

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 USA 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.
- 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 LATERAL EXTENSION. 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 & KYTC PERMIT REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
- 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 09/10/19. 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 RESTATEMENT 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 FOR RELATED PROJECTS.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- MINOR PLAT TO BE EXECUTED PRIOR TO CONSTRUCTION PLAN APPROVAL.

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 BMP'S 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 SEEDED 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 FENCINGS.

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.

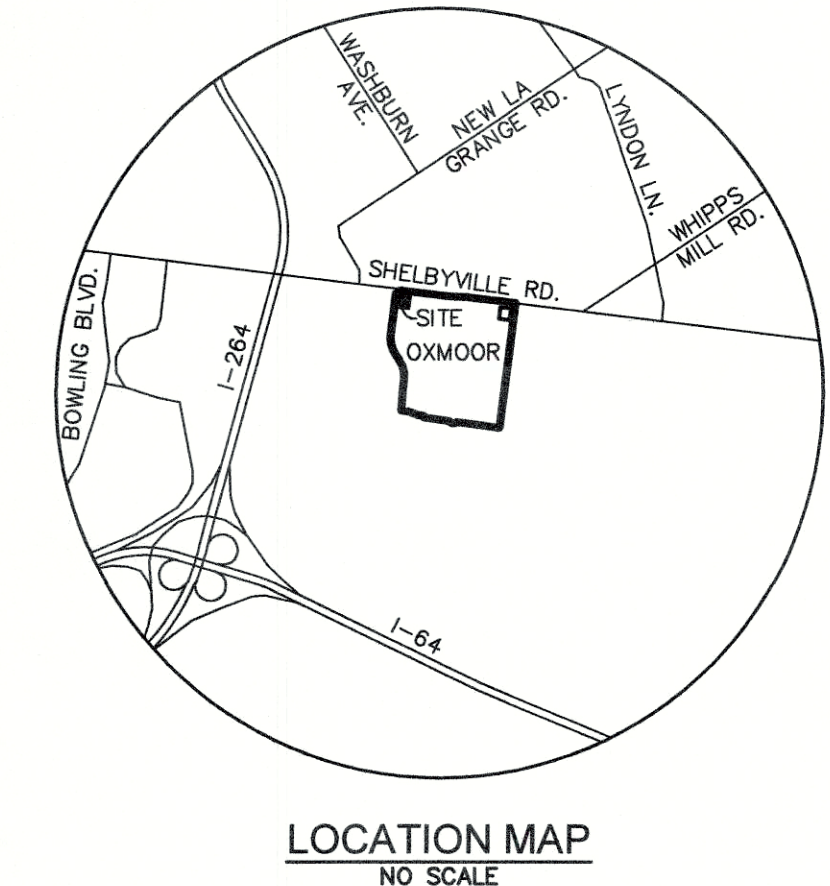
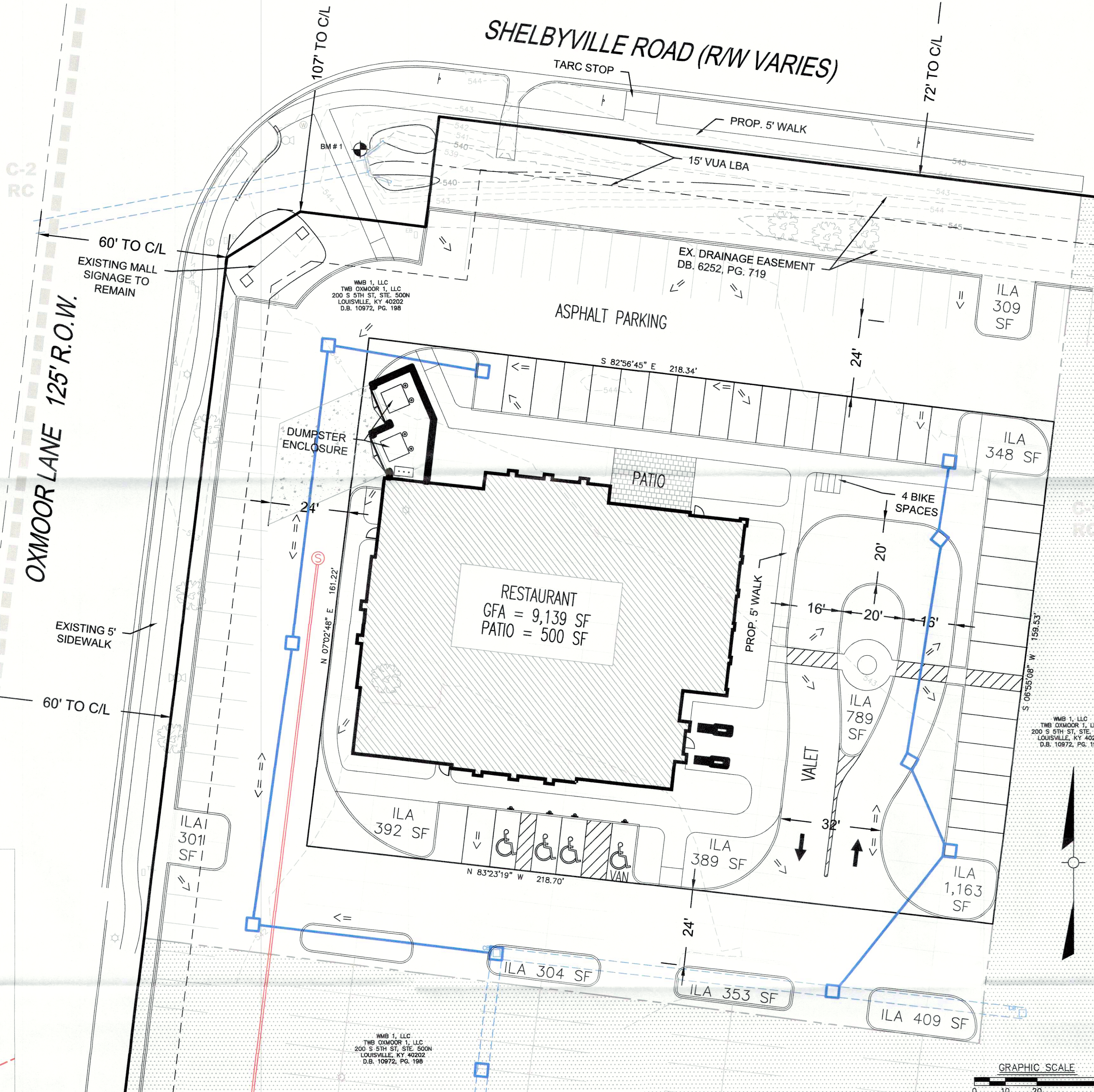
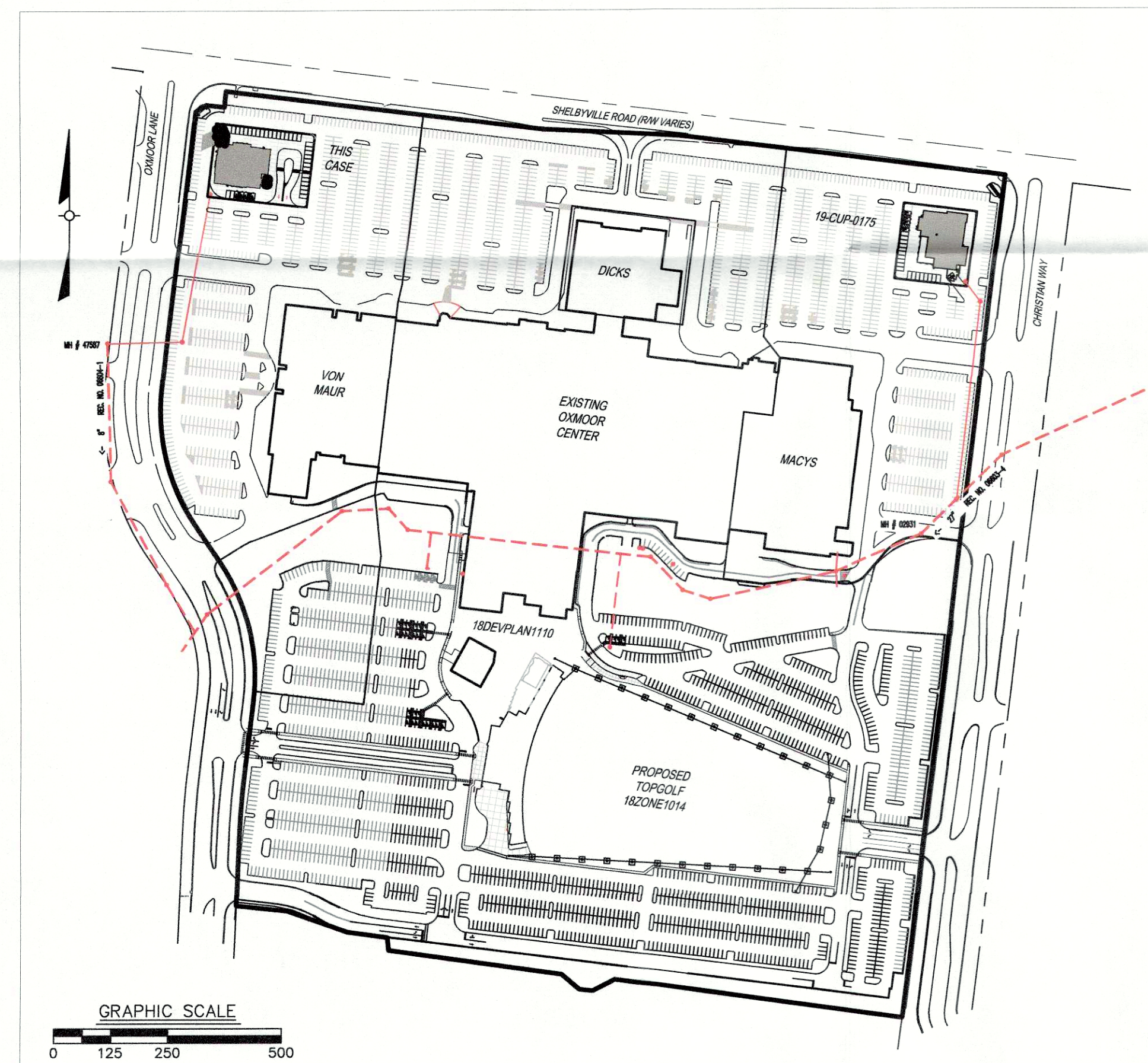
EPSC PHASING

