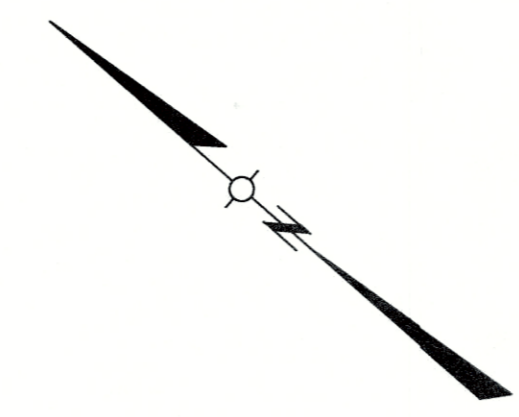


**LEGEND**

	= EX. FIRE HYDRANT		= PROPOSED HEADWALL
	= EX. UTILITY POLE		= PROPOSED YARD DRAIN
	= EX. CONTOUR		= PROPOSED STORM LINE W/ CATCH BASIN
	= EX. OVERHEAD ELECTRIC		= PROPOSED PARKING COUNT
	= PROPOSED DUMPSTER		= PROPOSED LIGHT POLE
	= TO BE REMOVED		= PROPOSED BICYCLE PARKING
	= EXISTING 12\"/>		= PROPOSED CONCRETE
	= EXISTING 30\"/>		= PROPOSED SANITARY SEWER W/ MANHOLE
	= EXISTING 8\"/>		= PROPERTY SERVICE CONNECTION
	= PROPOSED CONSTRUCTION ENTRANCE		
	= PROPOSED SILT FENCE		
	= STORM WATER FLOW ARROW		



**TREE CANOPY CALCULATIONS**

SITE AREA: 16.54 AC (720,540 SF) (CLASS C)  
 EXISTING TREE CANOPY PRIOR TO SITE DISTURBANCE: 138,384 SF (19%)  
 EXISTING TREES PRESERVED: 129,504 SF (18%)  
 REQUIRED NEW TREE CANOPY: 0 SF (0%)  
 NEW TREE CANOPY TO BE PROVIDED: 0 SF (0%)  
 TOTAL TREE CANOPY: 129,504 SF (18%)

EXISTING ZONE: C2  
 EXISTING FORM DISTRICT: RC  
 EXISTING USE: MOVIE THEATRE RESTAURANTS & MOVIE THEATRE  
 PROPOSED USE: 13.89 ACRES  
 PROPOSED MAX BUILDING HEIGHT: 42'  
 EXISTING BUILDING AREA: 79,989 S.F.  
 PROPOSED ADDITIONAL BUILDING AREA: 12,120 S.F.  
 PROPOSED TOTAL BUILDING AREA: 92,109 S.F.  
 VUA: 362,679 S.F.  
 ILA REQUIRED (7.5%): 27,201 S.F.  
 ILA PROVIDED: 62,540 S.F.

**PROJECT SUMMARY**

	TRACT 1	TRACT 2
EXISTING ZONE	C2	C2
EXISTING FORM DISTRICT	RC	RC
EXISTING USE	MOVIE THEATRE RESTAURANTS & MOVIE THEATRE	RETAIL
PROPOSED USE	13.89 ACRES	2.65 ACRES
SITE AREA (GROSS ACREAGE)	42'	42'
PROPOSED MAX BUILDING HEIGHT	79,989 S.F.	27,551 S.F.
EXISTING BUILDING AREA	12,120 S.F.	8,563 S.F.
PROPOSED ADDITIONAL BUILDING AREA	92,109 S.F.	36,114 S.F.
PROPOSED TOTAL BUILDING AREA	362,679 S.F.	43,591 S.F.
VUA	27,201 S.F.	3,269 S.F.
ILA REQUIRED (7.5%)	62,540 S.F.	14,784 S.F.
ILA PROVIDED		

