

PROJECT DATA

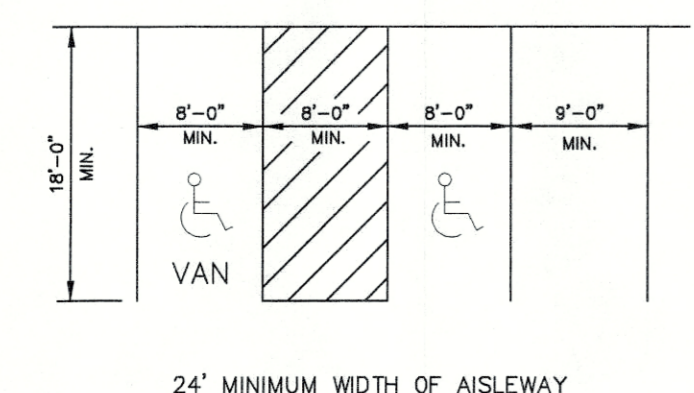
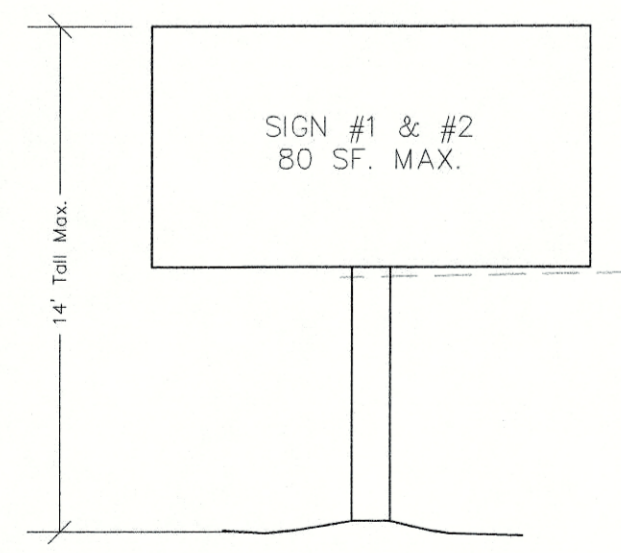
TOTAL SITE AREA	= 1.09± Ac. (47,582 SF)
EXISTING ZONING	= C-2
FORM DISTRICT	= REGIONAL CENTER
EXISTING USE	= PARKING LOT
PROPOSED USE	
RESTAURANT	= 3,850 SF
PATIO	= 390 SF
RETAIL	= 3,990 SF
TOTAL BUILDING AREA	= 8,230 SF
F.A.R.	= 0.17 (5.0 MAX. ALLOWED)
BUILDING HEIGHT	= 25 FT (150 FT MAX ALLOWED)
PARKING REQUIRED	MIN. MAX.
RESTAURANT	
1/725 S.F. MIN. (4,240 SF)	= 34 SP
1/50 S.F. MAX. (4,240 SF)	= 85 SP
RETAIL	
1/250 S.F. MIN. (3,990 SF)	= 16 SP
1/150 S.F. MAX. (3,990 SF)	= 27 SP
TOTAL PARKING REQUIRED	= 50 SP 112 SP
-10% TARC CREDIT	= 45 SP 112 SP
TOTAL PARKING PROVIDED	= 60 SPACES
	(2 HC SP INCLUDED)
BIKE PARKING REQUIREMENTS	
RESTAURANT	= 2 LONG-TERM & 4 SHORT-TERM
RETAIL	= 2 LONG-TERM & 2 SHORT-TERM
BIKE PARKING PROVIDED	= 4 LONG-TERM & 6 SHORT-TERM
	(LONG-TERM SPACES PROVIDED INSIDE BUILDING)
TOTAL VEHICULAR USE AREA	= 18,942 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,421 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 1,660 SF
EXISTING IMPERVIOUS AREA	= 33,186 SF
PROPOSED IMPERVIOUS AREA	= 29,367 SF (11.5% DECREASE)

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. There shall be no commercial signs in the Right of Way.
3. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
4. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
5. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
6. A General Cross Access Agreement shall be recorded prior to construction plan approval.
7. All service structures shall be screened per section 10.2.6 of the Louisville Metro Land Development Code.
8. All compatible utilities to be placed in a common trench.
9. Concrete wheel stops or curbing at least six (6) inches high and six (6) inches wide shall be provided to prevent vehicles from overhanging abutting sidewalks and properties, per section 9.1.12.C of the Louisville Metro Land Development Code.
10. A Site Investigation was completed by Derek Triplett, RLA on February 20, 2019. There was no evidence of karst features.
11. All proposed signs shall comply with Chapter 8 of the Louisville Metro Land Development Code.

