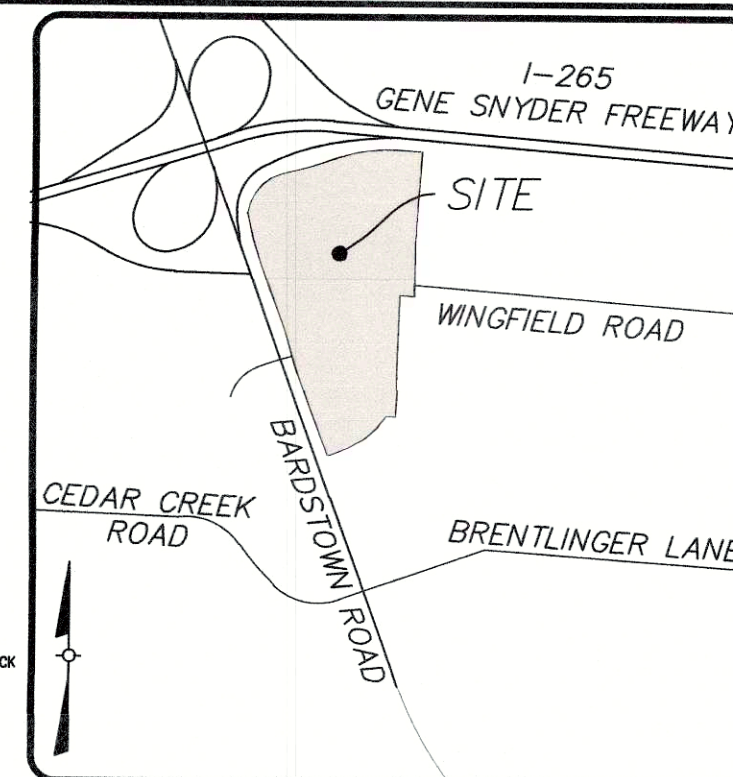
- 1) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW L.E. SANITARY SEWER FLOW WILL BE TREATED AT THE CEDAR CREEK WATER QUALITY TREATMENT CENTER.
- 2) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (---) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- 3) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111)C0097E REV. DECEMBER 5, 2006).
- 4) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 5) ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- 6) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- 7) UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION-10.3.8.4 OF MSD'S DESIGN MANUAL.
- 8) ALL RESTAURANTS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.

## EROSION CONTROL NOTES

- 1) 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 SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- 2) ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- 3) SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
- 4) 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 NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- 5) SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

## LEGEND

- EX. TREE
- EX. FIRE HYDRANT
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. SIGN
- EX. PROPERTY LINE
- EX. FENCE
- EX. WATER LINE
- EX. GAS LINE
- EX. OVERHEAD ELECTRIC
- EX. UNDERGROUND ELECTRIC
- EX. SINKHOLE
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. CONCRETE
- EX. EDGE OF PAVEMENT
- EX. PROPERTY LINE BEING REMOVED
- PL. STORM SEWER w/ EPSC ROCK CHECK
- PL. SANITARY SEWER
- PL. PROPERTY SERVICE CONNECTION
- PL. SINKHOLE
- PL. CONCRETE
- PL. EDGE OF PAVEMENT
- PL. FENCE
- PL. SILT FENCE
- LIMITS OF PROPOSED BUILDING



## LOCATION MAP

NOT TO SCALE

## MSD EASEMENTS (PROPOSED)

- △ PROPOSED 15' SANITARY SEWER AND DRAINAGE EASEMENT
- △ PROPOSED 15' SANITARY SEWER AND DRAINAGE EASEMENT
- △ PROPOSED VARIABLE SANITARY SEWER AND DRAINAGE EASEMENT

NOTE: FOR CLARITY, ALL PROPOSED EASEMENTS ARE SHOWN ON DEVELOPMENT PLAN BUT LABELED WITH THE Δ (OR) OR INDICATION AS SHOWN ABOVE FOR TYPE. FINAL LOCATIONS AND MINIMUM WIDTHS WILL BE DETERMINED AT TIME OF CONSTRUCTION PER MSD MINIMUM REQUIREMENTS.

## PRELIMINARY APPROVAL

Condition of Approval:

*Molly Clark* 3-14-22  
Development Review Date

LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

## OWNERS

SOUTHPOINTE PARTNERS, LLC.  
3810 SPRINGHURST BOULEVARD, SUITE 120  
LOUISVILLE, KY 40241  
PARCEL# 05260106 P.B. 59, PG. 24 (10405 SOUTHPOINTE BLVD)  
PARCEL# 05260107 P.B. 59, PG. 24 (SOUTHPOINTE BLVD)  
PARCEL# 05260108 P.B. 59, PG. 24 (SOUTHPOINTE BLVD)

