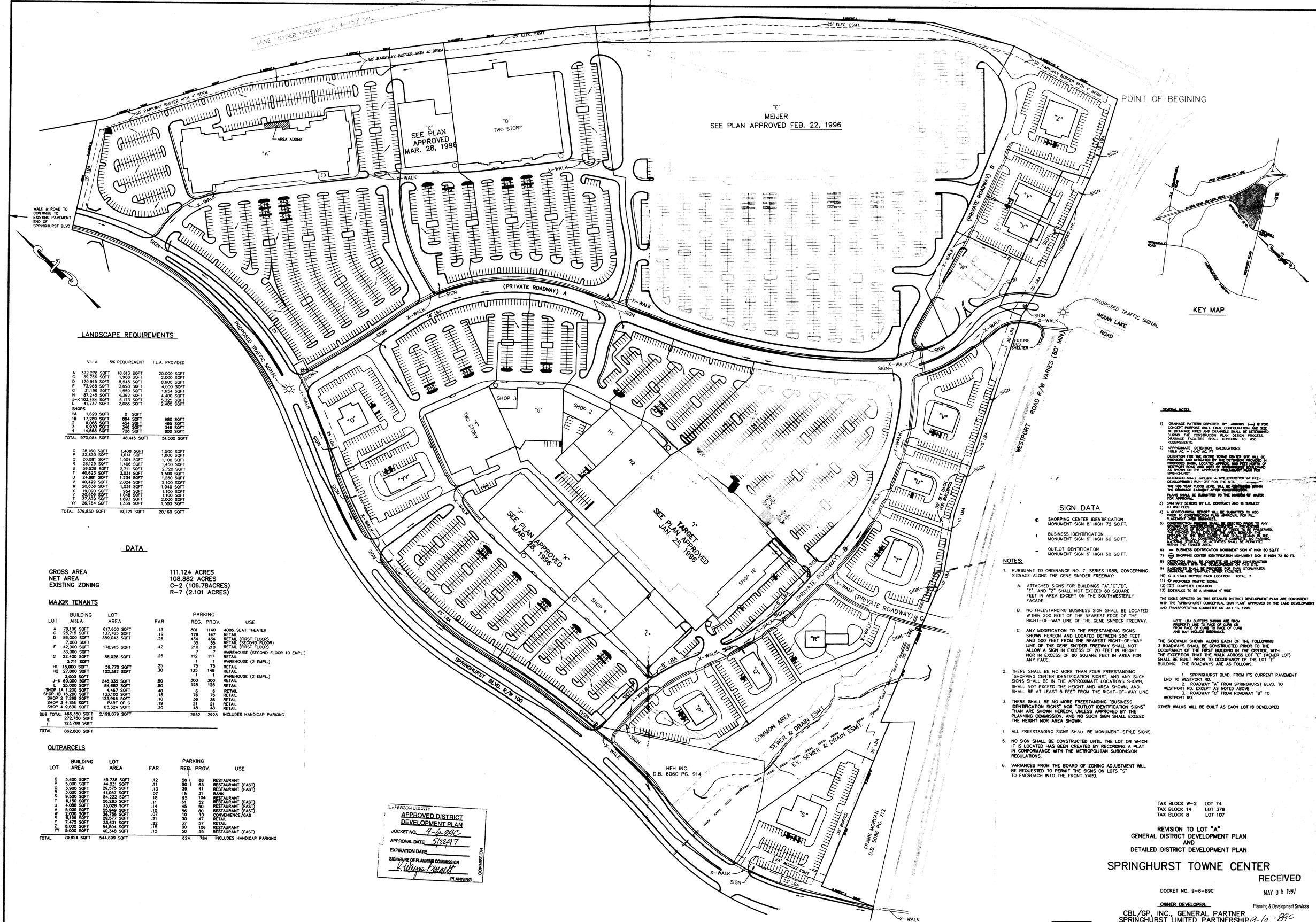

LANDSCAPE REQUIREMENTS

	V.U.A.	5% REQUIREMENT	I.L.A. PROVIDED
A	372,278 SQFT	18,613 SQFT	20,000 SQFT
C	39,766 SQFT	1,988 SQFT	2,000 SQFT
D	170,915 SQFT	8,545 SQFT	8,600 SQFT
F	73,968 SQFT	3,698 SQFT	4,000 SQFT
G	31,199 SQFT	1,559 SQFT	1,654 SQFT
H	87,245 SQFT	4,362 SQFT	4,400 SQFT
J-K	103,484 SQFT	5,173 SQFT	5,325 SQFT
L	41,737 SQFT	2,086 SQFT	2,450 SQFT
SHOPS			
1A	1,620 SQFT	0 SQFT	
1B	17,289 SQFT	864 SQFT	980 SQFT
2	9,085 SQFT	454 SQFT	492 SQFT
3	6,930 SQFT	346 SQFT	346 SQFT
4	14,568 SQFT	728 SQFT	800 SQFT
TOTAL	970,084 SQFT	48,416 SQFT	51,000 SQFT
O	28,160 SQFT	1,408 SQFT	1,500 SQFT
P	32,830 SQFT	1,641 SQFT	1,800 SQFT
Q	20,081 SQFT	1,004 SQFT	1,100 SQFT
R	28,129 SQFT	1,406 SQFT	1,450 SQFT
S	39,529 SQFT	2,711 SQFT	2,720 SQFT
T	40,623 SQFT	2,031 SQFT	1,500 SQFT
U	24,681 SQFT	1,234 SQFT	1,250 SQFT
V	40,499 SQFT	2,024 SQFT	2,100 SQFT
W	20,636 SQFT	1,031 SQFT	1,040 SQFT
X	19,090 SQFT	954 SQFT	1,100 SQFT
Y	20,959 SQFT	1,048 SQFT	1,100 SQFT
Z	37,879 SQFT	1,893 SQFT	2,000 SQFT
YY	26,784 SQFT	1,339 SQFT	1,500 SQFT
TOTAL	379,830 SQFT	19,721 SQFT	20,160 SQFT

DATA

GROSS AREA	111.124 ACRES