- INSTALL TEMPORARY CONSTRUCTION ENTRANCE & SILT FENCE.
- BEGIN DEMOLITION, STRIPPING AND GRADING OPERATIONS.
- INSTALL INLET PROTECTION ON ALL EXISTING STORM GRATES WITHIN THE PROJECT WATERSHED.
- INSTALL/RELOCATE SITE UTILITIES.
- 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 "BUDDY" (TOLL FREE: PHONE NO. 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.



SITE DATA

ZONING DISTRICT:	C-1
FORM DISTRICT:	RCFD
EXISTING USE:	PARKING
PROPOSED USE:	RESTAURANT
GROSS DEVELOPMENT AREA:	1.59 AC (69,135 SF)
GROSS LOT AREA:	0.80 AC (35,045 SF)
BUILDING FOOTPRINT:	9,139 SF
GROSS BUILDING AREA:	9,139 SF
BUILDING HEIGHT:	32'
FAR (BASED ON LOT AREA):	0.26

TREE CANOPY REQUIREMENTS

DEVELOPMENT AREA:	69,135 SF
EXISTING TREE CANOPY:	0-40%
EXISTING TREE CANOPY TO REMAIN:	0 SF (0%)
REQUIRED NEW TREE CANOPY:	13,827 SF (20%)

ILA CALCULATIONS

VIA AREA (BASED ON DEVELOPMENT AREA):	35,607 SF
REQUIRED ILA (7.5%):	2,671 SF
PROPOSED ILA:	4,757 SF

IMPERVIOUS AREA CALCULATIONS

DEVELOPMENT AREA:	69,135 SF (1.59 ACS)
EXISTING IMPERVIOUS AREA:	59,663 SF (1.37 ACS)
PROPOSED IMPERVIOUS AREA:	51,882 SF (1.19 ACS)
DIFFERENCE:	LESS 7,781 SF (0.18 ACS)

BICYCLE PARKING CALCULATIONS

SHORT TERM:	4 SPACES
LONG TERM:	2 SPACES

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

REQUESTS

- CUP (LDC 4.2.41) TO ALLOW OUTDOOR ALCOHOL SALES AND CONSUMPTION FOR A RESTAURANT IN THE C-1 ZONING DISTRICT.
- WAIVER OF LDC 10.2.10 TO ALLOW AN EXISTING PARKING AREA TO ENCRoACH INTO THE REQUIRED VEHICLE USE AREA BUFFER.
- WAIVER FROM LDC 5.9.2.A.1.b.i TO ALLOW THE PEDESTRIAN CONNECTION TO BE LOCATED FURTHER THAN 50' FROM THE EXISTING TARC STOP ON SHELBYVILLE ROAD.
- WAIVER OF LDC 5.5.2.A TO ALLOW THE BUILDING ENTRANCE TO FACE AWAY FROM THE PUBLIC STREET.

