

**GENERAL NOTES**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- 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 MGMT. PRACTICES.
- MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- LOWEST FINISHED FLOOR AND MACHINERY TO BE DETERMINED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5 TO 1. COMPENSATION SHALL NOT BE REQUIRED FOR FILL LOCATED WITHIN THE LIMITS OF THE EXISTING MALL FOOTPRINT.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL STANDARDS SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0046E, DECEMBER 5, 2006)
- SANITARY SEWERS ARE AVAILABLE BY CONNECTION. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- DRAINAGE / STORM WATER DETENTION: 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. DETENTION IS NOT REQUIRED DUE TO NO INCREASE IN IMPERVIOUS AREA.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE DEVELOPMENT LIES IN THE LOUISVILLE #4 FIRE DISTRICT.
- SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
- A KARST SURVEY WAS PERFORMED BY KELLY JONES ON 5-17-18. ALTHOUGH THERE WAS EXPOSED BEDROCK IN THE STREAM BED, THIS IS A DEVELOPED SITE AND NO KARST FEATURES WERE FOUND WITHIN THE DEVELOPMENT AREA.
- CROSSOVER ACCESS IS PROVIDED AS RECORDED IN THE THIRD AMENDMENT TO AND RESTATMENT OF EASEMENT, RESTRICTION AND OPERATING AGREEMENT DATED AUGUST 17, 1983 AND RECORDED ON MAY 18, 1984 IN DEED BOOK 5424, PAGE 659, AS AMENDED BY FOURTH AMENDMENT TO EASEMENT, RESTRICTION AND OPERATING AGREEMENT ENTERED INTO AS OF OCTOBER 1, 1987 AND RECORDED IN DEED BOOK 6146, PAGE 285, AS FURTHER AMENDED BY FIFTH AMENDMENT TO EASEMENT, RESTRICTION AND OPERATING AGREEMENT DATED SEPTEMBER 14, 2004 AND RECORDED IN DEED BOOK 8501, PAGE 595, ALL IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.
- THE LOCAL REGULATORY FLOODPLAIN SHOWN ON THE PLAN IS BASED ON THE CURRENT 1-D HYDRAULIC MODEL AND WILL BE REVISED BASED ON A 2-D MODEL AS PART OF THE CONSTRUCTION PLAN SUBMITTAL.

**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 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 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 TEMPORARY CONSTRUCTION ENTRANCE & SILT FENCE.
- BEGIN DEMOLITION, STRIPPING AND GRADING OPERATIONS.
- INSTALL STORM SEWER AND INLET PROTECTION.
- INSTALL/RELOCATE SITE UTILITIES.
- INSTALL STORM SEWER AND INLET PROTECTION.
- COMPLETE GRADING OPERATIONS.
- INSTALL CURBS AND PAVE SITE.
- REMOVE SILT FENCES AND INLET PROTECTION ONCE SITE IS STABILIZED & VEGETATION IS ESTABLISHED.

**UTILITY NOTE**

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NUMBER 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 WIRES, 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.

