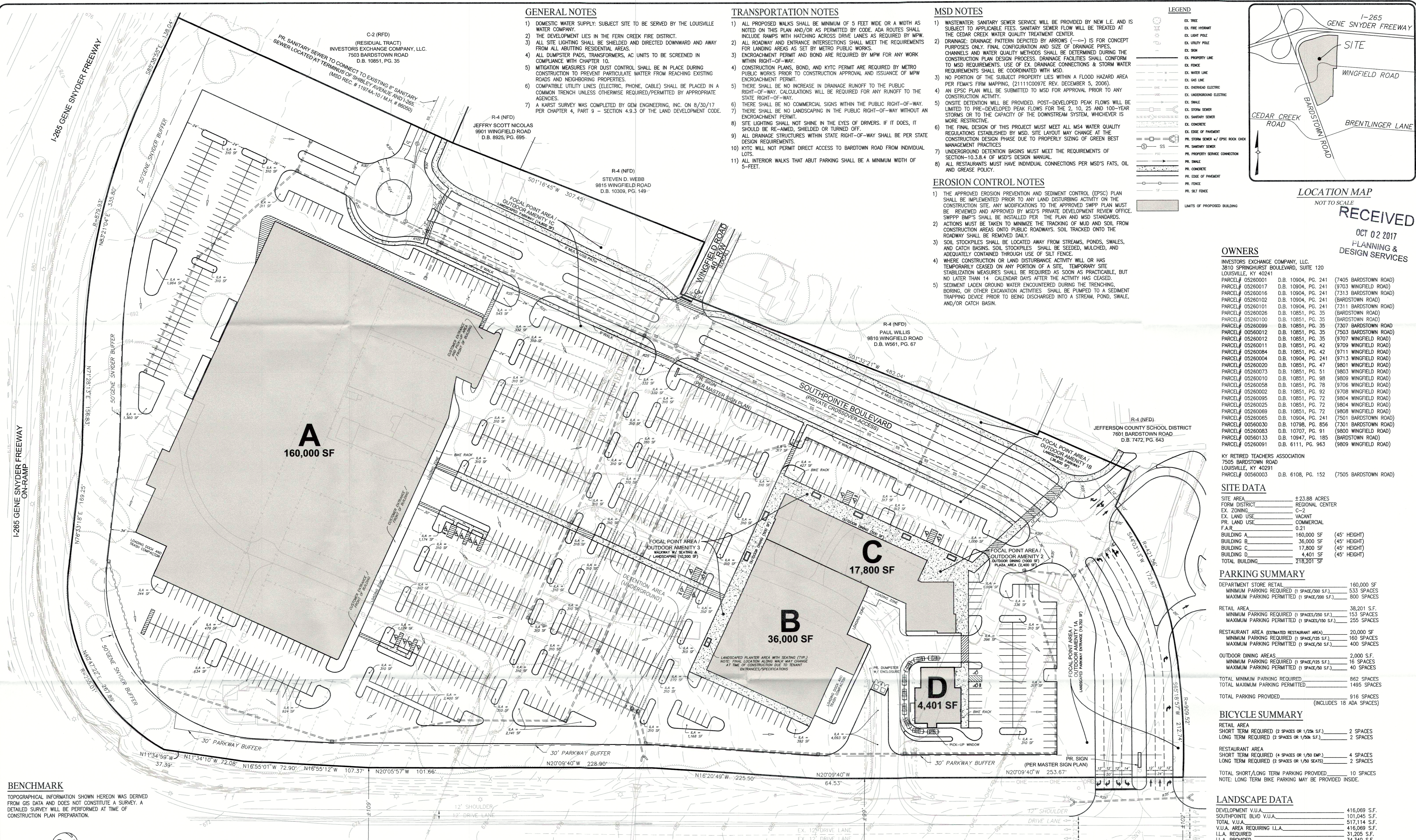


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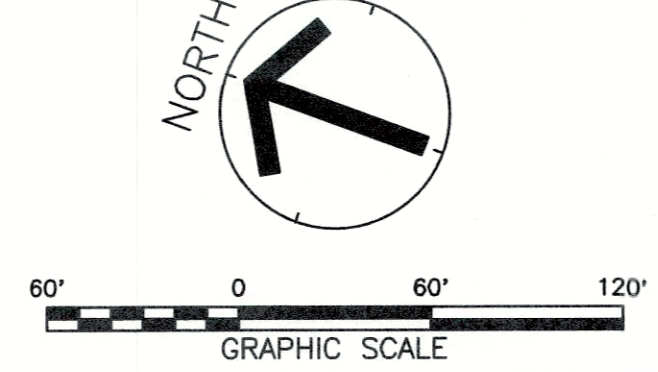
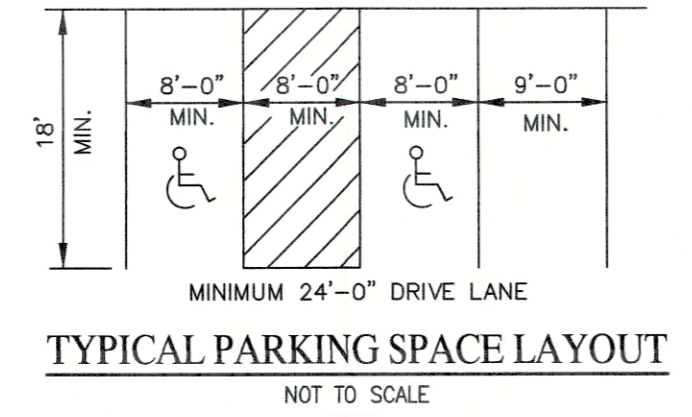


BENCHMARK
TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM GIS DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SURVEY WILL BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.



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	Detailled by
1	10/2/17	AGENCY COMMENTS (2ND REVIEW)	JDC



