

GENERAL NOTES

- 1) 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.
- 2) 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.
- 3) MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 4) LOWEST FINISHED FLOOR AND MACHINERY TO BE DETERMINED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- 5) ANY REQUIRED FILL IN THE FLOODPLAIN SHALL NOT 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.
- 6)
- 7) ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- 8) EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND APPROVED IN A ACCORDANCE WITH MSD DESIGN MANUAL STANDARDS SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 17) THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 211110046E, DECEMBER 5, 2006)
- 18) SANITARY SEWERS ARE AVAILABLE BY CONNECTION. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 19) 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.
- 20) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- 21) CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
- 22) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 23) THE DEVELOPMENT LIES IN THE LOUISVILLE #4 FIRE DISTRICT.
- 24) SIDEWALKS AND ROADWAY PAVEMENT WIDTHS WILL BE PROVIDED AS REQUIRED IN CHAPTER 6 OF THE LAND DEVELOPMENT CODE.
- 25) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 26) 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.
- 27) 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.
- 28) 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.
- 29) 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 SEEDDED 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 SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT 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.

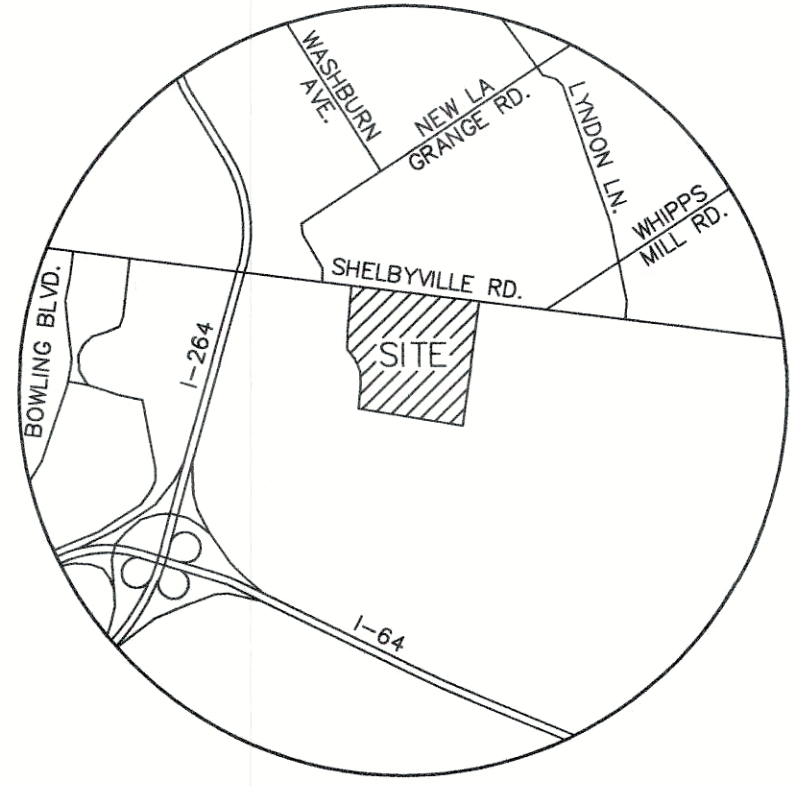
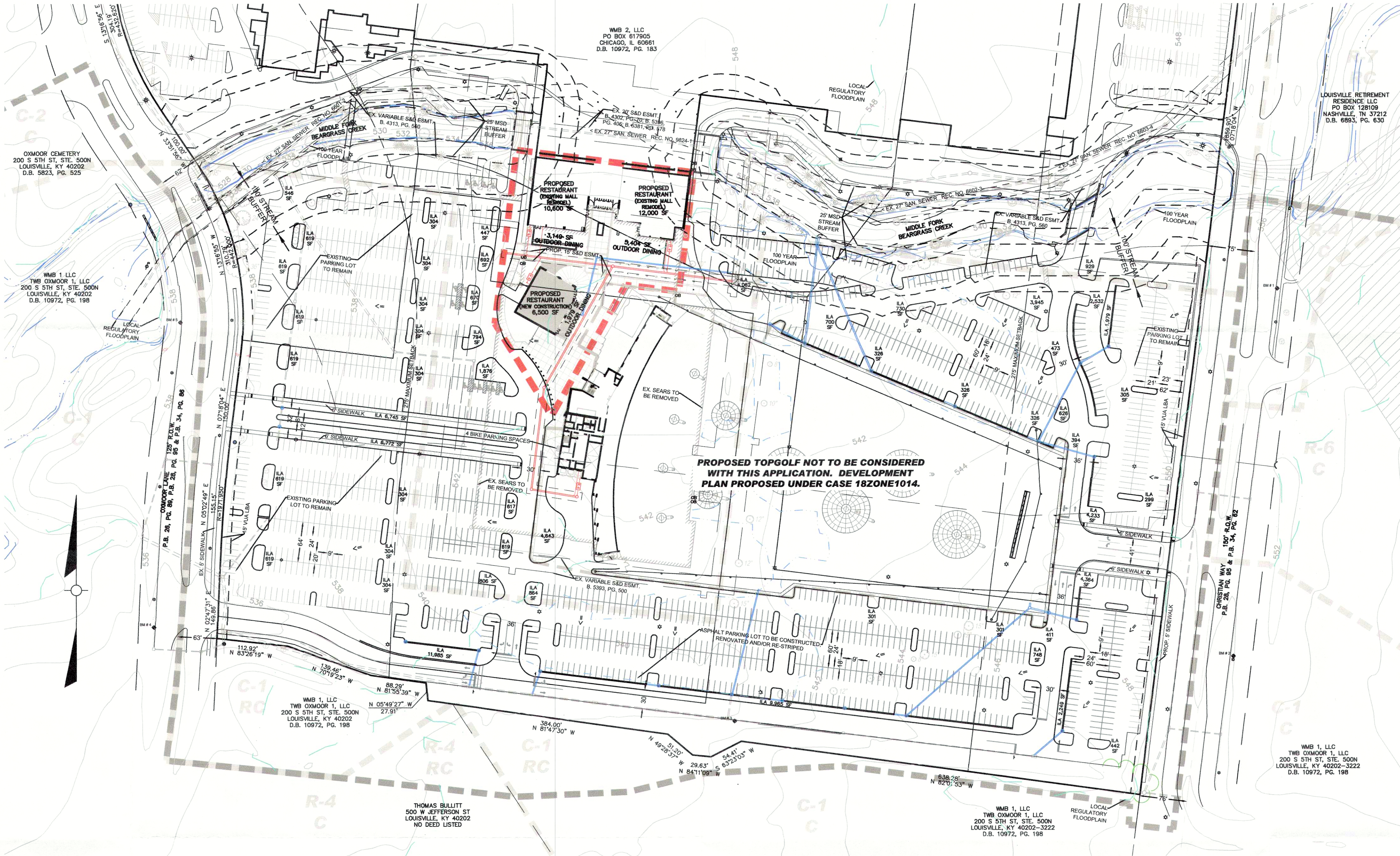
EPSC PHASING

