

**OWNERS**

INVESTORS EXCHANGE COMPANY, LLC  
 3810 SPRINGHURST BOULEVARD, SUITE 120  
 LOUISVILLE, KY 40241

PARCEL# 05260001	D.B. 10904, PG. 241	(7405 BARDSTOWN ROAD)
PARCEL# 05260017	D.B. 10904, PG. 241	(9703 WINGFIELD ROAD)
PARCEL# 05260016	D.B. 10904, PG. 241	(7313 BARDSTOWN ROAD)
PARCEL# 05260102	D.B. 10904, PG. 241	(BARDSTOWN ROAD)
PARCEL# 05260101	D.B. 10904, PG. 241	(7311 BARDSTOWN ROAD)
PARCEL# 05260026	D.B. 10851, PG. 35	(BARDSTOWN ROAD)
PARCEL# 05260100	D.B. 10851, PG. 35	(BARDSTOWN ROAD)
PARCEL# 05260099	D.B. 10851, PG. 35	(7307 BARDSTOWN ROAD)
PARCEL# 05260012	D.B. 10851, PG. 35	(7503 BARDSTOWN ROAD)
PARCEL# 05260012	D.B. 10851, PG. 35	(9707 WINGFIELD ROAD)
PARCEL# 05260011	D.B. 10851, PG. 42	(9709 WINGFIELD ROAD)
PARCEL# 05260084	D.B. 10851, PG. 42	(9711 WINGFIELD ROAD)
PARCEL# 05260004	D.B. 10904, PG. 241	(9713 WINGFIELD ROAD)
PARCEL# 05260003	D.B. 10851, PG. 47	(9801 WINGFIELD ROAD)
PARCEL# 05260073	D.B. 10851, PG. 51	(9803 WINGFIELD ROAD)
PARCEL# 05260010	D.B. 10851, PG. 98	(9809 WINGFIELD ROAD)
PARCEL# 05260058	D.B. 10851, PG. 78	(9706 WINGFIELD ROAD)
PARCEL# 05260002	D.B. 10851, PG. 92	(9708 WINGFIELD ROAD)
PARCEL# 05260095	D.B. 10851, PG. 72	(9804 WINGFIELD ROAD)
PARCEL# 05260005	D.B. 10851, PG. 72	(9804 WINGFIELD ROAD)
PARCEL# 05260069	D.B. 10851, PG. 72	(9808 WINGFIELD ROAD)
PARCEL# 05260065	D.B. 10904, PG. 241	(7501 BARDSTOWN ROAD)
PARCEL# 05260030	D.B. 10798, PG. 856	(7301 BARDSTOWN ROAD)
PARCEL# 05260083	D.B. 10707, PG. 81	(9800 WINGFIELD ROAD)
PARCEL# 05260133	D.B. 10947, PG. 185	(BARDSTOWN ROAD)
PARCEL# 05260091	D.B. 6111, PG. 963	(9809 WINGFIELD ROAD)

KY RETIRED TEACHERS ASSOCIATION  
 7505 BARDSTOWN ROAD  
 LOUISVILLE, KY 40291  
 PARCEL# 00560003 D.B. 6108, PG. 152 (7505 BARDSTOWN ROAD)

**SITE DATA**

SITE AREA	±23.88 ACRES
FORM DISTRICT	REGIONAL CENTER
EX. ZONING	160 SPACES
EX. LAND USE	VACANT
PR. LAND USE	COMMERCIAL
F.A.R.	0.21
BUILDING A.1	121,000 SF (45' HEIGHT)
BUILDING B	36,000 SF (45' HEIGHT)
BUILDING C	17,800 SF (45' HEIGHT)
BUILDING D	4,401 SF (45' HEIGHT)
TOTAL BUILDING	179,201 SF

**PARKING SUMMARY**

DEPARTMENT/HOME IMPROVEMENT SALES AREA	121,000 SF
MINIMUM PARKING REQUIRED (1 SPACE/200 SF)	403 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/200 SF)	605 SPACES
DEPARTMENT/HOME IMPROVEMENT GARDEN CENTER	32,000 SF
MINIMUM PARKING REQUIRED (1 SPACE/200 SF)	64 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/200 SF)	107 SPACES
RETAIL AREA	38,201 SF
MINIMUM PARKING REQUIRED (1 SPACE/250 SF)	153 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/250 SF)	255 SPACES
RESTAURANT AREA (ESTIMATED RESTAURANT AREA)	20,000 SF
MINIMUM PARKING REQUIRED (1 SPACE/250 SF)	80 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/250 SF)	400 SPACES
OUTDOOR DINING AREAS	2,000 SF
MINIMUM PARKING REQUIRED (1 SPACE/250 SF)	8 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/250 SF)	40 SPACES
TOTAL MINIMUM PARKING REQUIRED	796 SPACES
TOTAL MAXIMUM PARKING PERMITTED	1407 SPACES
TOTAL PARKING PROVIDED	842 SPACES (INCLUDES 18 ADA SPACES)