NET AREA	108.882 ACRES
EXISTING ZONING	C-2 (106.78ACRES)
	R-7 (2.101 ACRES)

MAJOR TENANTS

LOT	BUILDING AREA	LOT AREA	FAR	PARKING REG.	PARKING PROV.	USE
A	79,100 SQFT	617,600 SQFT	.13	801	1140	4006 SEAT THEATER
C	25,715 SQFT	137,765 SQFT	.19	129	147	RETAIL
D	86,000 SQFT	359,043 SQFT	.26	434	434	RETAIL (FIRST FLOOR)
	7,000 SQFT			35	35	RETAIL (SECOND FLOOR)
F	42,000 SQFT	178,915 SQFT	.42	210	210	RETAIL (FIRST FLOOR)
	33,199 SQFT			7	7	WAREHOUSE (SECOND FLOOR 10 EMPL.)
G	22,400 SQFT	88,028 SQFT	.25	112	117	RETAIL
	3,711 SQFT			1	1	WAREHOUSE (2 EMPL.)
H1	15,000 SQFT	59,770 SQFT	.25	75	75	RETAIL
H2	27,000 SQFT	102,382 SQFT	.30	135	149	RETAIL
	3,000 SQFT			1	1	WAREHOUSE (2 EMPL.)
J-K	60,000 SQFT	246,035 SQFT	.50	300	300	RETAIL
L	25,000 SQFT	84,682 SQFT	.50	125	125	RETAIL
SHOP 1A	1,200 SQFT	4,467 SQFT	.40	6	6	RETAIL
SHOP 1B	15,200 SQFT	133,102 SQFT	.15	76	76	RETAIL
SHOP 2	7,268 SQFT	123,968 SQFT	.10	36	36	RETAIL
SHOP 3	4,156 SQFT	PART OF G	.19	21	21	RETAIL
SHOP 4	9,600 SQFT	63,324 SQFT	.20	48	48	RETAIL
SUB TOTAL	466,350 SQFT	2,199,079 SQFT		2552	2928	INCLUDES HANDICAP PARKING
E	272,750 SQFT					
I	123,700 SQFT					
TOTAL	862,800 SQFT					