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE & SILT FENCE.
2. BEGIN DEMOLITION, STRIPPING AND GRADING OPERATIONS.
3. INSTALL STORM SEWER AND INLET PROTECTION.
4. INSTALL/RELOCATE SITE UTILITIES.
5. INSTALL STORM SEWER AND INLET PROTECTION.
6. COMPLETE GRADING OPERATIONS.
7. INSTALL CURBS AND PAVE SITE.
8. REMOVE SILT FENCES AND INLET PROTECTION ONCE SITE IS STABILIZED AND 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 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.



LOCATION MAP
NO SCALE

SITE DATA

ZONING:	C-1 & C-2
FOR DISTRICT:	RCTD
EXISTING USE:	SHOPPING CENTER, ENTERTAINMENT CENTER, & DRIVING RANGE
PROPOSED USE:	70.02 AC (3,050,095 SF)
GROSS SITE AREA:	30.10 AC
PROJECT AREA (SOUTH OF CREEK):	601,523 SF
BUILDING FOOTPRINT:	
REMODEL RESTAURANTS:	22,600 SF
FREESTANDING RESTAURANT:	6,500 SF
REST OF OXMOOR CENTER:	572,423 SF
GROSS BUILDING AREA:	945,864 SF
OXMOOR CENTER:	22,600 SF
FREESTANDING RESTAURANT:	6,500 SF
OXMOOR CENTER:	916,764 SF
BUILDING HEIGHT:	60' (EXISTING)
FAR:	0.31

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	282,222 SF (20%)