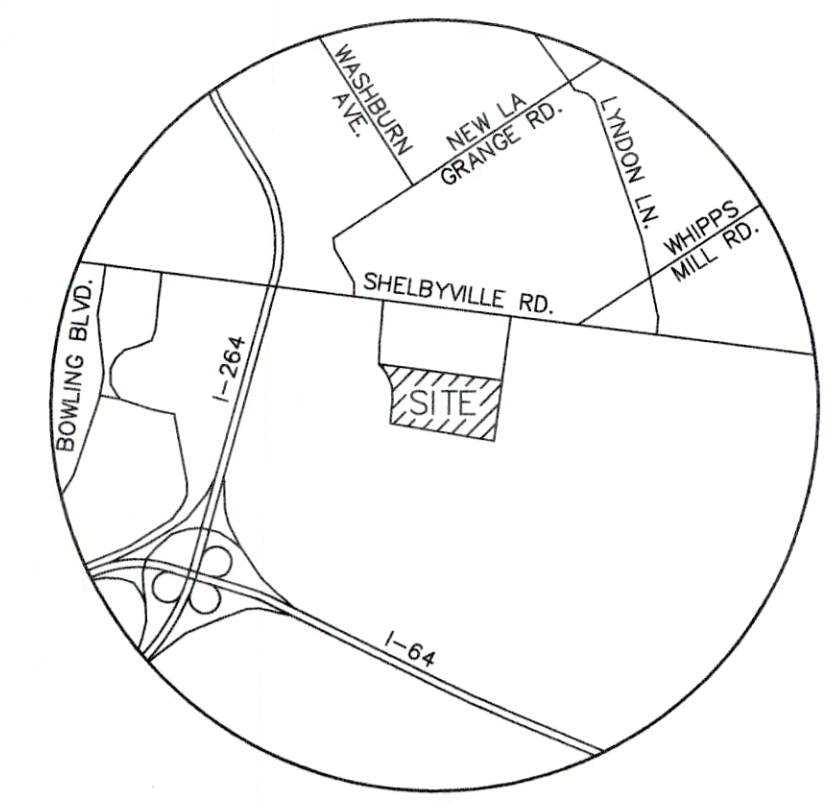
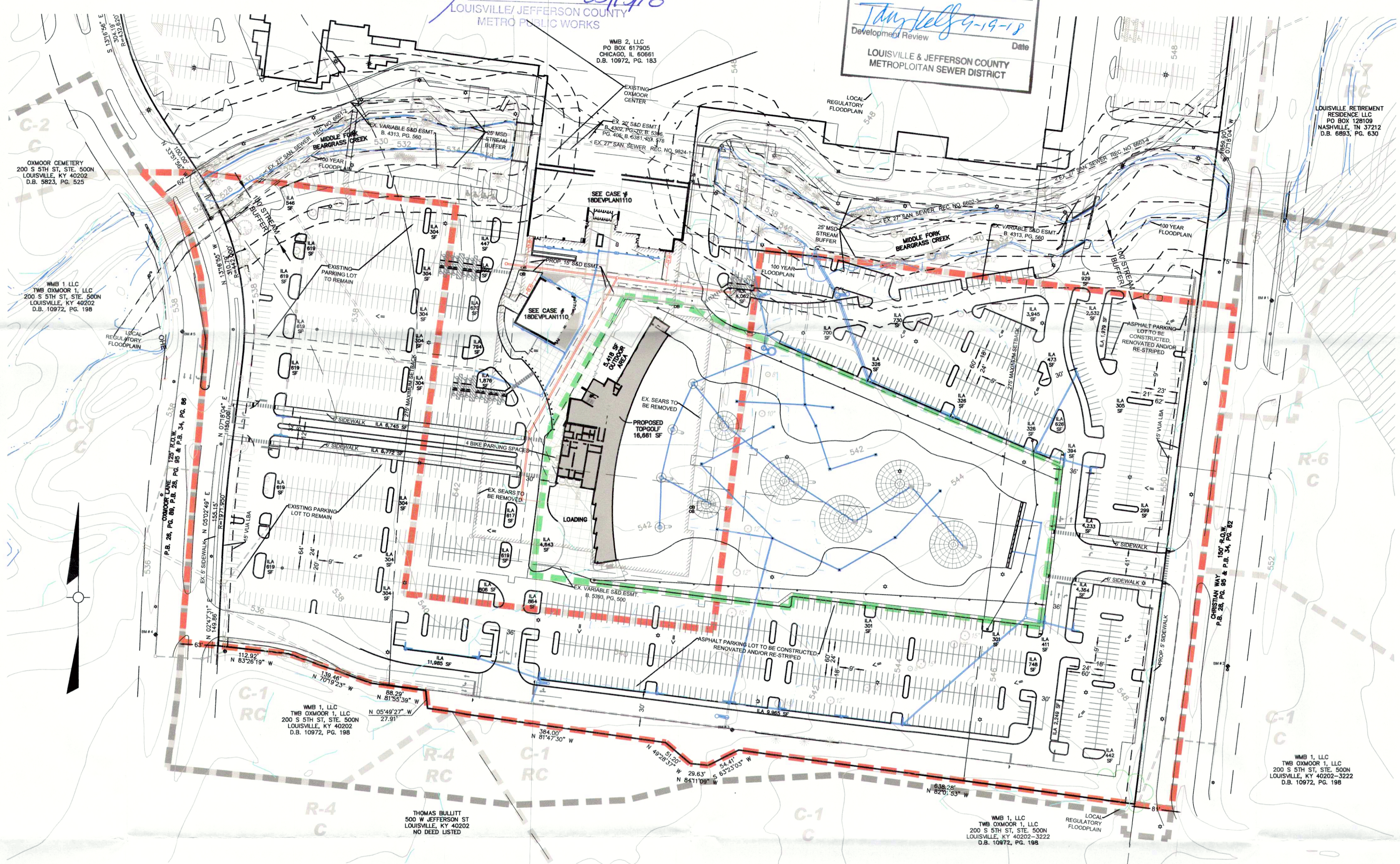
THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:

