

NOTICE
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN

PRELIMINARY APPROVAL DEVELOPMENT PLAN CONDITIONS:
 DATE: 01/17/18
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

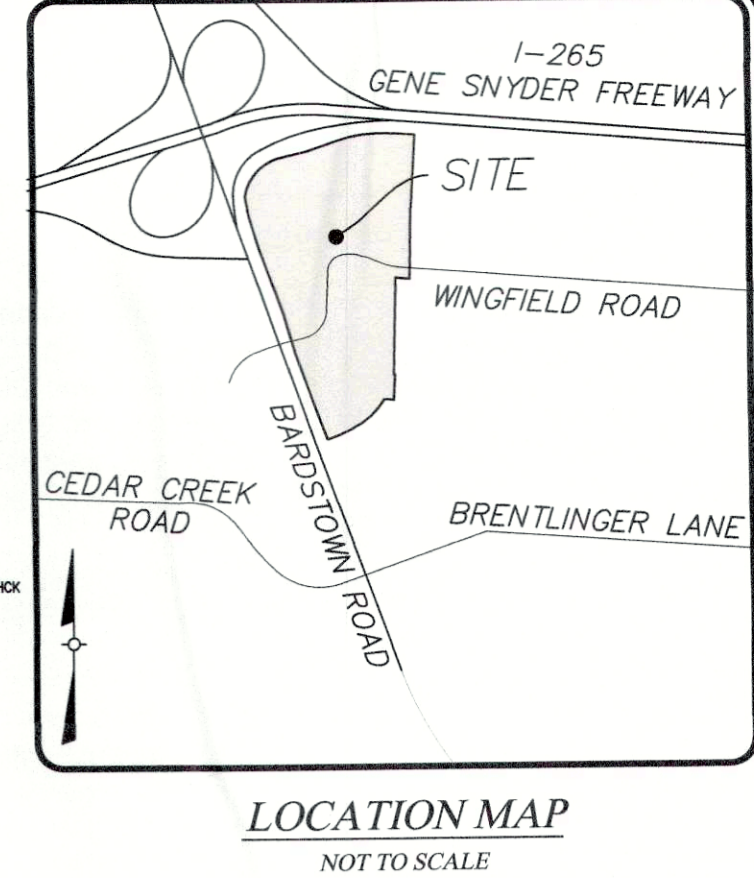
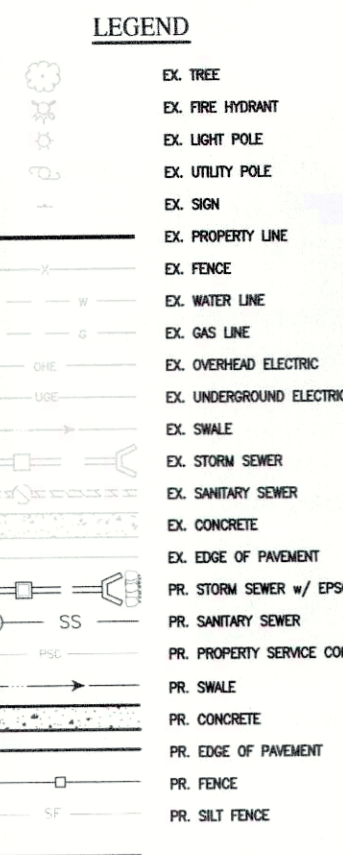
APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 17DEVPLAN1155
 APPROVAL DATE: Jan. 3, 2018
 EXPIRATION DATE: Jan. 17, 2020
 SIGNATURE OF PLANNING COMMISSION

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 KARST 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 RAMPES 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 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 DERIVED 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 (21111C0097E 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 DOWNSTRAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
 6) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL WSA 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 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 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 DRAINAGE 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.