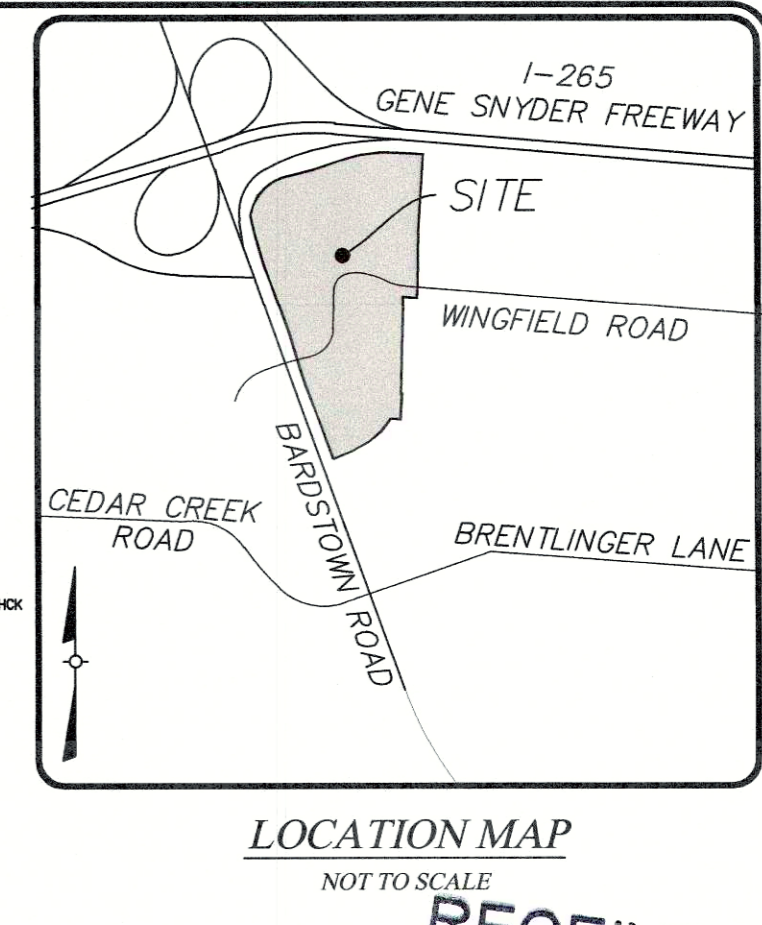
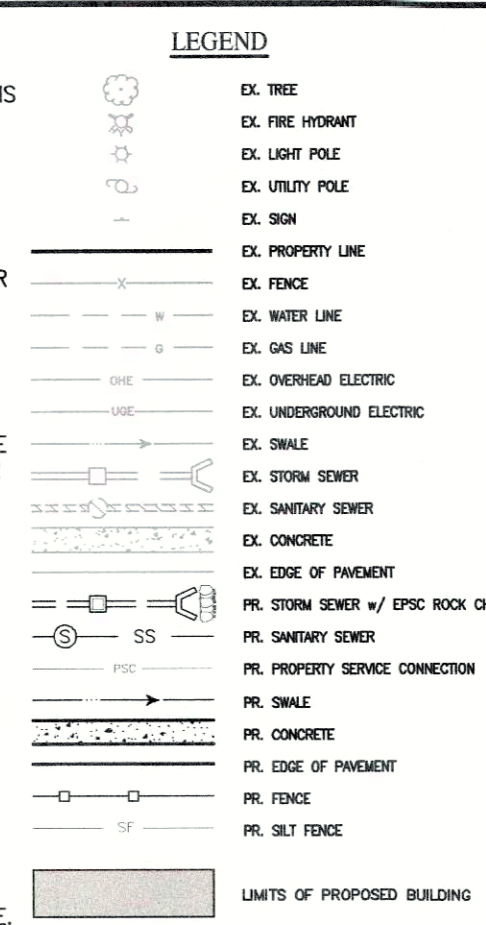
DETECTION CALCULATIONS
 $X = \Delta CRA / 12$
 $\Delta C = 0.95 - 0.30 = 0.65$
 $A = 1,040,211 \text{ S.F. (23.88 Acres)}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.65)(1,040,211)(2.8) / 12 = 157,734 \text{ CUBIC-FEET}$
REQUIRED $X = 157,734 \text{ CU.FT.}$
BASIN AREA = 44,000 S.F. @ APPROX. 3.6 FT. DEPTH
TOTAL = 44,000 S.F. @ APPROX. 3.6 FT. DEPTH = 158,400 CU.FT. > 157,734 CU.FT.

