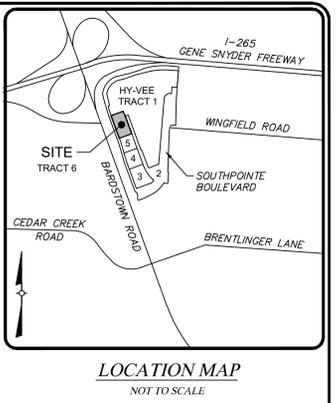
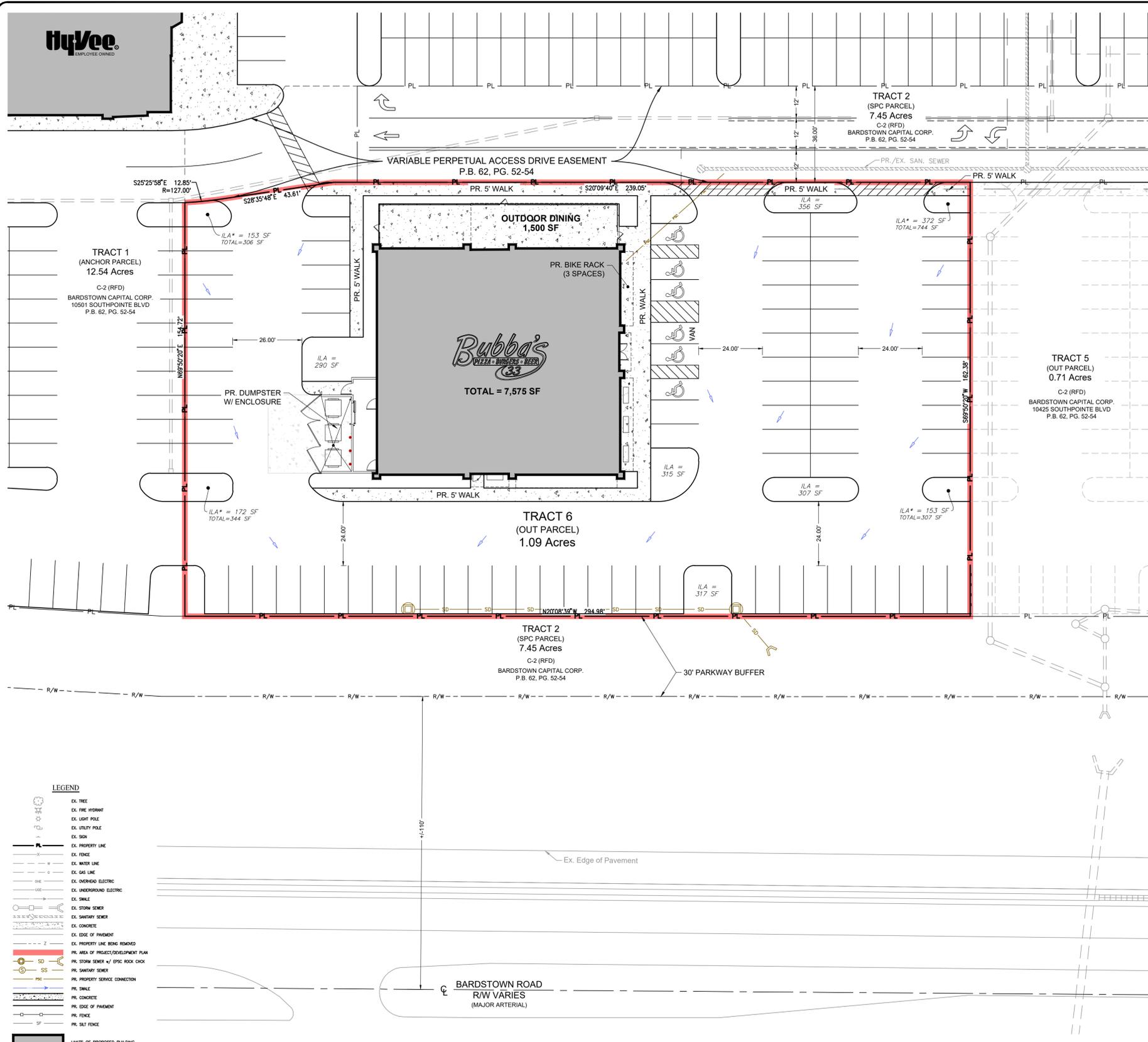


X:\Projects\2017\17054-3 - Southpointe Commons B33 Preliminary\17054-3 - 001 - Southpointe Commons B33 - Development Plan.dwg PLOT DATE: October 03, 2022 - 11:46am



