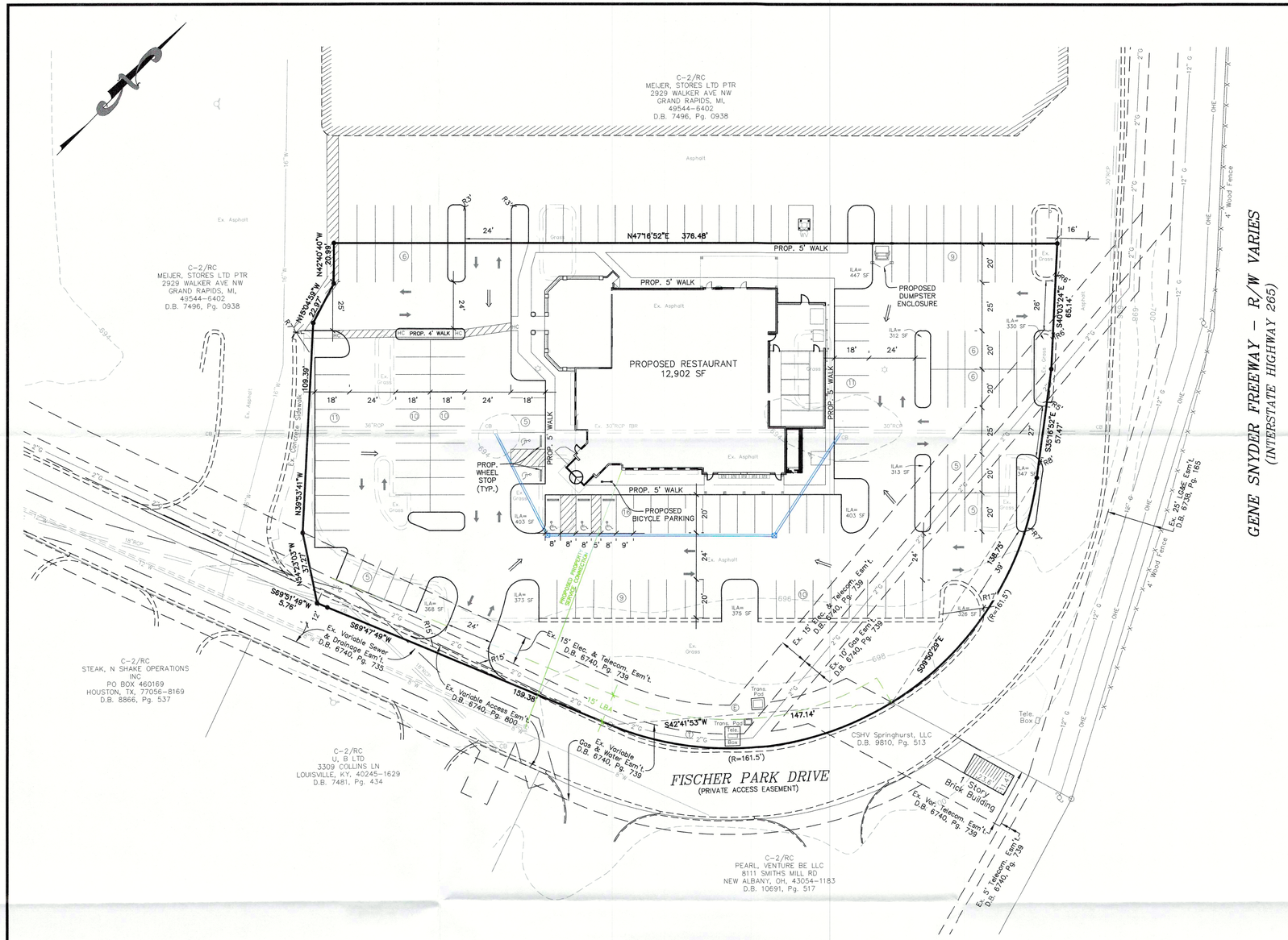
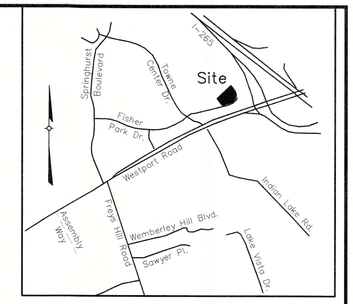




LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 2.00 Ac. (87,120 SF)
EXISTING ZONING	= C-2
FORM DISTRICT	= REGIONAL CENTER
EXISTING USE	= RETAIL SHOPPING CENTER
PROPOSED USE	= RESTAURANT
BUILDING HEIGHT	= 1 STORY (150' MAX. ALLOWED)
BUILDING AREA	= 12,902 SF
F.A.R.	= .14 (5.0 MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
1 SPACE PER 125 S.F. MIN.	= 103 SP	
1 SPACE PER 50 S.F. MAX.	=	258 SP
TOTAL PARKING REQUIRED	= 103 SP	258 SP
TOTAL PARKING PROVIDED	= 124 (5 ADA SP INCLUDED)	

TOTAL BICYCLE PARKING REQUIRED	= 4 SHORT TERM, 2 LONG TERM
TOTAL BICYCLE PARKING PROVIDED	= 4 SHORT TERM, 2 LONG TERM (PROVIDED INSIDE)
TOTAL VEHICULAR USE AREA	= 47,289 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 3,547 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 3,997 SF
EXISTING IMPERVIOUS	= 67,031 SF
PROPOSED IMPERVIOUS	= 64,791 SF (3.3% DECREASE)
APPROXIMATE SITE DISTURBANCE	= 29,200 ± SF

GENERAL NOTES:

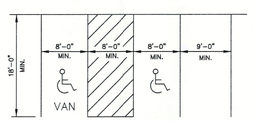
1. Parking areas and drive lanes to be a hard and durable surface.
2. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
3. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
4. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
5. A cross-access agreement shall be recorded between the subject property and the adjacent Meijer's property prior to Minor Plat approval.
6. Compatible utilities shall be placed in a common trench.
7. Minor Plat shall be required prior to construction plan approval.
8. A Site Investigation was completed by Derek Triplett, RLA on February 20, 2019. There was no evidence of karst features.
9. Proposed dumpster shall be adequately screened to comply with Section 5.5.2.B.2 of the Land Development Code.
10. All proposed signage shall comply with Land Development Code section 8 and will obtain proper permits.
11. Wheel stops and protective curbing shall be provided in compliance with section 9.1.12.C of the 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 0019E dated December 5, 2006.
4. Drainage pattern depicted by arrows (⟹) is for conceptual purposes.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
9. 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.
10. All retail shops must have individual connections per MSD's fats, oil and grease policy

LEGEND

OGM	EX. GAS METER
GV	EX. GAS VALVE
G	EX. UNDERGROUND GAS LINES
W	EX. UNDERGROUND WATER LINES
E	EX. OVERHEAD ELECTRIC LINES
	EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
	EXISTING SEWER AND MANHOLE
	PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
	PROPOSED SEWER AND MANHOLE
⟹	DRAINAGE FLOW DIRECTION
502	EX. CONTOUR



24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA (CLASS C SITE)	= 87,120 SF
EXISTING TREE CANOPY AREA	= 0 SF
EXISTING TREE CANOPY TO BE PRESERVED	= 0%
TOTAL TREE CANOPY AREA REQUIRED	= 20% (17,424 SF)
TOTAL TREE CANOPY TO BE PLANTED	= 17,424 SF (20% OF SITE AREA)

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SITE ADDRESS:
4100 TOWNE CENTER DRIVE
LOUISVILLE, KY 40241
PARCEL ID# W00201050000
D.B. 7496, PG. 0938

COUNCIL DISTRICT – 17
FIRE PROTECTION DISTRICT – WORTHINGTON

RECEIVED
APR 15 2019
PLANNING & DESIGN SERVICES

RELATED CASE: 9-006-89
WM# 5905

19 DEVPLAN 1077

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	3-6-19	per agency comments	DT
2	4-15-19	per agency comments	DT

PROFESSIONAL'S SEAL

PROJECT DATA
FILE NAME: 18028-RDDP.DWG
DATE: 1-14-19
SCALE: AS SHOWN
CHECKED BY: DT
DRAWN BY: ARH

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
503 WILSON LANE • LOUISVILLE, KENTUCKY 40243
PHONE: 502.244.2979
FAX: 502.244.2914
WEB SITE: WWW.LDD-INC.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

SPRINGHURST RESTAURANT

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

JOB NO. 18028

SHEET 1 OF 1