## SITE DATA

SITE AREA: 23.74 ACRES  
FORM DISTRICT: REGIONAL CENTER  
EX. ZONING: C-2  
EX. LAND USE: VACANT  
PR. LAND USE: COMMERCIAL  
F.A.R.: 0.28  
TRACT COMMON SPACE (7.39 AC.): 4,429 SF - NOT PART OF THIS PLAN  
TRACT A (1.17 AC. / 0.09 FAR): 2,824 SF - RESTAURANT  
TRACT B (0.84 AC. / 0.17 FAR): 5,500 SF - RETAIL/RESTAURANT  
TRACT C (0.72 AC. / 0.17 FAR): 11,207 SF - MEDICAL  
TRACT D (1.08 AC. / 0.24 FAR): 11,207 SF - MEDICAL  
TRACT E (12.54 AC. / 0.29 FAR): 158,200 SF - RETAIL/FUEL  
TOTAL BUILDING AREA: 182,160 SF

## PARKING SUMMARY

	MINIMUM PARKING	MAXIMUM PARKING
TRACT A - PANERA (NOT PART OF THIS PLAN)	N/A	N/A
TRACT B - RESTAURANT (2,824 SF)	6 SPACES (1 SP/500 SF)	28 SPACES (1 SP/100 SF)
TRACT C - RESTAURANT (5,500 SF)	11 SPACES (1 SP/500 SF)	55 SPACES (1 SP/100 SF)
TRACT D - MEDICAL (11,207 SF)	28 SPACES (1 SP/400 SF)	75 SPACES (1 SP/150 SF)
TRACT E - RETAIL (154,100 SF)	308 SPACES (1 SP/500 SF)	771 SPACES (1 SP/200 SF)
FUEL (4,100 SF)	8 SPACES (1 SP/500 SF)	16 SPACES (1 SP/250 SF)
TOTAL MINIMUM / MAXIMUM PARKING	361 SPACES	945 SPACES

TOTAL PARKING PROVIDED: 786 SPACES  
(INC. 25 ADA SPACES)

## BICYCLE SUMMARY

TRACT A - PANERA (NOT PART OF THIS PLAN): N/A  
TRACT B - RESTAURANT (3 SPACES OR 10% OF REEL. PARKING): 3 SPACES  
TRACT C - RESTAURANT (3 SPACES OR 10% OF REEL. PARKING): 3 SPACES  
TRACT D - MEDICAL (3 SPACES OR 10% OF REEL. PARKING): 3 SPACES  
TRACT E - RETAIL (3 SPACES OR 10% OF REEL. PARKING): 9 SPACES  
TRACT F - FUEL (3 SPACES OR 10% OF REEL. PARKING): 3 SPACES  
TOTAL BICYCLE PARKING REQUIRED: 21 SPACES  
TOTAL PARKING PROVIDED: 21 SPACES  
NOTE: LONG TERM BIKE PARKING MAY BE PROVIDED INSIDE.

## LANDSCAPE SUMMARY

VEHICLE USE AREA	AREA REQUIRED	AREA PROVIDED
TRACT A - N/A	N/A	N/A
TRACT B - 24,105 SF	1,808 SF	2,092 SF
TRACT C - 19,942 SF	1,496 SF	2,167 SF
TRACT D - 26,281 SF	1,971 SF	3,203 SF
TRACT E - 300,274 SF	22,521 SF	29,559 SF
TOTAL - 370,602 SF	27,795 SF	37,021 SF

## TREE CANOPY CALCULATIONS

GROSS SITE AREA EXCLUDES TRACT A: 983,149 SF (22.57 AC.)  
TREE CANOPY REQUIRED: 344,102 SF (35%)  
TREE CANOPY PRESERVED: 0 S.F. (0%)  
TREE CANOPY TO BE PLANTED: 344,102 SF (35%)  
TOTAL TREE CANOPY PROVIDED: 344,102 SF (35%)

## OUTDOOR AMENITIES

AREA REQUIRED (10% OF 182,160 SF): 18,216 SF  
AREA PROVIDED (SEE AMENITIES PROVIDED BELOW): 26,200 SF  
AREA 1 = 11,600 SF - PARK WITH OUTDOOR DINING (INCL. LANDSCAPE PLANTERS/SHADE CANOPY)  
AREA 2 = 5,800 SF - PLAZA WITH SEATING AREAS (INCL. LANDSCAPE PLANTERS/SHADE AREAS)  
AREA 3 = 8,800 SF - WALKWAY WITH SEATING AREAS (INCL. LANDSCAPE PLANTERS/SHADE AREAS)  
TOTAL = 26,200 SF  
SEATING REQUIRED & PROVIDED IS 1 SP/200 SF OF AREA REQUIRED = 92 TOTAL SEATS

ENGINEER:

**HERITAGE ENGINEERING, LLC**

602 South 4th Street  
Suite 100  
Louisville, KY 40202  
Jefferson County  
(502) 582-1413 Fax  
(502) 582-1413 Fax

DEVELOPER:

**SOUTHPOINTE PARTNERS, LLC.**

3810 SPRINGHURST BLVD, SUITE 120  
LOUISVILLE, KY 40241

PROJECT:

**HyVee** EMPLOYEE OWNED

AT SOUTHPOINTE COMMONS  
7405 BARDSTOWN ROAD, LOUISVILLE, KY 40291

JOB NO: 17054-2

HORIZ. SCALE: 1"=60'

VERT. SCALE: N/A

DESIGNED BY: JDC

DETAILED BY: JDC

CHECKED BY: SWH

DATE: AUGUST 30, 2021

SHEET

**C04**

MAR 08 2022

PLANNING & DESIGN SERVICES