OWNERS
BARDSTOWN CAPITAL CORPORATION
3810 SPRINGHURST BOULEVARD, SUITE 120
LOUISVILLE, KY 40241

RICK L. OGBURN
7232 HEATHERLY SQUARE
LOUISVILLE, KY 40242

ST PLAZA III, LLC.
2304 RIVER GREEN CIRCLE
LOUISVILLE, KY 40206

J. MICHAEL BROWN
7014 BREAKWATER PLACE
PROSPECT, KY 40059

J. ALEXANDER BROWN
5104 FOREST GROVE PLACE
PROSPECT, KY 40059

SITE DATA
10435 SOUTHPOINTE BLVD
LOUISVILLE, KY 40291
P.B. 62, PG. 52-54
PARCEL# 05260112

SITE AREA (TRACT 6) 1.09 ACRES
EX. FORM DISTRICT REGIONAL CENTER
EX. ZONING C-2
EX. LAND USE VACANT
PR. LAND USE RESTAURANT
F.A.R. 0.16
PR. BUILDING 7,575 SF
PR. OUTDOOR DINING 900 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 - RESTAURANT (1,375 SF)	15 SPACES (1 SP/900 SF)	75 SPACES (1 SP/100 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:	348 SPACES	946 SPACES
TOTAL PARKING PROVIDED:	827 SPACES	
(INC. 29 ADA SPACES)		

NOTE: TOTAL PARKING PROVIDED IS SHARED BETWEEN ALL SOUTHPOINTE PHASE 1 USERS PER CASE# 21-DDP-0089.

TRACT LETTERS PER CASE# 21-DDP-0089
TRACT NUMBERS PER P.B. 62, PG. 52-54

TRACT A = TRACT 3
TRACT B = TRACT 4
TRACT C = TRACT 5
TRACT D = TRACT 6
TRACT E = TRACT 1

BICYCLE SUMMARY
REQUIRED (3 SPACES OR 10% REG. PARKING) 3 SPACES
PROVIDED 3 SPACES

TREE CANOPY CALCULATIONS
TOTAL SITE AREA 47,480 SF (1.09 Ac.)
TOTAL TREE CANOPY REQUIRED 14,244 SF (30%)
EXISTING TREE CANOPY TO BE PRESERVED NONE
TOTAL TREE CANOPY TO BE PLANTED 14,244 SF (30%)

LANDSCAPE DATA
PROPOSED V.U.A. 30,413 SF
I.L.A. REQUIRED (7.5%) 2,281 SF
I.L.A. PROVIDED 2,435 SF

NOTE: AREAS MARKED ON THE PLAN AS I.L.A. ONLY COUNT 1/2 THE I.L.A. AREA. THE REMAINING AREA IS OR WILL BE COUNTED WITH THE ADJACENT TRACT.

WAIVERS APPROVED PER CASE# 17DEVPLAN1155

- 1) WAIVER APPROVED FROM CHAPTER 6, PART 2, SECTION 6.2.6 OF THE LAND DEVELOPMENT CODE TO NOT PROVIDE 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 HARVEST 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.
- 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 BARDSTOWN ROAD FROM INDIVIDUAL LOTS.
- 11) ALL INTERIOR WALKS THAT ABUT PARKING SHALL BE A MINIMUM WIDTH OF 5-FEET.

FIRE DEPARTMENT NOTES

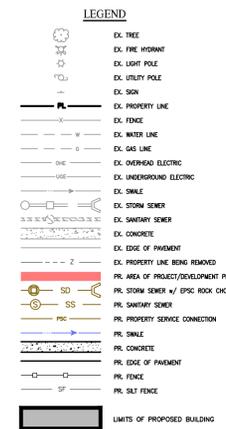
- 1) SPRINKLER SYSTEM WILL BE REQUIRED.
- 2) A 5-INCH STORED FIRE DEPARTMENT CONNECTION WILL BE REQUIRED.
- 3) A KNOX BOX FOR BUILDING ACCESS WILL BE REQUIRED NEAR THE FRONT ENTRANCE.

MSD NOTES

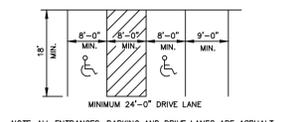
- 1) WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY NEW L.E. SANITARY SEWER FLOW WILL BE TREATED AT THE CEDAR CREEK WATER QUALITY TREATMENT CENTER.
- 2) DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND 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, (2111100097E REV. DECEMBER 5, 2006).
- 4) AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 5) 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.
- 6) 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.

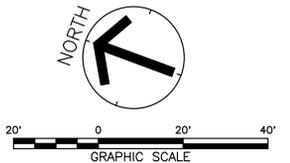


UTILITY NOTE:
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS 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.



TYPICAL PARKING SPACE LAYOUT
NOT TO SCALE

NOTE: ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.



Revision	Date	Description	Detalled by
1	10/3/22	AGENCY REVIEW COMMENTS (1ST REVIEW)	JDC

CASE# 22-DDP-0105 WM# 9757

RELATED CASES# 21-DDP-0089, 19-DDP-0078, 17DEVPLAN1155 & 11640

HERITAGE ENGINEERING, LLC
642 South 4th Street
Suite 100
Louisville, KY 40202
(502) 562-1412
(502) 562-1413 Fax

SOUTHPOINTE PARTNERS, LLC.
3810 SPRINGHURST BLVD, SUITE 120
LOUISVILLE, KY 40241

REVISED GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN FOR SOUTHPOINTE COMMONS TRACT 6 - BUBBA'S 33 10435 SOUTHPOINTE BOULEVARD LOUISVILLE, KY 40291

JOB NO: 17054-3
HORIZ. SCALE: 1"=20'
VERT SCALE: N/A
DESIGNED BY: JDC
DETAILED BY: JDC
CHECKED BY: SWH
DATE: SEPTEMBER 9, 2022

SHEET
C01