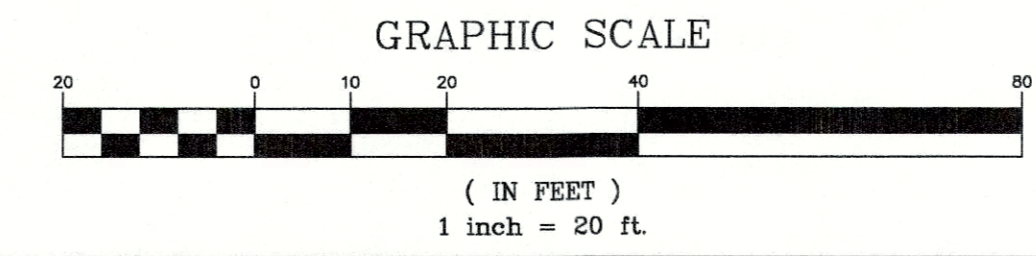
MSD NOTES:

1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
2. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0019 E dated December 5, 2006.
4. Drainage pattern depicted by arrows (==>) is for conceptual purposes.
5. If the site has thru drainage an easement plan will be required prior to MSD granting construction plan approval.
6. All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
7. All retail shops must have individual connections per MSD's fats, oil and grease policy.
8. Through drainage beginning at the southern property line shall be converted to a public system. A tella-inspection, flush and cleaning will be required prior to MSD accepting through drainage pipe easement. Maintenance on existing pipe may be required to bring it to MSD specification.
9. An encroachment permit may be required through MSD for the existing TARC bus stop to encroach into the proposed 15' S&D easement.



TREE CANOPY CALCULATIONS (CLASS C: 0-40%)

TOTAL SITE AREA	= 47,582 SF
EXISTING TREE CANOPY AREA	= 0 SF (0%)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
TOTAL TREE CANOPY AREA REQUIRED	= 20% (9,516 SF)
TOTAL TREE CANOPY TO BE PLANTED	= 20% (10,080 SF)



LEGEND

	= PROPOSED STORM SEWER, CATCH BASIN
	= EXISTING STORM SEWER, CATCH BASIN
	= EXISTING SIGN
	= DRAINAGE FLOW
	= EXISTING CONTOUR

RECEIVED
MAR 07 2019
PLANNING & DESIGN SERVICES

OWNER:
MEIJER STORES LTD PTR
2929 WALKER AVE NW
GRAND RAPIDS, MI 49544

SITE ADDRESS:
4100 TOWNE CENTER DRIVE
TAX BLOCK W002, LOT 0105
D.B. 7496, PG. 0938

RELATED CASE: 09-06-89
CASE: 19DEVPLAN1022
WM#: 5905

COUNCIL DISTRICT - 17
FIRE PROTECTION DISTRICT - WORTHINGTON

REVISIONS

NO.	DATE	DESCRIPTION
1	2-20-19	per agency comments
2	3-6-19	per agency comments

PROFESSIONAL'S SEAL

PROJECT DATA

FILE NAME:	18177-DDDP
DATE:	1/26/19
CHECKED BY:	DT
DRAWN BY:	JH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
567 WALKER AVE., SUITE 101, LOUISVILLE, KENTUCKY 40202
TEL: 502-261-8222 FAX: 502-261-8222
WEB SITE: WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
WILSON SPRINGHURST COMMERCIAL OUTLOT
DEVELOPER
WILSON DEVELOPMENT
2970 PEACHTREE ROAD NW SUITE 805
ATLANTA, GA 30305

JOB NO. 18177
SHEET 1 OF 1

19Dwplan1022