BY: *[Signature]*  
DATE: 09/19/18  
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

**PRELIMINARY APPROVAL**  
Condition of Approval:  
  
Development Review Date: 09-19-18  
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



**SITE DATA**

|                                     |  |
|-------------------------------------|--|
| EXISTING ZONING:                    | C-1 & C-2  |
| EXISTING FORM DISTRICT:             | ROFD   |
| PROPOSED ZONING:                    | C-2  |
| EXISTING USE:                       | SHOPPING CENTER, ENTERTAINMENT CENTER, & DRIVING RANGE |
| PROPOSED USE:                       | SHOPPING CENTER, ENTERTAINMENT CENTER, & DRIVING RANGE |
| GROSS SITE AREA:                    | 70.02 AC   |
| AREA OF REZONING:                   | 22.47 AC   |
| AREA OF CUP:                        | 6.85 AC  |
| BUILDING FOOTPRINT (TOPGOLF ONLY):  | 16,661 SF  |
| GROSS BUILDING AREA (TOPGOLF ONLY): | 62,103 SF  |
| PROPOSED BUILDING HEIGHT:           | 53'  |
| PROPOSED POLE HEIGHT:               | 175'   |
| FAR (OXMOOR CENTER):                | 31   |

**TREE CANOPY REQUIREMENTS**

|                                |                  |
|--------------------------------|------------------|
| PROJECT AREA (SOUTH OF CREEK)  | 1,311,109 SF     |
| EXISTING TREE CANOPY           | 0-40%            |
| EXISTING TREE CANOPY TO REMAIN | 0 SF (0%)        |
| REQUIRED NEW TREE CANOPY       | 262,222 SF (20%) |

**ILA CALCULATIONS**

|                           |            |
|---------------------------|------------|
| VIA AREA (SOUTH OF CREEK) | 827,979 SF |
| REQUIRED ILA (7.5%)       | 62,098 SF  |
| PROPOSED ILA              | 51,188 SF  |
| TREES REQUIRED            | 207 TREES  |

**IMPERVIOUS AREA CALCULATIONS**

|                                |                           |
|--------------------------------|---------------------------|
| PROJECT AREA (SOUTH OF CREEK): | 1,311,109 SF (30.10 ACS)  |
| EXISTING IMPERVIOUS AREA:      | 1,101,711 SF (25.29 ACS)  |
| PROPOSED IMPERVIOUS AREA:      | 1,015,374 SF (23.31 ACS)  |
| DIFFERENCE:                    | LESS 86,337 SF (1.98 ACS) |

