GENERAL NOTES:

1. DOMESTIC WATER SUPPLY:
   SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:
   A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED:
   CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES TO PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
6. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
7. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
8. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
9. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
10. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
11. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 10/11/2019 AND 2 AREAS OF POTENTIAL KARST TOPOGRAPHY WERE FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY INDICATED A MEDIUM POTENTIAL FOR KARST ACTIVITY AND ONE SINKHOLE SHOWN ON THE SITE. THE ENGINEER EXPECTS THE SINKHOLE MAY HAVE BEEN FILLED WITH THE PREVIOUS SITE EXCAVATION. A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED SHOULD ANY KARST FORMATIONS BE ENCOUNTERED DURING CONSTRUCTION.

BENCHMARKS

NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOJIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.

SOURCE BENCHMARK STA067-2006 NAVD 1988 ELEV. 525.22
FROM THE INTERSECTION OF COMMERCE CROSSING AND INTERCHANGE DRIVE, TRAVEL SOUTH 0.05 MILES ALONG INTERCHANGE ROAD TO THE STATION ON THE LEFT.

BM #2 NAVD 1988 ELEV. 549.02
BEING A SQUARE CUT WITH AN "X" ON THE CONCRETE CURB LOCATED AT THE SOUTHWEST CORNER OF INTERCHANGE DRIVE AND SOUTHPOINT DRIVE APPROXIMATELY 15.50' FROM THE CENTER OF SOUTHPOINTE DRIVE AND 42.50' FROM THE CENTER OF INTERCHANGE DRIVE.

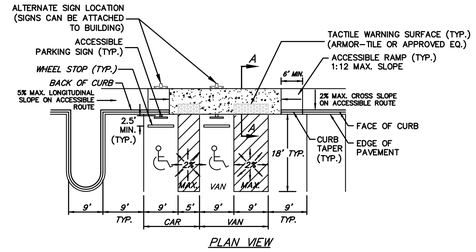
BM #282 NAVD 1988 ELEV. 547.84
BEING A SQUARE CUT ON THE CONCRETE CURB LOCATED AT THE SOUTHWEST CORNER OF INTERCHANGE DRIVE AND ANTONIA WAY APPROXIMATELY 17.50' FROM THE CENTER OF ANTONIA WAY AND 39.00' FROM THE CENTER OF INTERCHANGE DR.

MSD NOTES:

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY PRIVATE SERVICE CONNECTION AGREEMENT, SUBJECT TO FEES.
   SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION:
   DETENTION TO BE COMPENSATED THROUGH REGIONAL FACILITY FEES. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. 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.
4. EROSION AND SILT CONTROL:
   A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0 111E).
6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
7. THIS SITE SHALL MEET MSD'S FATS, OILS AND GREASE (FOG) POLICY AND DESIGN REQUIREMENTS.
8. SITE IS SUBJECT TO REGIONAL FACILITY FEE X 1.5. DOWNSTREAM CAPACITY TO BE VERIFIED TO FISHPOOL CREEK PRIOR TO CONSTRUCTION PLAN APPROVAL.
9. IF SITE HAS THRU DRAINAGE AN EASEMENT PLAN WILL BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

PUBLIC WORKS NOTES:

1. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
2. VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
3. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
4. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
5. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
6. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
7. ALL PAVEMENT SHALL BE A HARD AND DURABLE SURFACE AS REQUIRED BY 9.1.12.A. OF THE LDC.
8. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS IF REQUIRED.
9. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION PLAN APPROVAL.
10. UPON REDEVELOPMENT OF THE ADJACENT PROPERTY AND IF APPROPRIATE, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED POSSIBLY TO REDUCE THE NUMBER OF CURB CUTS, TO IMPROVE SAFETY AND TO PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY.