**BICYCLE SUMMARY**

RETAIL AREA - 191,201 SF	8 SPACES
SHORT TERM REQUIRED (2 SPACES OR 1/25R S.F.)	4 SPACES
LONG TERM REQUIRED (1 SPACE/50 S.F.)	4 SPACES
RESTAURANT AREA - 20,000 SF	4 SPACES
SHORT TERM REQUIRED (2 SPACES OR 1/50R S.F.)	2 SPACES
LONG TERM REQUIRED (1 SPACE/50 S.F.)	2 SPACES
TOTAL SHORT/LONG TERM PARKING PROVIDED	18 SPACES

NOTE: LONG TERM BIKE PARKING MAY BE PROVIDED INSIDE.

**LANDSCAPE DATA**

DEVELOPMENT V.U.A.	353,395 S.F.
SOUTHPOINTE BLVD V.U.A.	164,622 S.F.
TOTAL V.U.A.	518,017 S.F.
V.U.A. AREA REQUIRING I.L.A.	353,395 S.F.
I.L.A. REQUIRED	26,505 S.F.
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	

**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 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, (211110007E REV. DECEMBER 5, 2006).
- 4) AN EPCIS PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 5) ON-SITE 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 DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- 6) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD 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 10.3.2.4 OF MSD'S DESIGN MANUAL.
- 8) ALL RESTAURANTS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.

**EROSION CONTROL NOTES**

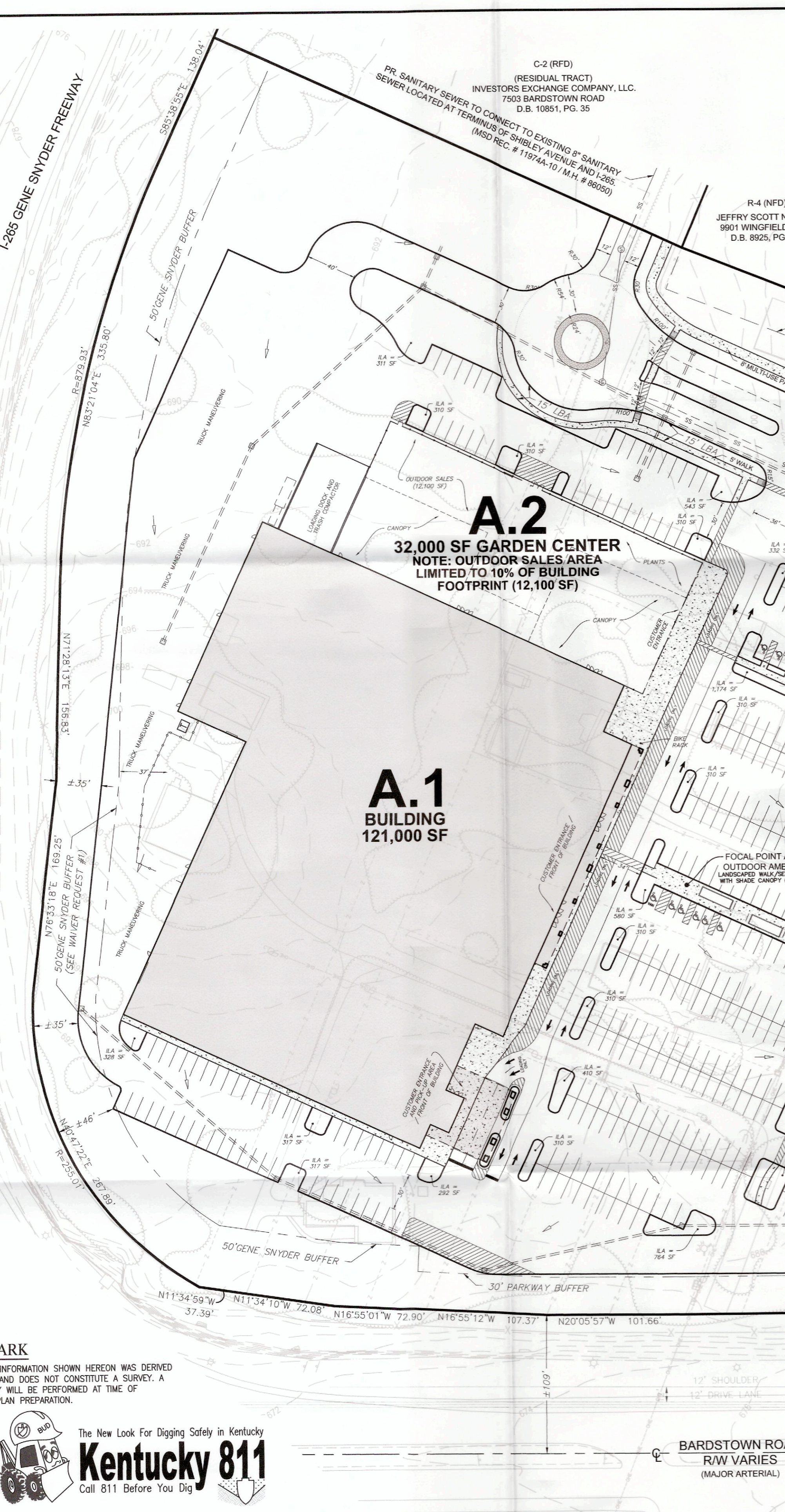
- 1) THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPCIS) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED 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 GROUND WATER ENCOUNTERED DURING THE TRENCHING, BURNING, 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.