**PARKING CALCULATIONS**

|                                    |              |
|------------------------------------|--------------|
| SHOPPING CENTER:                   | 730,891 SF   |
| RESTAURANT:                        | 63,868 SF    |
| BUILDING:                          | 53,336 SF    |
| OUTDOOR DINING:                    | 10,532 SF    |
| TOPGOLF:                           | 67,521 SF    |
| BUILDING:                          | 62,103 SF    |
| OUTDOOR DINING/LOUNGE:             | 5,418 SF     |
| PARKING REQUIRED:                  | 4,840 SPACES |
| (SHOPPING CENTER @ 5/1000 = 3,654) | -30%         |
| (RESTAURANT @ 1/125 = 511)         | 3,388 SPACES |
| (TOPGOLF @ 1/100 = 675)            |              |
| PARKING ALLOWED:                   | 7,012 SPACES |
| (SHOPPING CENTER @ 6/1000 = 4,385) |              |
| (RESTAURANT @ 1/50 = 1,277)        |              |
| (TOPGOLF @ 1/50 = 1,350)           |              |
| PARKING PROVIDED:                  | 3,762 SPACES |
| (INCLUDING 78 H.C. SPACES)         |              |

NOTE: THIS SITE QUALIFIES FOR THE FOLLOWING REDUCTIONS PER LDC 9.1.3.F AS FOLLOWS:  
10% REDUCTION - TARC PROXIMITY  
20% REDUCTION - GREEN SITE DESIGN STANDARDS - PREVIOUSLY DEVELOPED SITE - TARC ROUTE 19

**BICYCLE PARKING REQUIRED**

|            |          |
|------------|----------|
| SHORT TERM | 4 SPACES |
| LONG TERM  | 2 SPACES |

NOTE: LONG TERM BIKE PARKING WILL BE LOCATED INSIDE THE BUILDING.

**ADDITIONAL REQUESTS**

- VARIANCE FROM LDC 5.3.3.C.2.g TO EXCEED THE MAXIMUM SETBACK ALONG CHRISTIAN WAY AND OXMOOR LANE.
- VARIANCE FROM LDC 5.5.3.C.2.d TO EXCEED THE MAXIMUM STRUCTURE HEIGHT.
- VARIANCE FROM LDC 4.8.3 TO ENCRoACH INTO THE 100' STREAM BUFFER.
- WAIVER FROM LDC 10.2.10 TO ENCRoACH INTO THE REQUIRED VIA LBA ALONG CHRISTIAN WAY AND OXMOOR LANE.



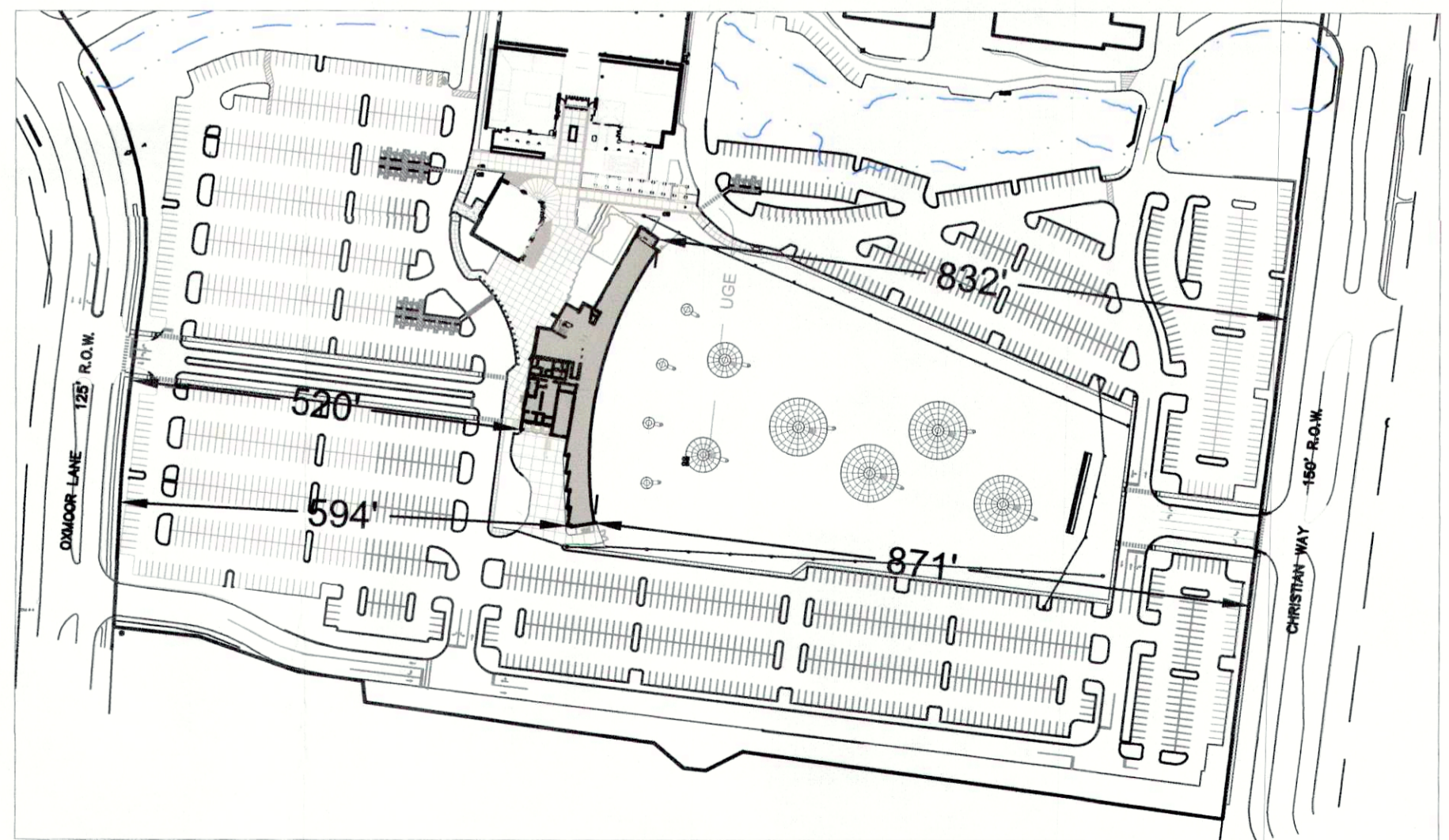
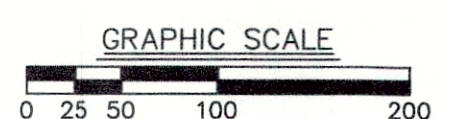
**LEGEND**