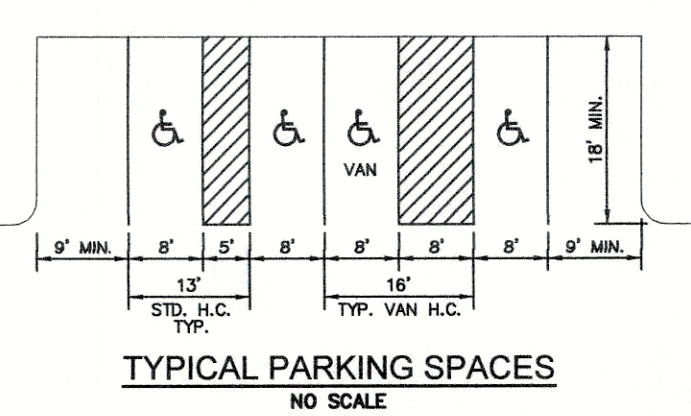
LEGEND

- EX. STORM SEWER
- PROP. STORM SEWER
- EX. SANITARY SEWER
- PROP. SANITARY SEWER
- DRAINAGE FLOW ARROWS
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. ZONING BOUNDARY
- NOT IN DEVELOPMENT AREA

OXMOOR PARKING CALCULATIONS

SHOPPING CENTER:	730,891 SF
TOPGOLF (18ZONE1014):	67,521 SF
APPROVED RESTAURANTS (18DEVPLAN1110):	63,868 SF
NEW RESTAURANTS (THIS CASE & 19-CUP-0179):	21,985 SF
PARKING REQUIRED:	5,016 SPACES
(SHOPPING CENTER @ 5/1000 = 3,654)	-30%
(RESTAURANT @ 1/125 = 887)	
(TOPGOLF [18ZONE1014] @ 1/100 = 675)	
PARKING ALLOWED:	7,452 SPACES
(SHOPPING CENTER @ 6/1000 = 4,385)	
(RESTAURANT @ 1/50 = 1,717)	
(TOPGOLF [18ZONE1014] @ 1/50 = 1,350)	
EXISTING PARKING:	3,759 SPACES
PARKING SPACES TO BE REMOVED:	244 SPACES
PARKING PROVIDED:	3,515 SPACES
(INCLUDING 69 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



RECEIVED
 JAN 13 2020
 PLANNING & DESIGN SERVICES

WM#6161
 CASE # 19-CUP-0174
 RELATED CASE #S 19-CUPPA-0124, 19-CUP-0175, 19-CUPPA-0125, 09-050-80, 10-009-80, 18DEVPLAN1110, & 18ZONE1014

OWNER
 WMB 2, LLC & TWB OXMOOR 2, LLC
 101 S. 5TH STREET, 4TH FLOOR
 LOUISVILLE, KY 40202
 D.B. 10972, PG. 183
 D.B. 10972, PG. 213

APPLICANT
 BROOKFIELD PROPERTIES RETAIL, INC.
 350 N. ORLEANS STREET, SUITE 300
 CHICAGO, IL 60654

NO. REVISION: 1
 DATE: 09/10/19
 AGENCY COMMENTS: 10/17/19
 SITE REVISIONS: 1/23/20

SHEET TITLE: REVISED DETAILED DISTRICT DEVELOPMENT PLAN & CONDITIONAL USE PERMIT
 PROJECT TITLE: WEST OUT PARCEL @ OXMOOR CENTER
 7900 SHELBYVILLE ROAD, LOUISVILLE, KY 40222
 T.B. 89N, LOT 1

JOB NO.: 3096-0P1
 SCALE: AS SHOWN
 DATE: 08/16/19
 DRAWING NO.: CUP
 SHEET 1 OF 1

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

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