**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-AIMED, 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.

**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.

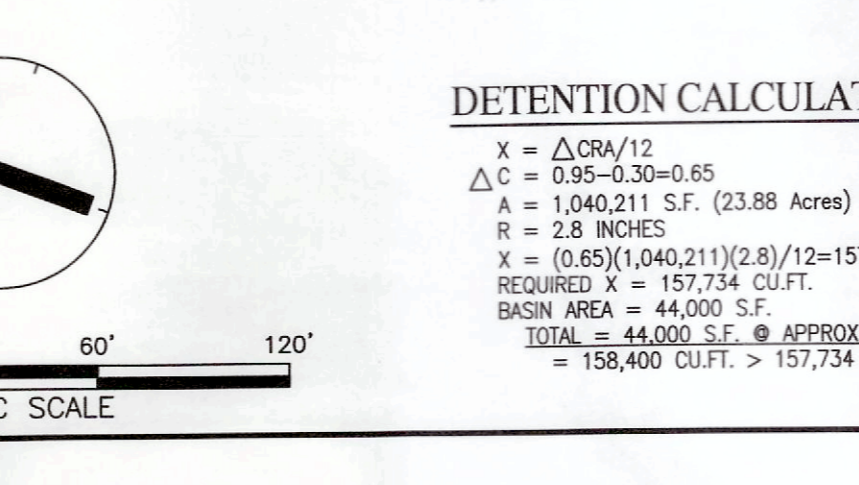
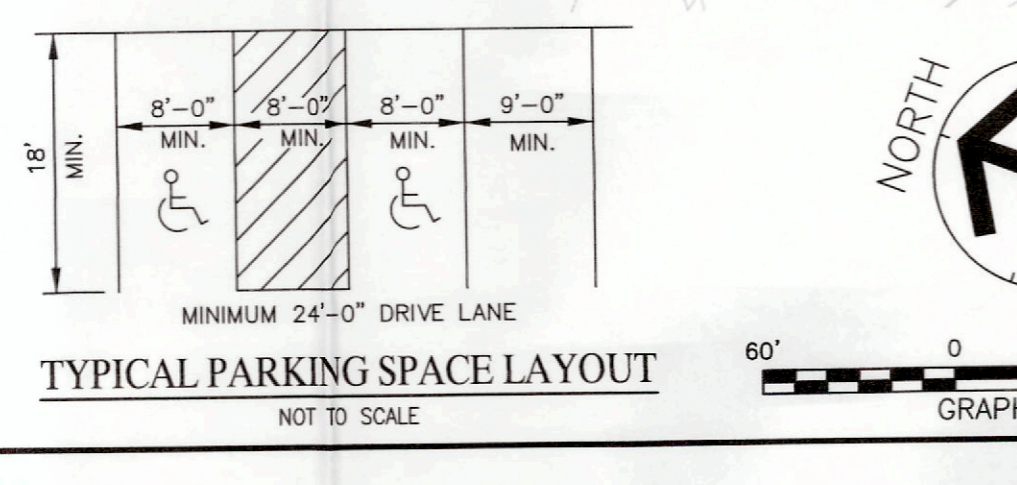


**MARK**  
 ALL INFORMATION SHOWN HEREON WAS DERIVED FROM DATA AND DOES NOT CONSTITUTE A SURVEY. A SURVEY WILL BE PERFORMED AT TIME OF FINAL PLAN PREPARATION.

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**NOTE:**  
 LINES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN IN THIS PLAN. CONTRACTOR 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 INFORMATION ON THE LOCATION 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 IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Date	Description	Detailed by



**WAIVERS REQUESTED**

- 1) WAIVER REQUESTED FROM CHAPTER 10, PART 3 - SECTION 10.3.7.1 - 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) WAIVER REQUESTED FROM CHAPTER 10, PART 2 - SECTION 10.2.3 & 10.2.4 OF THE LAND DEVELOPMENT CODE TO NOT REQUIRE THE 35-FT PROPERTY PERIMETER LANDSCAPE BUFFER AREA AS REQUIRED PER TABLE 10.2.3 OR TO 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) WAIVER APPROVED PER CASE# 1703/PLAN1155 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.).