- EX. STORM SEWER
- PROP. STORM SEWER
- EX. SANITARY SEWER
- PROP. SANITARY SEWER
- DRAINAGE FLOW ARROWS
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PROP. NET POLE
- EX. BUILDING TO BE REMOVED
- EX. PROPERTY LINE
- EX. ZONING BOUNDARY
- EX. FORM DISTRICT
- FORM DISTRICT TRANSITION ZONE
- PROP. ZONE CHANGE
- PROP. CUP
- FEMA 100 YEAR FLOODPLAIN
- LOCAL REGULATORY FLOODPLAIN
- PROPOSED COMPENSATION AREA

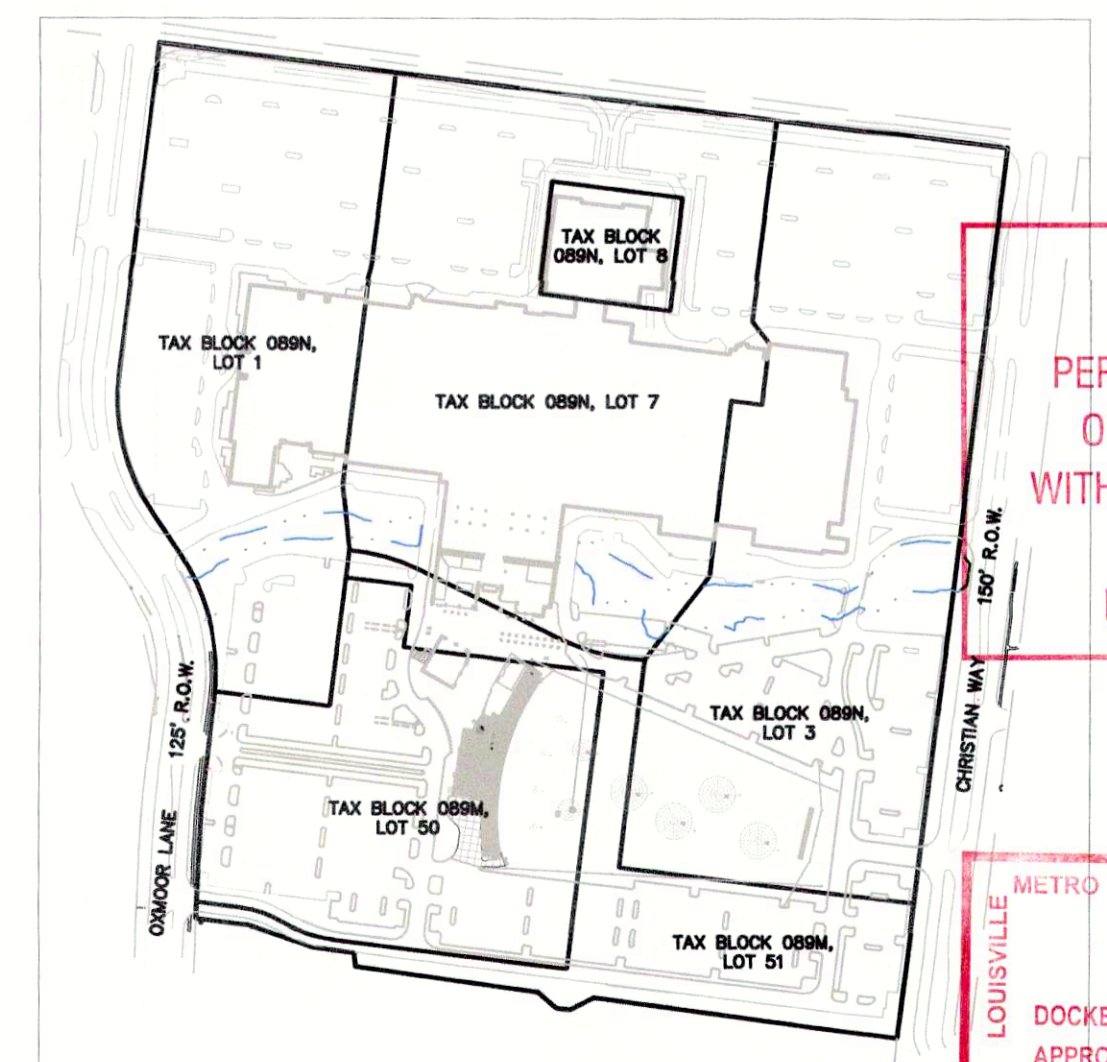
**NOTICE**  
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

LOUISVILLE METRO APPROVED DISTRICT DEVELOPMENT PLAN  
DOCKET NO. 1820NE1014  
APPROVAL DATE: \_\_\_\_\_  
EXPIRATION DATE: \_\_\_\_\_  
SIGNATURE OF PLANNING COMMISSION: \_\_\_\_\_  
PLANNING COMMISSION

RECEIVED  
SEP 14 2018  
PLANNING & DESIGN SERVICES



SETBACK VARIANCE EXHIBIT  
SCALE: 1" = 200'



PROPERTY LINE EXHIBIT  
SCALE: 1" = 400'

**SABAK, WILSON & LINGO, INC**  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
THE HENRY CLAY 608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202  
(502) 584-6271

| NO. | REVISION                      | DATE     |
|-----|-------------------------------|----------|
| 1   | REVISED PER AGENT COMMENTS    | 07/16/18 |
| 2   | REVISED PER AGENT COMMENTS    | 08/02/18 |
| 3   | MAJOR REVISIONS PER APPLICANT | 09/10/18 |

CONDITIONAL USE PERMIT & DETAILED DISTRICT DEVELOPMENT PLAN  
PROJECT TITLE: TOP GOLF AT OXMOOR CENTER  
7900 SHELBYVILLE ROAD & OXMOOR LANE  
LOUISVILLE, KY 40222  
T.B. 88N, LOTS 1, 3, & 7 AND T.B. 88N, LOTS 50 & 51

JOB NO. 3096-TG  
SCALE: 1" = 100'

DATE: 06/05/18

DRAWING NO. DDP/CUP