**PARKING SUMMARY**

PARKING REQUIRED (TRACT 1)	TRACT 1	TRACT 2
MOVIE THEATER (1533 SEATS)		
MIN. (1SP./4 SEATS)		383 SPACES
MAX. (1SP./3 SEATS)		511 SPACES
PARKING REQUIRED (TRACT 1) RESTAURANTS (12,120 S.F.)		
MIN. (1SP./125 S.F.)		97 SPACES
MAX. (1SP./50 S.F.)		242 SPACES
PARKING REQUIRED (TRACT 2) RETAIL/SHOPPING (36,114 S.F.)		
MIN. (1SP./300 S.F.)		120 SPACES
MAX. (1SP./200 S.F.)		181 SPACES
TOTAL REQUIRED PARKING		
MIN.		600 SPACES
MAX.		934 SPACES
PARKING PROVIDED		
PROPOSED STANDARD		975 SPACES
PROPOSED HANDICAP		29 SPACES
TOTAL PROVIDED (ON SITE)		1,004 SPACES

**BICYCLE PARKING**

REQUIRED SPACES	
THEATER:	
LONG TERM (2, OR 1 PER 50 EMPLOY.)	2 SPACES
SHORT TERM (4, OR 1 PER 25,000 S.F.)	4 SPACES
RESTAURANT A:	
LONG TERM (2, OR 1 PER 50 EMPLOY.)	2 SPACES
SHORT TERM (4, OR 1 PER 25,000 S.F.)	4 SPACES
RESTAURANT B:	
LONG TERM (2, OR 1 PER 50 EMPLOY.)	2 SPACES
SHORT TERM (4, OR 1 PER 25,000 S.F.)	4 SPACES
RETAIL ADDITION C:	
LONG TERM (2, OR 1 PER 50,000 S.F.)	2 SPACES
SHORT TERM (2, OR 1 PER 25,000 S.F.)	2 SPACES

**PROVIDED SPACES**

THEATER:	
LONG TERM	2 SPACES
SHORT TERM	4 SPACES
RESTAURANT A:	
LONG TERM	2 SPACES
SHORT TERM	4 SPACES
RESTAURANT B:	
LONG TERM	2 SPACES
SHORT TERM	4 SPACES
RETAIL ADDITION C:	
LONG TERM	2 SPACES
SHORT TERM	2 SPACES
TOTAL PROVIDED SPACES:	
LONG TERM	8 SPACES
SHORT TERM	14 SPACES

**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.
- ALL LUMINARIES 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 DEVELOPMENT 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 EXTENSION 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 MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTION PER MSD'S FATS, OIL AND GREASE POLICY.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.

**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. 21111C0019E.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

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 EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC 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 SEEDDED AND STABILIZED.