ILA CALCULATIONS

VIA AREA (SOUTH OF CREEK)	827,979 SF
REQUIRED ILA (7.5%)	62,098 SF
PROPOSED ILA	85,188 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 (18ZONE1014):	67,521 SF
BUILDING: 62,103 SF	
OUTDOOR DINING/LOUNGE: 5,418 SF	
EXISTING PARKING:	4,343 SPACES
PARKING REQUIRED:	4,840 SPACES
(SHOPPING CENTER @ 5/1000 = 3,654)	-30%
(RESTAURANT @ 1/125 = 511)	
(TOPGOLF [18ZONE1014] @ 1/100 = 675)	
PARKING ALLOWED:	7,012 SPACES
(SHOPPING CENTER @ 6/1000 = 4,385)	
(RESTAURANT @ 1/50 = 1,277)	
(TOPGOLF [18ZONE1014] @ 1/50 = 1,350)	
PARKING PROVIDED:	3,759 SPACES
(INCLUDING 61 H.C. SPACES)	

NOTE: THIS SITE QUALIFIES FOR THE FOLLOWING REDUCTIONS PER LDC 9.1.3.7 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.

RELATED REQUESTS (SEE CASE # 18ZONE1014)

1. VARIANCE FROM LDC 5.3.3.C.2.a TO EXCEED THE MAXIMUM SETBACK ALONG CHRISTIAN WAY AND OXMOOR LANE.
2. VARIANCE FROM LDC 4.8.3 TO ENCR OACH INTO THE 100' STREAM BUFFER.
3. WAIVER FROM LDC 10.2.10 TO ENCR OACH INTO THE REQUIRED VIA LBA ALONG CHRISTIAN WAY AND OXMOOR LANE.

RECEIVED
AUG 02 2018
PLANNING & DESIGN SERVICES

WM#6161
CASE # 18DEVPLAN1110
RELATED CASE #S 18ZONE1014, 9-50-80, 9-49-83 & PW-10-00
OWNER
WMB 2, LLC & TWB OXMOOR 2, LLC
PO BOX 617905
CHICAGO, IL 60661
D.B. 10972, PG. 183
APPLICANT
GGP INC.
350 N. ORLEANS STREET, SUITE 300
CHICAGO, IL 60654

PRELIMINARY APPROVAL

Condition of Approval:

Tony Kelly 8/8/18

Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

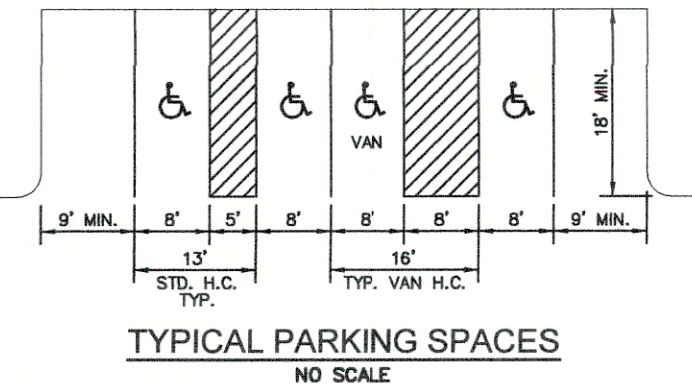
PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:

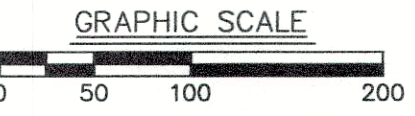
BY: *[Signature]*

DATE: *8/8/18*

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



- 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
 - EX. FORM DISTRICT
 - FORM DISTRICT TRANSITION ZONE
 - AREA OF REVIEW
 - FEMA 100 YEAR FLOODPLAIN
 - LOCAL REGULATORY FLOODPLAIN
 - PROPOSED COMPENSATION AREA
 - EX. BUILDING TO BE REMOVED
 - EX. PROPERTY LINE



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 AGENCY COMMENTS	07/20/18
2	REVISED PER AGENCY COMMENTS	08/02/18

SHEET TITLE: REVISED DETAILED DISTRICT DEVELOPMENT PLAN

PROJECT TITLE: OXMOOR CENTER
7900 SHELBYVILLE ROAD & OXMOOR LANE
LOUISVILLE, KY 40222
T.B. 88N, LOTS 1, 3, 7 & 8 AND T.B. 89N, LOTS 50 & 51

JOB NO. 3096-GGP

SCALE: 1"=100'

DATE: 06/25/18

DRAWING NO: RDDP

SHEET 1 OF 1