

LOCATION MAP
NO SCALE

GENERAL NOTES

- (---) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- 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.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE AREA.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. OFF STREET LOADING AND REFUSE COLLECTION AREA SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- ALL SIGNS SHALL BE IN COMPLIANCE WITH CHAPTER 8 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE AND ALL APPLICABLE ORDINANCES.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LDC.
- ALL CONSTRUCTION AND SALE TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- SANITARY SEWERS AVAILABLE BY LATERAL EXTENSIONS AND SUBJECT TO APPLICABLE FEES.
- SEWAGE FROM THIS DEVELOPMENT WILL BE TREATED AT FLOYD'S FORK WASTEWATER TREATMENT PLANT.
- SIDEWALK HANDICAP RAMPS AT ENTRANCES TO BE LOCATED IN FRONT OF STOP BAR LOCATIONS AND PER PUBLIC WORKS STANDARDS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO GREEN BEST MGMT. PRACTICES.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.

TREE CANOPY CALCULATIONS

SITE AREA: 8.40 AC (365,904 SF) (CLASS C)
 EXISTING TREE CANOPY PRIOR TO SITE DISTURBANCE: 63,504 SF (17%)
 EXISTING TREES PRESERVED: (85%)
 REQUIRED NEW TREE CANOPY: 0 SF (0%)
 NEW TREE CANOPY TO BE PROVIDED: 0 SF (0%)
 TOTAL TREE CANOPY: 53,712 SF (15%)

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 211110019E.

INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 314,486 S.F.
 POST-DEVELOPED IMPERVIOUS SURFACE = 319,967 S.F.
 NET INCREASE IN IMPERVIOUS SURFACE = 5,481 S.F.
 TOTAL SITE DISTURBANCE = 53,140 S.F.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

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.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD 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 PRACTICAL, BUT NO 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.

PROJECT SUMMARY

EXISTING ZONE	C2
EXISTING FORM DISTRICT	RC
EXISTING USE	RETAIL
PROPOSED USE	RETAIL
SITE AREA (GROSS ACRES)	8.40 ACRES
PROPOSED MAX. BUILDING HEIGHT	35'
EXISTING BUILDING S.F.	66,902 S.F.
PROPOSED ADDITION BUILDING S.F.	21,026 S.F.
PROPOSED RESTAURANT S.F.	4,140 S.F.
PROPOSED TOTAL BUILDING S.F.	112,068 S.F.
VIA	197,397 S.F.
LA REQUIRED (7.5%)	14,805 S.F.
LA PROVIDED	28,190 S.F.

PARKING SUMMARY

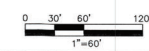
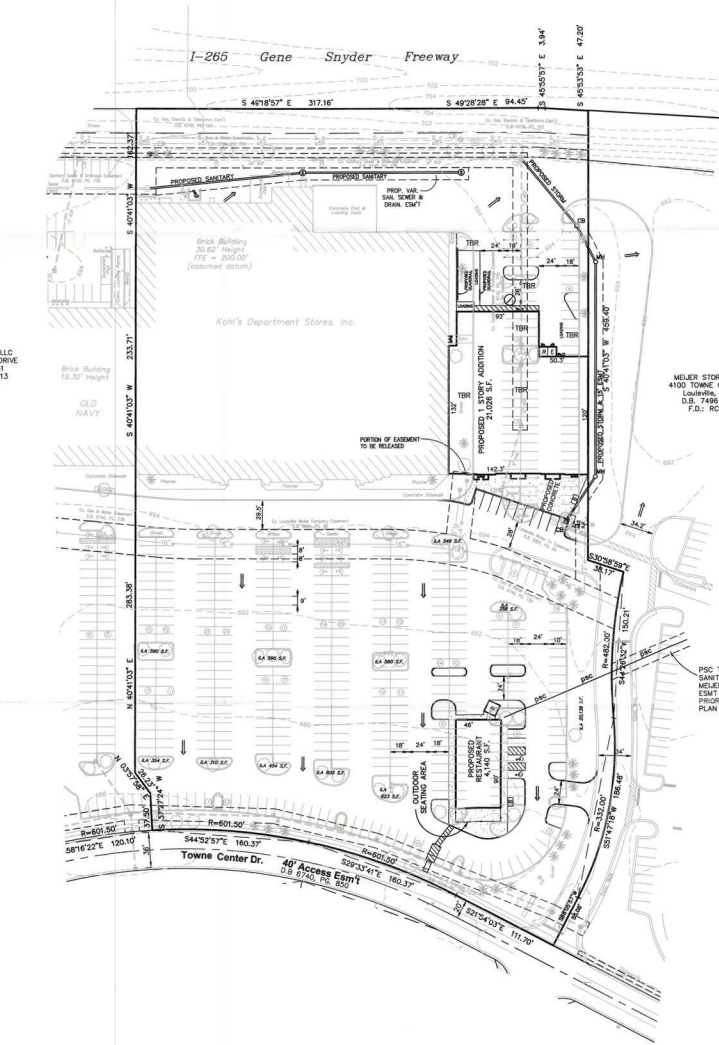
PARKING REQUIRED	
RETAIL/SHOPPING (107,938 S.F.)	
MIN. (1SP/ 300 S.F.)	360 SPACES
MAX. (1SP/ 200 S.F.)	540 SPACES
RESTAURANT (4,140 S.F. & 643 S.F. OUTSIDE DINING)	
MIN. (1SP/ 125 S.F.)	38 SPACES
MAX. (1SP/ 50 S.F.)	96 SPACES
PARKING REMOVED OR MODIFIED	143 SPACES
TOTAL PARKING REQUIRED	398 SPACES
10% TARC CREDIT	40 SPACES
TOTAL REQUIRED AFTER CREDIT	378 SPACES
PARKING PROVIDED	
PROPOSED STANDARD	373 SPACES
PROPOSED HANDICAP	10 SPACES
TOTAL PROVIDED	383 SPACES

