GENERAL NOTES:

1. DOMESTIC WATER SUPPLY:
   SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:
   A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED:
   CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE LOUISVILLE #2 FIRE DISTRICT.
6. ALL LUMINARIES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARIES TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCEL'S, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT–OF–WAYS PER CHAPTER 4.1.3. OF THE LDC.
7. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
8. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
9. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
10. A BLANKET CROSSOVER/SHARED ACCESS AGREEMENT IS PROPOSED BETWEEN ALL LOTS OF THE DEVELOPMENT. THE DEVELOPER SHALL COORDINATE AN AGREEMENT FOR FUTURE ACCESS.
11. ACCESSORY STRUCTURES SHALL NOT BE VISIBLE FROM THE PUBLIC STREET.
12. A MAXIMUM BUILDING HEIGHT OF 45' IS ALLOWED WITHIN THE FORM DISTRICT TRANSITION ZONE.

MSD NOTES:

1. WASTEWATER:
   SANITARY SEWER WILL CONNECT TO THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
2. EROSION AND SILT CONTROL:
   A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
3. THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA DESIGNATED AS ZONE AE & X PER FEMA'S FIRM MAPPING (21111C0027E).
4. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
5. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OILS AND GREASE POLICY.
6. THE LOWEST FINISHED FLOOR OR MACHINERY SHALL BE AT OR ABOVE 451.00.
7. ANY REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ON SITE OR A FEE IN LIEU SHALL BE PAID TO MSD TO COMPENSATE FOR FILL IN THE FLOODPLAIN.
8. MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
9. KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
10. DOWNSTREAM CAPACITY TO VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
11. SITE MAY SUBJECT TO REGIONAL FACILITY FEES MADE PAYABLE TO MSD.

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT–OF–WAY.
2. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
4. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
5. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
6. AT TIME OF CONSTRUCTION REVIEW, IF SIDEWALKS HAVE NOT BEEN CONSTRUCTED WITH THE PLANNED ROAD PROJECT, THE SIDEWALK FEE IN LIEU WILL APPLY.

STORMWATER POLLUTION PREVENTION PLAN NOTE:

THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND–DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP BMP'S (BEST MANAGEMENT PRACTICES) 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.

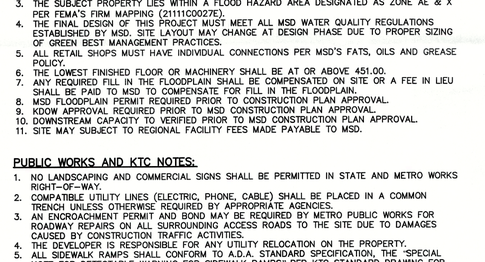
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

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–02–03.

SEDIMENT–LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICES PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

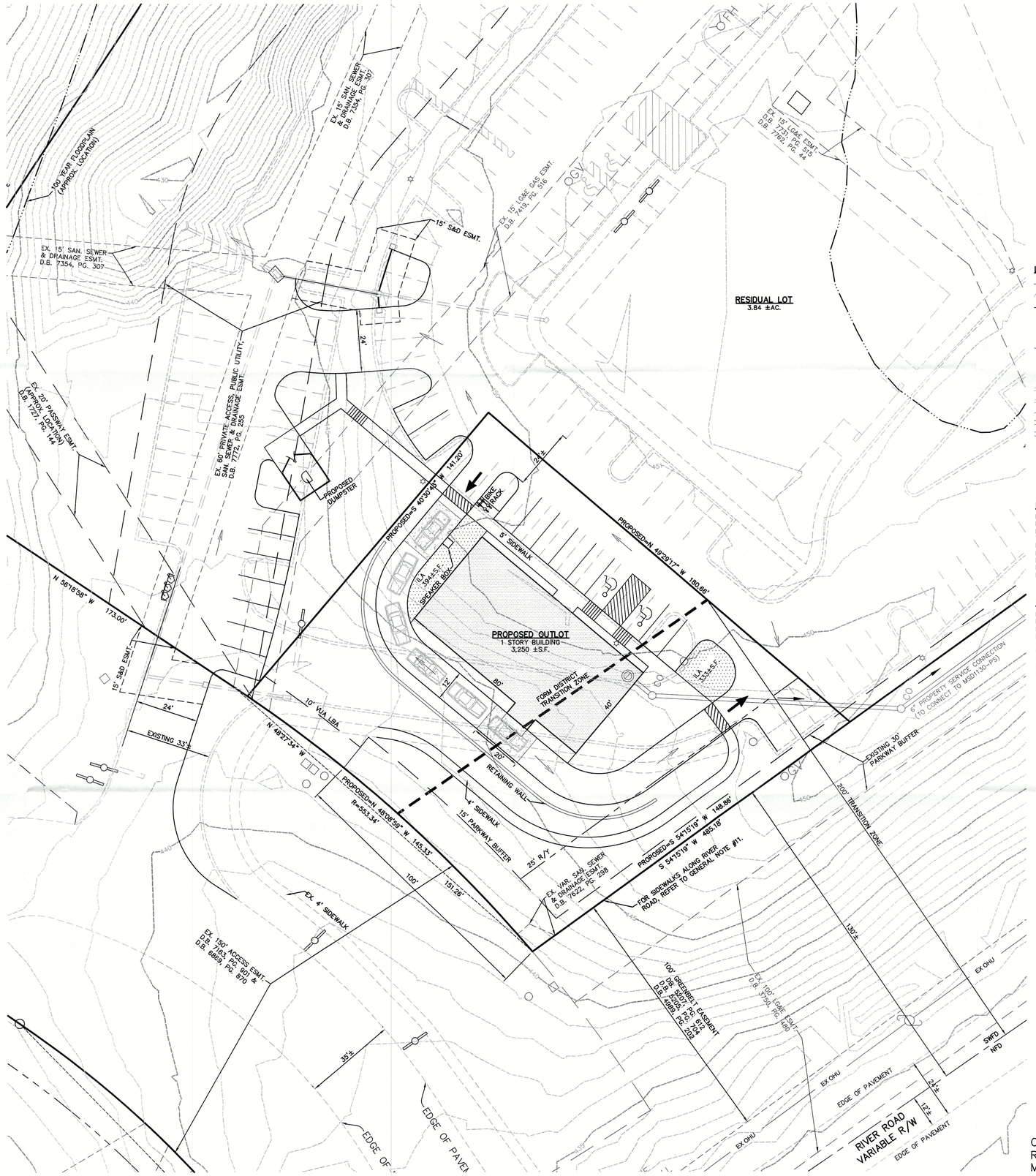
WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