- 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 ADJACENT 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 HARST 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) ENFORCEMENT 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 ENFORCEMENT 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 SITE RIGHT-OF-WAY.
 - 6) THERE SHALL BE NO COMMERCIAL SIGNS WITHIN THE PUBLIC RIGHT-OF-WAY.
 - 7) THERE SHALL BE NO LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
 - 8) SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-ARMED, SHIELDED OR TURNED OFF.
 - 9) ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE PER STATE DESIGN REQUIREMENTS.
 - 10) KYTC WILL NOT PERMIT DIRECT ACCESS TO BARDTOWN ROAD FROM INDIVIDUAL LOTS.
 - 11) 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. AND IS SUBJECT TO APPLICABLE FEES. 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 PER FEMA'S FIRM MAPPING, (211110097E, REV. DECEMBER 5, 2006).
 - 3) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (211110097E, 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 MS4 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 SWPPP 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 SEEDED, 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.



RECEIVED
OCT 02 2017
PLANNING & DESIGN SERVICES

OWNERS

PARCEL#	OWNER	ADDRESS
05260001	D.B. 10904, PG. 241	7405 BARDSTOWN ROAD
05260007	D.B. 10904, PG. 241	9703 WINGFIELD ROAD
05260016	D.B. 10904, PG. 241	7313 BARDSTOWN ROAD
05260102	D.B. 10904, PG. 241	BARDSTOWN ROAD
05260101	D.B. 10904, PG. 241	7311 BARDSTOWN ROAD
05260026	D.B. 10851, PG. 35	BARDSTOWN ROAD
05260103	D.B. 10851, PG. 35	BARDSTOWN ROAD
05260099	D.B. 10851, PG. 35	7307 BARDSTOWN ROAD
00560012	D.B. 10851, PG. 35	7503 BARDSTOWN ROAD
05260012	D.B. 10851, PG. 35	9707 WINGFIELD ROAD
05260026	D.B. 10851, PG. 42	9709 WINGFIELD ROAD
05260084	D.B. 10851, PG. 42	9711 WINGFIELD ROAD
05260004	D.B. 10904, PG. 241	9713 WINGFIELD ROAD
05260020	D.B. 10851, PG. 47	9801 WINGFIELD ROAD
05260073	D.B. 10851, PG. 51	9803 WINGFIELD ROAD
05260010	D.B. 10851, PG. 98	9809 WINGFIELD ROAD
05260058	D.B. 10851, PG. 78	9706 WINGFIELD ROAD
05260002	D.B. 10851, PG. 92	9708 WINGFIELD ROAD
05260095	D.B. 10851, PG. 72	9804 WINGFIELD ROAD
05260025	D.B. 10851, PG. 72	9804 WINGFIELD ROAD
05260069	D.B. 10851, PG. 72	9808 WINGFIELD ROAD
05260065	D.B. 10904, PG. 241	7501 BARDSTOWN ROAD
00560030	D.B. 10798, PG. 856	7301 BARDSTOWN ROAD
05260083	D.B. 10707, PG. 91	9800 WINGFIELD ROAD
00560133	D.B. 10947, PG. 185	BARDSTOWN ROAD
05260091	D.B. 6111, PG. 963	9809 WINGFIELD ROAD

KY RETIRED TEACHERS ASSOCIATION
7505 BARDSTOWN ROAD
LOUISVILLE, KY 40221
PARCEL# 005600031 D.B. 6108, PG. 152 (7505 BARDSTOWN ROAD)