BICYCLE PARKING

REQUIRED SPACES	
LONG TERM (2 OR 1/50,000 S.F.)	2 SPACES
SHORT TERM (2 OR 1/25,000 S.F.)	2 SPACES
PROVIDED SPACES	
LONG TERM	2 SPACES
SHORT TERM	2 SPACES
TOTAL	4 SPACES

LEGEND

- ⊙ = EX. FIRE HYDRANT
- ⊙ = EX. UTILITY POLE
- = EX. CONTOUR
- ⊙ = EX. OVERHEAD ELECTRIC
- ⊙ = PROPOSED DUMPSITER
- TBR = TO BE REMOVED
- = STORM WATER FLOW ARROW
- ⊙ = PROPOSED HEADWALL
- ⊙ = PROPOSED YARD DRAIN
- ⊙ = PROPOSED CATCH BASIN
- ⊙ = PROPOSED PARKING COUNT
- ⊙ = PROPOSED LIGHT POLE
- ⊙ = PROPOSED CONSTRUCTION ENTRANCE
- ⊙ = PROPOSED SILT FENCE
- ⊙ = EXISTING 12" DECIDUOUS TREE
- ⊙ = EXISTING 30' - 40' EVERGREEN
- ⊙ = EXISTING 8" DECIDUOUS TREE
- ⊙ = PROPOSED BICYCLE PARKING
- ⊙ = PROPOSED CONCRETE



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 502.327.7073 www.milestonedesign.org

SPRINGHURST TOWNE CENTER
 RETAIL ADDITION &
 RESTAURANT

DATE: 4/23/18
 DRAWN BY: G.C.Z.
 CHECKED BY: J.M.M.
 SCALE: 1"=60' (HORIZ)
 SCALE: N/A (VERT)

REVISIONS

Δ	AGENCY COMMENTS 5/22/19
Δ	AGENCY COMMENTS 6/24/19
Δ	AGENCY COMMENTS 7/22/19
Δ	
Δ	
Δ	

CASE # 18DEVPLAN1077
 RELATED CASE # 09-006-89
**REVISED DETAILED DISTRICT
 DEVELOPMENT PLAN**

OF
**SPRINGHURST TOWNE CENTER
 RETAIL ADDITION & RESTAURANT**
 4200 TOWNE CENTER DRIVE
 LOUISVILLE, KY 40241

FOR
 OWNER/DEVELOPER:
 CSWV SPRINGHURST LLC
 191 N. WACKER DRIVE, SUITE 200
 CHICAGO, IL 60608
 D.B. 9810, P.G. 513
 T.B. 2998, LOT 0025



REVISED DETAILED
 DISTRICT
 DEVELOPMENT PLAN

JOB NUMBER
16079

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wmf # 5905 16079dev.kwg

18DevPlan1077