OUTPARCELS

LOT	BUILDING AREA	LOT AREA	FAR	PARKING REG.	PARKING PROV.	USE
O	5,600 SQFT	45,738 SQFT	.12	56	88	RESTAURANT
P	5,000 SQFT	44,031 SQFT	.11	50	83	RESTAURANT (FAST)
Q	3,900 SQFT	29,575 SQFT	.13	39	41	RESTAURANT (FAST)
R	3,000 SQFT	41,057 SQFT	.07	15	31	BANK
S	9,500 SQFT	54,222 SQFT	.18	95	104	RESTAURANT
T	8,150 SQFT	56,283 SQFT	.11	61	52	RESTAURANT (FAST)
U	4,000 SQFT	33,028 SQFT	.14	45	50	RESTAURANT (FAST)
V	5,000 SQFT	55,949 SQFT	.10	56	80	RESTAURANT (FAST)
W	2,000 SQFT	28,756 SQFT	.07	10	10	CONVENIENCE/GAS
X	8,199 SQFT	28,577 SQFT	.21	30	47	RETAIL
Y	7,475 SQFT	33,631 SQFT	.22	37	57	RETAIL
Z	8,000 SQFT	54,504 SQFT	.15	80	106	RESTAURANT
YY	5,000 SQFT	40,348 SQFT	.12	50	55	RESTAURANT (FAST)
TOTAL	70,824 SQFT	544,699 SQFT		624	784	INCLUDES HANDICAP PARKING

JEFFERSON COUNTY
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 9-6-89C
APPROVAL DATE 5/22/97
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION

SIGN DATA

- ① SHOPPING CENTER IDENTIFICATION MONUMENT SIGN 8' HIGH 72 SQ.FT.
- I BUSINESS IDENTIFICATION MONUMENT SIGN 6' HIGH 60 SQ.FT.
- – OUTLOT IDENTIFICATION MONUMENT SIGN 6' HIGH 60 SQ.FT.

NOTES:

1. PURSUANT TO ORDINANCE NO. 7, SERIES 1988, CONCERNING SIGNAGE ALONG THE GENE SNYDER FREEWAY:
   - A. ATTACHED SIGNS FOR BUILDINGS "A","C","D", "E", AND "Z" SHALL NOT EXCEED 80 SQUARE FEET IN AREA EXCEPT ON THE SOUTHWESTERLY FACADE.
   - B. NO FREESTANDING BUSINESS SIGN SHALL BE LOCATED WITHIN 200 FEET OF THE NEAREST EDGE OF THE RIGHT-OF-WAY LINE OF THE GENE SNYDER FREEWAY.
   - C. ANY MODIFICATION TO THE FREESTANDING SIGNS SHOWN HEREON AND LOCATED BETWEEN 200 FEET AND 500 FEET FROM THE NEAREST RIGHT-OF-WAY LINE OF THE GENE SNYDER FREEWAY SHALL NOT ALLOW A SIGN IN EXCESS OF 20 FEET IN HEIGHT NOR IN EXCESS OF 80 SQUARE FEET IN AREA FOR ANY FACE.
2. THERE SHALL BE NO MORE THAN FOUR FREESTANDING "SHOPPING CENTER IDENTIFICATION SIGNS", AND ANY SUCH SIGNS SHALL BE IN THE APPROXIMATE LOCATIONS SHOWN, SHALL NOT EXCEED THE HEIGHT AND AREA SHOWN, AND SHALL BE AT LEAST 5 FEET FROM THE RIGHT-OF-WAY LINE.
3. THERE SHALL BE NO MORE FREESTANDING "BUSINESS IDENTIFICATION SIGNS" NOR "OUTLOT IDENTIFICATION SIGNS" THAN ARE SHOWN HEREON, UNLESS APPROVED BY THE PLANNING COMMISSION, AND NO SUCH SIGN SHALL EXCEED THE HEIGHT NOR AREA SHOWN.
4. ALL FREESTANDING SIGNS SHALL BE MONUMENT-STYLE SIGNS.
5. NO SIGN SHALL BE CONSTRUCTED UNTIL THE LOT ON WHICH IT IS LOCATED HAS BEEN CREATED BY RECORDING A PLAT IN CONFORMANCE WITH THE METROPOLITAN SUBDIVISION REGULATIONS.
6. VARIANCES FROM THE BOARD OF ZONING ADJUSTMENT WILL BE REQUESTED TO PERMIT THE SIGNS ON LOTS "S" TO ENCROACH INTO THE FRONT YARD.