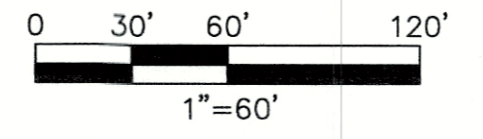
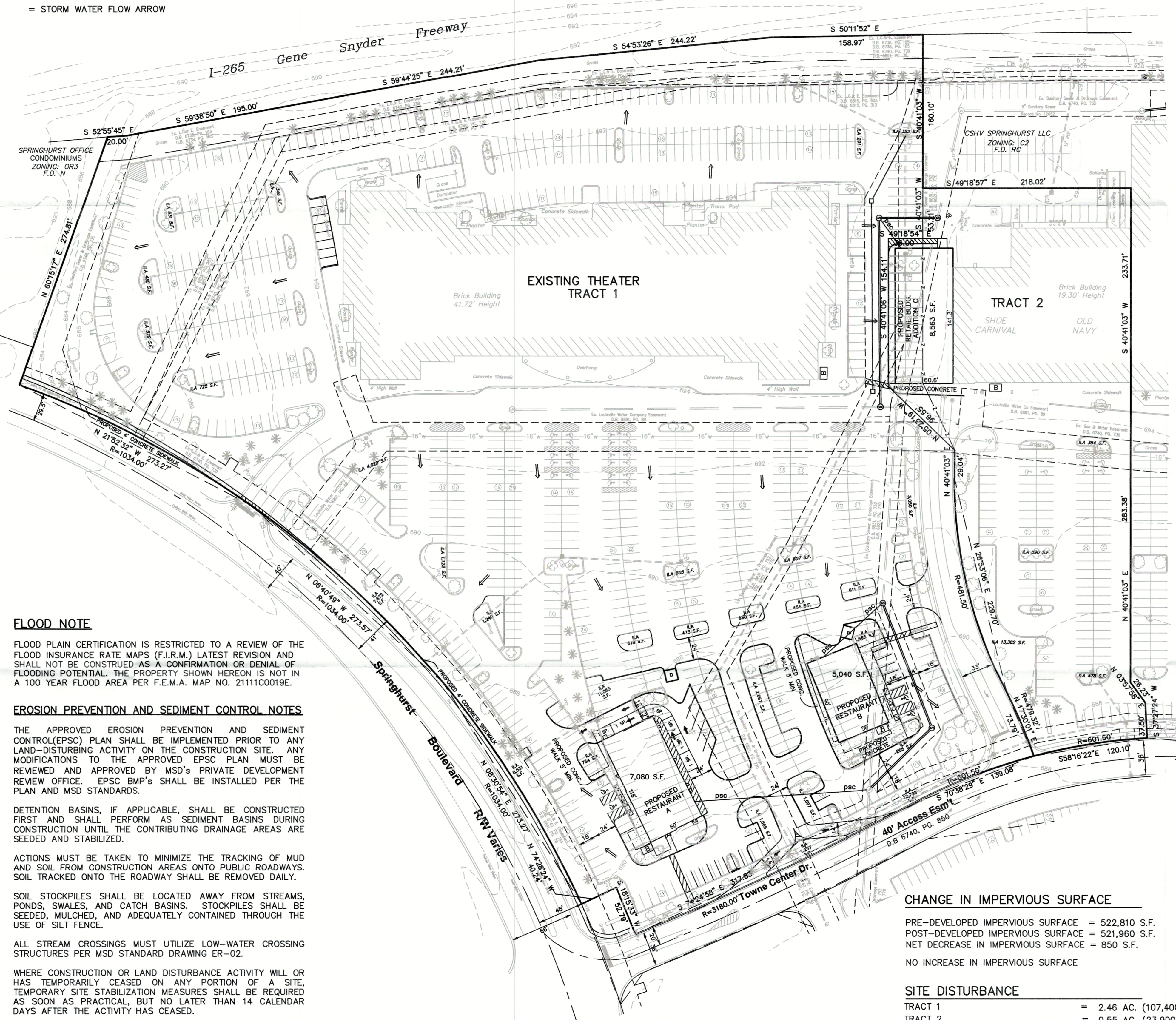
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, 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.



**CHANGE IN IMPERVIOUS SURFACE**

PRE-DEVELOPED IMPERVIOUS SURFACE = 522,810 S.F.  
 POST-DEVELOPED IMPERVIOUS SURFACE = 521,960 S.F.  
 NET DECREASE IN IMPERVIOUS SURFACE = 850 S.F.  
 NO INCREASE IN IMPERVIOUS SURFACE

**SITE DISTURBANCE**

TRACT 1 = 2.46 AC. (107,400 S.F.)  
 TRACT 2 = 0.55 AC. (23,900 S.F.)  
 TOTAL SITE DISTURBANCE: = 3.01 AC. (131,300 S.F.)

CASE # 18DEVPLAN1076  
 RELATED CASE #09-006-89  
**REVISED DETAILED DISTRICT DEVELOPMENT PLAN**

OF  
**SPRINGHURST TOWNE CENTER PROPOSED BUILDINGS A, B & ADDITION C**  
 4300 & 4400 TOWNE CENTER DRIVE  
 LOUISVILLE, KY 40241

FOR  
 OWNER/DEVELOPER: CSHV SPRINGHURST LLC  
 191 N. WACKER DRIVE, SUITE 2500  
 CHICAGO, IL 60606  
 D.B. 9810, Pg. 513  
 T.B. 2998, LOT 0023, 0024  
 RECEIVED  
 JUL 22 2019  
 PLANNING & DESIGN SERVICES

**Milestone design group**  
 108 Davenport Lane, Suite 300 Louisville, KY 40223  
 502.327.7073 www.milestonedesign.org

**SPRINGHURST TOWNE CENTER PROPOSED BUILDINGS A, B & C**

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

**REVISIONS**

△	AGENCY CMNTS 6/3/19
△	AGENCY CMNTS 6/24/19
△	AGENCY CMNTS 7/22/19
△	
△	
△	

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

**JOB NUMBER 16079**

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 OF  
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18Devplan1076