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

GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN FOR SOUTHPOINTE COMMONS
 7405 BARDTOWN 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: DECEMBER 11, 2017

SHEET
C05

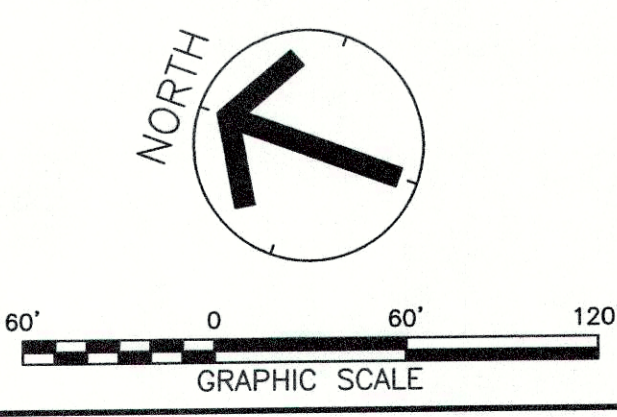
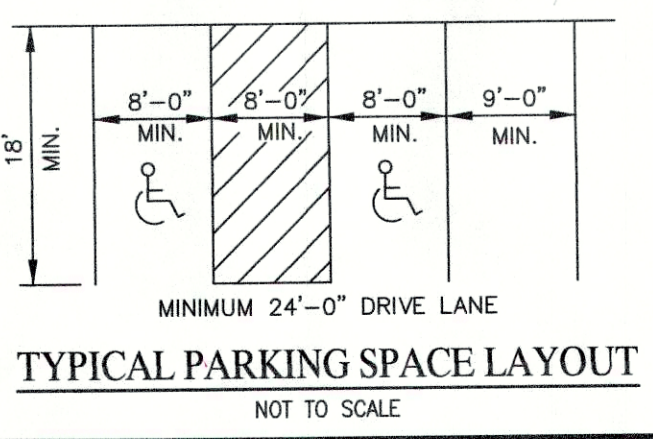
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BENCHMARK
 TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM GIS DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SURVEY WILL BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.

The New Look For Digging Safely in Kentucky
Kentucky 811
 Call 811 Before You Dig

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	1/4/18	ADD MULTI-USE PATH PER DRC CONDITION OF APPROVAL	JDC



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

WAIVERS REQUESTED
 1) WALKER REQUESTED FROM CHAPTER 10, PART 3 - SECTION 10.3.7.A.1 - TABLE 10.3.3 (REQUIRED BUFFER AREA) OF THE LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED 50-FT GENE SNYDER LANDSCAPE BUFFER AREA BY 15-FT FOR A TOTAL PROVIDED 35-FT LANDSCAPE BUFFER AREA. ALL LANDSCAPE PLANTINGS AS REQUIRED BY LDC WILL BE PROVIDED.
 2) WALKER REQUESTED FROM CHAPTER 10, PART 2 - SECTION 10.2.4 OF THE LAND DEVELOPMENT CODE TO NOT REQUIRE THE 8-FT SCREEN PER TABLE 10.2.4. TREE PLANTINGS - 3 TREES PER 100 LINEAR FEET - WILL BE PROVIDED AS REQUIRED WITH TABLE 10.2.4.

WAIVERS APPROVED
 1) WALKER APPROVED PER CASE# 17DEVPLAN1155 FROM CHAPTER 6, PART 2, SECTION 6.2.6 OF THE LAND DEVELOPMENT CODE TO NOT PROVIDE A SIDEWALK ALONG BARDTOWN ROAD (INCLUDING THE CONNECTING WALK REQUIREMENT PER CHAPTER 5, PART 9, SECTION 5.9.2.A.1.b.3).

RECEIVED
 JAN 10 2018
 PLANNING & DESIGN SERVICES

LANDSCAPE DATA

DEVELOPMENT V.U.A.	353,395 S.F.
SOUTHPOINTE BLVD V.U.A.	164,822 S.F.
TOTAL V.U.A.	518,217 S.F.
V.U.A. AREA REQUIRING I.L.A.	353,395 S.F.
I.L.A. REQUIRED	26,505 S.F.
I.L.A. PROVIDED	27,154 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 REQUIRED	208,042.221 S.F. (20%)
TREE CANOPY PRESERVED	0 S.F. (0%)
TREE CANOPY PLANTED	208,042 S.F. (20%)
TOTAL TREE CANOPY PROVIDED	218,042 S.F. (20%)

OUTDOOR AMENITIES

AREA REQUIRED (10% OF 179,201 SF)	17,920 SF
AREA PROVIDED (SEE AMENITIES PROVIDED BELOW)	28,166 SF
AREA 1 = 14,566 SF - WALKWAY WITH SEATING/CANOPY (INCL. LANDSCAPE PLANTERS/SHADE AREAS)	
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)	
TOTAL	28,166 SF - SEATING REQUIRED = 98 TOTAL / SEATING PROVIDED = 98 TOTAL

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