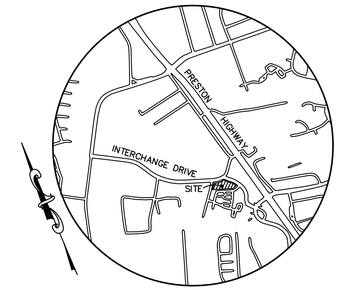


TYPICAL ACCESSIBLE PARKING SPACES

NO SCALE

LEGEND

XXX	EXISTING CONTOUR
	EXISTING STREET SIGN
EX. W	EXISTING WATER LINE W/SIZE
WM	EXISTING WATER METER
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
EX. G	EXISTING GAS W/SIZE
GM	EXISTING GAS METER
GV	EXISTING GAS VALVE
EX UGE	EXISTING UNDERGROUND ELECTRIC
E	EXISTING ELECTRIC MANHOLE
	EXISTING LIGHT POLE
T	EXISTING TELEPHONE PEDESTAL
T	EXISTING TELEPHONE MANHOLE
	EXISTING CATCH BASIN & YARD DRAIN W/PIPE
S	EXISTING SANITARY MANHOLE W/PIPE
	EXISTING 6" PROPERTY SERVICE CONNECTION
	PROPOSED WHEELSTOP
	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
	PROPOSED DITCH/SWALE
	PROPOSED SANITARY MANHOLE W/PIPE
	PROPOSED DRAINAGE ARROW
	POTENTIAL KARST FEATURE



LOCATION MAP

NO SCALE

SITE DATA:

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	C2
EXISTING LAND USE	VACANT
PROPOSED LAND USE	RETAIL/RESTAURANT
TOTAL LAND AREA	2.923± AC.
BUILDING 1	
RETAIL	7,510 ± S.F.
RESTAURANT	2,500 ± S.F.
PATIO	775 ± S.F.
TOTAL	10,785 ± S.F.
BUILDING 2	
RETAIL	1,800 ± S.F.
RESTAURANT	2,000 ± S.F.
PATIO	700 ± S.F.
TOTAL	4,500 ± S.F.
BUILDING HEIGHT (MAX. 80')	28'
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.10
PARKING REQUIRED	
RETAIL (9,310 S.F.)	
MINIMUM (1 SPACE/250 S.F.)	37 SPACES
MAXIMUM (1 SPACE/150 S.F.)	62 SPACES
RESTAURANT/PATIO (5,975 S.F.)	
MINIMUM (1 SPACE/125 S.F.)	48 SPACES
MAXIMUM (1 SPACE/50 S.F.)	120 SPACES
PARKING REQUIRED	85 MIN / 182 MAX
PARKING PROVIDED	
CAR PARKING (INCLUDES 5 ACCESSIBLE SPACES)	103 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	4 SPACES
SHORT TERM	2 SPACES
LONG TERM (PROVIDED IN BLDG)	2 SPACES

LANDSCAPE DATA:

V.U.A.	61,425± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	4,607 S.F.
I.L.A. PROVIDED	4,616± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	127,313± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	0± S.F. (0%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	25,463± S.F. (20%)
TOTAL TREE CANOPY PROVIDED	25,463± S.F. (20%)