SITE DATA

SITE AREA	±23.88 ACRES
FORM DISTRICT	REGIONAL CENTER
EX. ZONING	C
EX. LAND USE	VACANT
PR. LAND USE	COMMERCIAL
F.A.R.	0.21
BUILDING A	160,000 SF (45' HEIGHT)
BUILDING B	36,000 SF (45' HEIGHT)
BUILDING C	17,800 SF (45' HEIGHT)
BUILDING D	4,401 SF (45' HEIGHT)
TOTAL BUILDING	218,201 SF

PARKING SUMMARY

DEPARTMENT STORE RETAIL	160,000 SF
MINIMUM PARKING REQUIRED (1 SPACE/300 S.F.)	533 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/200 S.F.)	800 SPACES
RETAIL AREA	38,201 S.F.
MINIMUM PARKING REQUIRED (1 SPACE/250 S.F.)	153 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/150 S.F.)	255 SPACES
RESTAURANT AREA (ESTIMATED RESTAURANT AREA)	20,000 SF
MINIMUM PARKING REQUIRED (1 SPACE/125 S.F.)	160 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/50 S.F.)	400 SPACES
OUTDOOR DINING AREAS	2,000 S.F.
MINIMUM PARKING REQUIRED (1 SPACE/125 S.F.)	16 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/50 S.F.)	40 SPACES
TOTAL MINIMUM PARKING REQUIRED	862 SPACES
TOTAL MAXIMUM PARKING PERMITTED	1,495 SPACES
TOTAL PARKING PROVIDED	916 SPACES (INCLUDES 18 ADA SPACES)

BICYCLE SUMMARY

RETAIL AREA	38,201 S.F.
SHORT TERM REQUIRED (2 SPACES OR 1/25% S.F.)	2 SPACES
LONG TERM REQUIRED (2 SPACES OR 1/50% S.F.)	2 SPACES
RESTAURANT AREA <th>20,000 SF</th>	20,000 SF
SHORT TERM REQUIRED (4 SPACES OR 1/50 EMP.)	4 SPACES
LONG TERM REQUIRED (2 SPACES OR 1/50 SEATS)	2 SPACES
TOTAL SHORT/LONG TERM PARKING PROVIDED	10 SPACES
NOTE: LONG TERM BIKE PARKING MAY BE PROVIDED INSIDE.	

LANDSCAPE DATA

DEVELOPMENT V.U.A.	416,069 S.F.
SOUTHPOINTE BLVD V.U.A.	101,045 S.F.
TOTAL V.U.A.	517,114 S.F.
V.U.A. AREA REQUIRING I.L.A.	416,069 S.F.
I.L.A. REQUIRED	31,205 S.F. (0%)
I.L.A. PROVIDED	34,340 S.F.

TREE CANOPY CALCULATIONS

GROSS SITE AREA	1,040,211 S.F. (23.88 Ac.)
CANOPY COVERAGE CLASS	CLASS C - 0% TO 40%
AREA OF SITE WITH EX. TREE CANOPY	416,422 S.F. (40%)
TREE CANOPY PRESERVED	208,042.221 S.F. (20%)
TREE CANOPY PLANTED	208,042 S.F. (20%)
TOTAL TREE CANOPY PROVIDED	218,042 S.F. (20%)

OUTDOOR AMENITIES

AREA REQUIRED (10% OF 218,201 SF)	21,820 SF
AREA PROVIDED (SEE AMENITIES PROVIDED BELOW)	84,700 SF
AREA 1A = 19,700 SF - LANDSCAPED PARKWAY ENTRANCE	
AREA 1B = 36,600 SF - LANDSCAPED PARKWAY WITH WALKS/MULTI-USE PATH & SEATING	
AREA 1C = 14,800 SF - LANDSCAPED PARKWAY WITH WALKS/MULTI-USE PATH & SEATING	
AREA 2 = 3,400 SF - PLAZA AREA WITH OUTDOOR DINING (INCL. LANDSCAPE PLANTERS/SHADE AREAS)	
AREA 3 = 10,200 SF - WALKWAY WITH SEATING AREAS (INCL. LANDSCAPE PLANTERS/SHADE AREAS)	

HERITAGE ENGINEERING, LLC
642 South 4th Street
Louisville, KY 40202
(502) 562-1412
(502) 562-1413 Fax

INVESTORS EXCHANGE COMPANY, INC.
3810 SPRINGHURST BLVD, SUITE 120
LOUISVILLE, KY 40241

GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN FOR SOUTHPOINTE COMMONS
7405 BARDSTOWN ROAD
LOUISVILLE, KY 40291

PROJECT:

JOB NO:	17054
HORIZ. SCALE:	1"=60'
VERT. SCALE:	N/A
DESIGNED BY:	JDC
DETAILED BY:	JDC
CHECKED BY:	SWH
DATE:	SEPTEMBER 6, 2017

SHEET
C01

CASE# 17DEVPLAN1155 | RELATED CASE# 11640 | WM# 9757