GENERAL NOTES:

1) DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSE ONLY. 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.
2) APPROXIMATE DETENTION CALCULATIONS: 108.9 AC. = 14.47 AC. FT
DETENTION FOR THE ENTIRE TOWNE CENTER SITE WILL BE PROVIDED AND MITIGATED BY THE DETENTION PROVIDED IN PROPOSED BASIN LOCATED APPROX. 600 FEET NORTH OF WESTPORT ROAD AND WEST OF SPRINGHURST BOULEVARD AS SHOWN ON THE APPROVED PRELIMINARY PLAN FOR SPRINGHURST.
DETENTION SHALL INCLUDE A 10% REDUCTION "IF PRE-DEVELOPMENT RUN-OFF FOR THE SITE.
THE 100 YEAR FLOOD LEVEL WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AFTER CONSTRUCTION.
PLANS SHALL BE SUBMITTED TO THE DIVISION OF WATER FOR APPROVAL.
3) SANITARY SEWERS BY L.E. CONTRACT AND IS SUBJECT TO MSD FEES.
4) A GEOTECHNICAL REPORT WILL BE SUBMITTED TO MSD PRIOR TO CONSTRUCTION PLAN APPROVAL FOR FILL PLACEMENT OVER SINKHOLES.
5) CONSTRUCTION PLANS SHALL BE SUBMITTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES TO DETERMINE IF ANY SINKHOLES EXIST ON THE SITE. IF SO, THEY SHALL BE PRESERVED. CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED WITHIN 200 FEET OF THE TRUE CLOSED FIND SINK REMAIN IN THE PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
6) ▬ BUSINESS IDENTIFICATION MONUMENT SIGN 6' HIGH 60 SQ.FT.
7) ⊖ SHOPPING CENTER IDENTIFICATION MONUMENT SIGN 8' HIGH 72 SQ.FT.
8) DETENTION FOR THE ENTIRE SITE OR LIMIT OF CONSTRUCTION (WHICHEVER IS LESS) SHALL BE PROVIDED ON THIS SITE.
9) EASEMENTS SHALL BE PROVIDED FOR THRU STORMWATER DRAINAGE AND SANITARY SEWER FACILITIES.
10) ○ 4 STALL BICYCLE RACK LOCATION TOTAL: 7
11) ☆ PROPOSED TRAFFIC SIGNAL
12) ▯▯ DUMPSTER LOCATION
13) SIDEWALKS TO BE A MINIMUM 4' WIDE

THE SIGNS DEPICTED ON THIS DETAILED DISTRICT DEVELOPMENT PLAN ARE CONSISTENT WITH THE "SPRINGHURST CONCEPTUAL SIGN PLAN" APPROVED BY THE LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE ON JULY 13, 1995.

NOTE: LBA BUFFERS SHOWN ARE FROM PROPERTY LINE TO FACE OF CURB OR FROM FACE OF CURB TO FACE OF CURB AND MAY INCLUDE SIDEWALKS.

THE SIDEWALK SHOWN ALONG EACH OF THE FOLLOWING 3 ROADWAYS SHALL BE CONSTRUCTED PRIOR TO THE OCCUPANCY OF THE FIRST BUILDING IN THE CENTER, WITH THE EXCEPTION THAT THE WALK ACROSS LOT "E" (MEIJER LOT) SHALL BE BUILT PRIOR TO OCCUPANCY OF THE LOT "E" BUILDING. THE ROADWAYS ARE AS FOLLOWS:

1. SPRINGHURST BLVD. FROM ITS CURRENT PAVEMENT END TO WESTPORT RD.
2. ROADWAY "A" FROM SPRINGHURST BLVD. TO WESTPORT RD. EXCEPT AS NOTED ABOVE.
3. ROADWAY "C" FROM ROADWAY "B" TO WESTPORT RD.

OTHER WALKS WILL BE BUILT AS EACH LOT IS DEVELOPED

TAX BLOCK W-2 LOT 74
TAX BLOCK 14 LOT 376
TAX BLOCK 8 LOT 107

REVISION TO LOT "A"
GENERAL DISTRICT DEVELOPMENT PLAN
AND
DETAILED DISTRICT DEVELOPMENT PLAN

SPRINGHURST TOWNE CENTER

RECEIVED
MAY 06 1997
Planning & Development Services

DOCKET NO. 9-6-89C

OWNER DEVELOPER:
CBL/GP, INC., GENERAL PARTNER
SPRINGHURST LIMITED PARTNERSHIP 9-6-89C
ONE PARK PLACE
6148 LEE HIGHWAY
CHATTANOOGA, TENNESSEE 37421-2931

PROPOSED TRAFFIC SIGNAL

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
315 WEST MARKET STREET, LOUISVILLE, KENTUCKY 40202 (502) 584 - 6271

Scale: 1"=100'
Date: 3/29/96
REV.: 4/02/96
REV.: 6/12/96
REV.: 9/19/96
REV.: 12/31/96
REV.: 5/05/97

File: 1261
1
Sheets in Set: 0