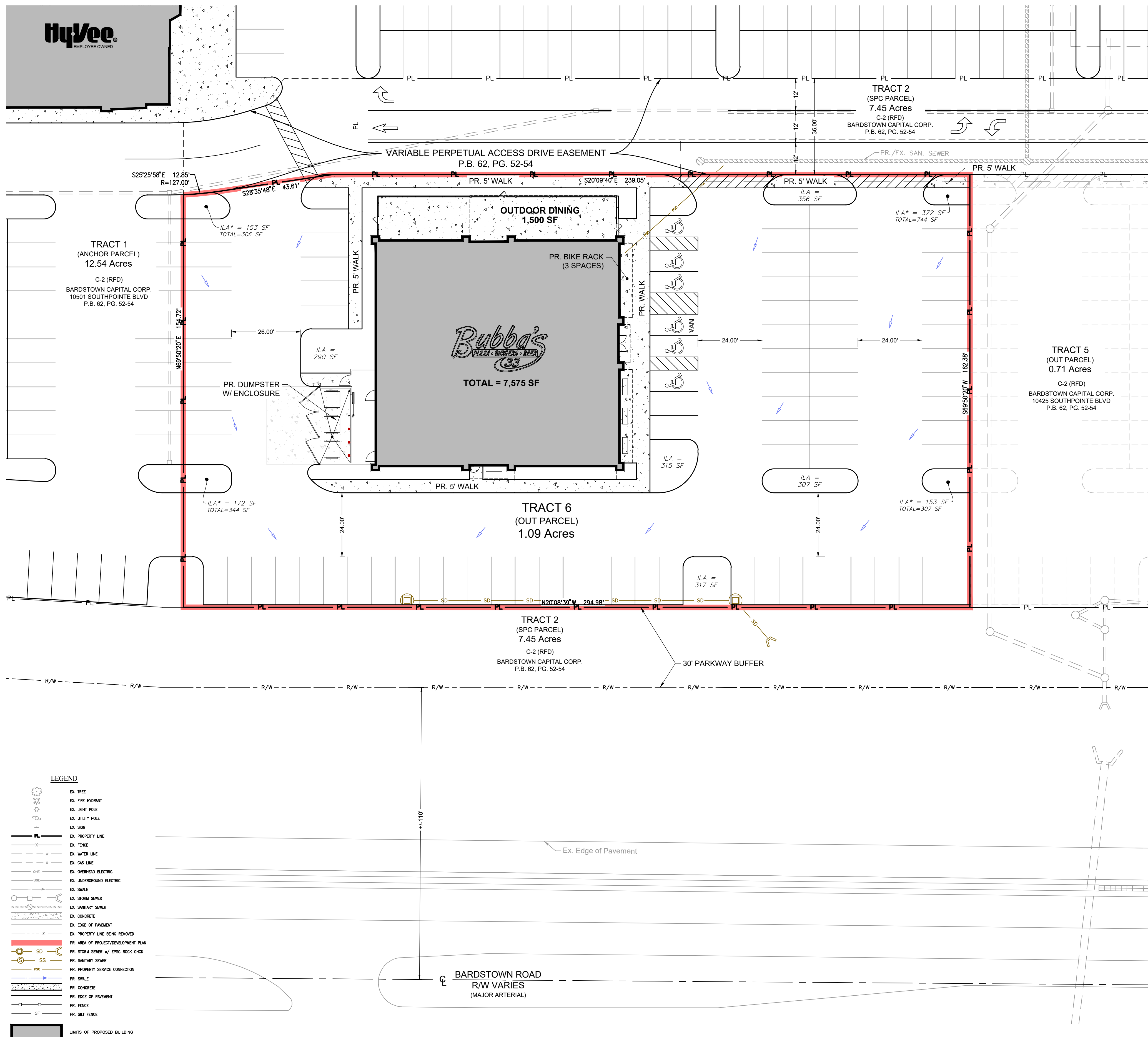
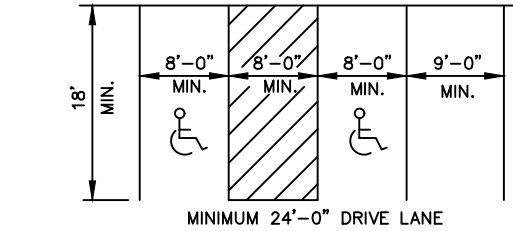


X:\A-Projects-2017\17054-3 - Southpointe Commons B33 - Preliminary\17054-3 - 001 - Southpointe Commons B33 - Development Plan.dwg PLOT DATE: October 03, 2022 - 11:45am



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



TYPICAL PARKING SPACE LAYOUT  
NOT TO SCALE

#### 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.  
2204 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 (2,375 SF)	5 SPACES (1 SP/500 SF)	25 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 (INC. 20 ADA SPACES)	827 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

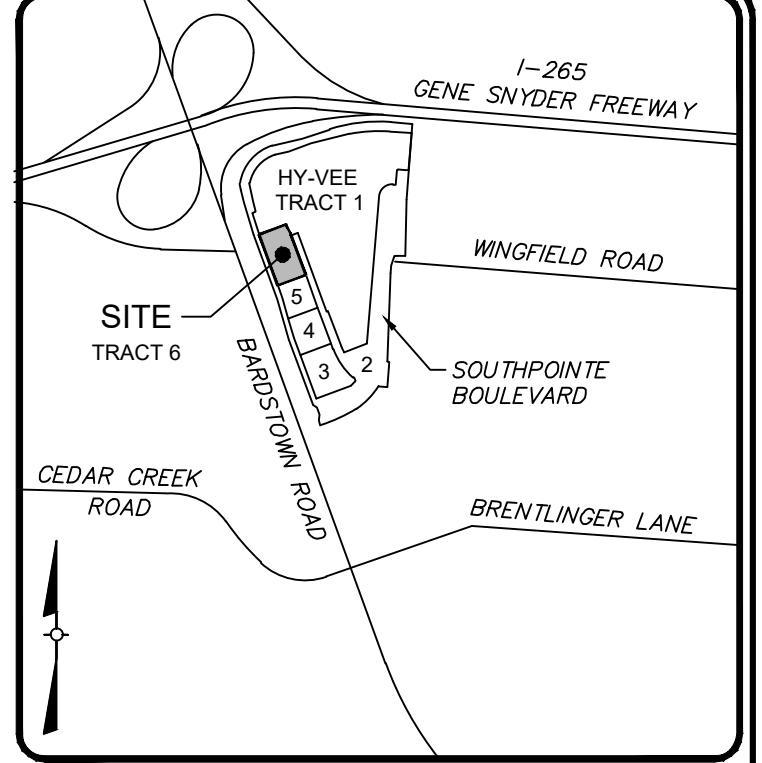
- 1) DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY.
- 2) THE DEVELOPMENT USES IN THE FERN CREEK FIRE DISTRICT.
- 3) ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
- 4) ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS 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 HARST 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 STORZ FIRE DEPARTMENT CONNECTION WILL BE REQUIRED.
- 3) A KNOX BOX FOR BUILDING ACCESS WILL BE REQUIRED NEAR THE FRONT ENTRANCE.



LOCATION MAP  
NOT TO SCALE

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

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

PROJECT:  
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**

CASE# 22-DDP-0105 WM# 9757

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