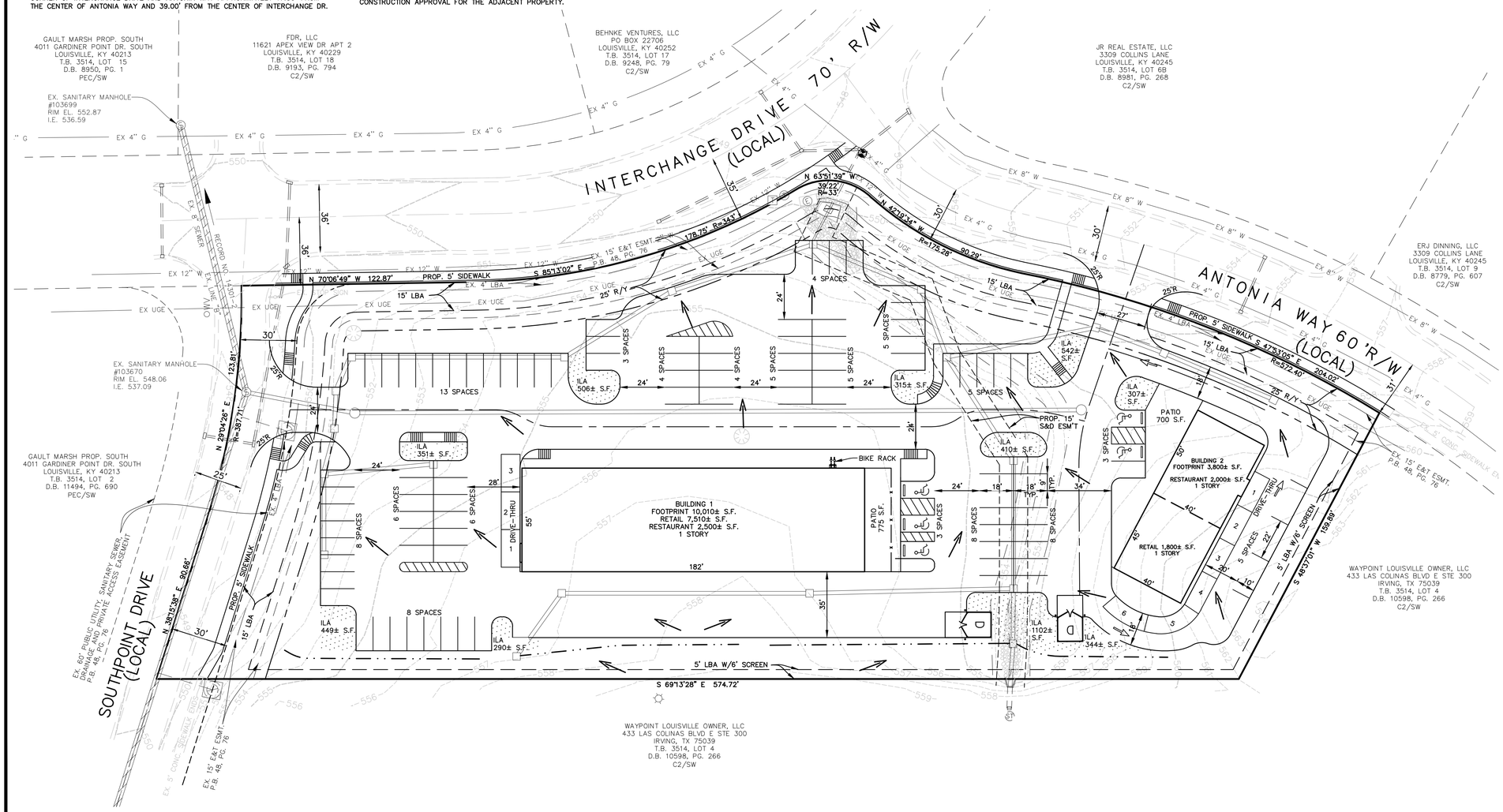
*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	80,216± S.F.
TOTAL	80,216± S.F.

WAIVER REQUEST:

A WAIVER OF 10.2.4.B.3. OF THE LDC IS REQUESTED TO ALLOW A GREATER THAN 50% OVERLAP OF THE VUA PERIMETER LANDSCAPE BUFFER AREA WITH THE EXISTING EASEMENTS.



GRAPHIC SCALE 1"=30'
0 15 30 60

CASE # 19-DDP-0054
MSD WM # 10863

MINDEL SCOTT
ENGINEERING ▶ SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 ▶ MindelScott.com

OWNER/DEVELOPER
FRD, LLC
C/O ROBBINS ENTERPRISES
P.O. BOX 2089
ELIZABETHTOWN, KY 42702

DETAILED DISTRICT DEVELOPMENT PLAN
APEX CENTER
11750 INTERCHANGE DRIVE LOUISVILLE, KY 40229
TAX BLOCK 3514, LOT 22
D.B. 7372, PG. 1; D.B. 10252, PG. 967

Revisions
10/14/19 PER AGENCY COMMENTS
11/15/19 PER AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=30'
Date: 09/23/19
Job Number: 3526

Sheet 1 of 1