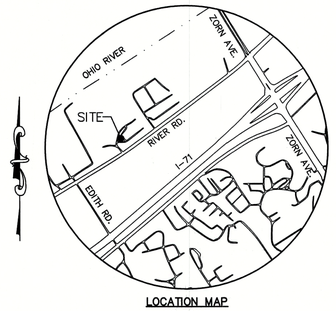


PLAN VIEW

TYPICAL ACCESSIBLE PARKING SPACES

NO SCALE





LOCATION MAP
NO SCALE

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING MAILBOX
- EXISTING STREET SIGN
- EXISTING FIRE HYDRANT
- EXISTING OVERHEAD UTILITIES
- EXISTING UTILITY POLE
- EXISTING DOWN GUY
- EXISTING LIGHT POLE
- EXISTING CATCH BASIN
- EXISTING HEADWALL W/ PIPE
- EXISTING TOP OF BANK
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED 6" SANITARY CLEAN OUT
- PROPOSED 6" PSC
- PROPOSED SANITARY FLOW ARROW
- PROPOSED DRAINAGE ARROW

RESIDUAL LOT
3.84 ±AC.

EXISTING SITE DATA:DOCKET #09–16–97

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	CM
EXISTING LAND USE	OFFICE/VACANT
TOTAL LAND AREA	4.37± AC.
EXISTING BUILDING AREA	65,586± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.34
PARKING REQUIRED	285 SPACES
PARKING PROVIDED	473
EXISTING PARKING (LESS OUTLOT REVISION)	473–22=451
(OF THESE 15 ARE SHARED, LEAVING 436 AVAILABLE SPACES)	

OUTLOT SITE DATA:

EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	CM
EXISTING LAND USE	OFFICE/VACANT
PROPOSED LAND USE	COFFEE HOUSE
TOTAL LAND AREA	0.53± AC.
BUILDING AREA	3,250± S.F.
BUILDING HEIGHT (50' ALLOWED)	28'
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.14
PARKING REQUIRED	26–65
MINIMUM (1 SPACE/200 S.F.)	16 SPACES
MAXIMUM (1 SPACE/100 S.F.)	33 SPACES
PARKING PROVIDED	
ONSITE PARKING	9 SPACES
OFFSITE SHARED PARKING	17
TOTAL PROVIDED	26
(INCLUDES 2 ACCESSIBLE)	
BICYCLE PARKING REQUIRED/PROVIDED	6 SPACES
SHORT TERM	4 SPACES
LONG TERM (PROVIDED INSIDE)	2 SPACES

OUTLOT TREE CANOPY DATA:

GROSS SITE AREA	22,854± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	0± S.F. (0%)
TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TREE CANOPY REQUIRED	4,570± S.F. (20%)
TREE CANOPY TO BE PLANTED	4,570± S.F. (20%)
TOTAL TREE CANOPY PROVIDED	4,570± S.F. (20%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

OUTLOT LANDSCAPE DATA:

V.U.A.	6,870± S.F.
I.L.A. REQUIRED (5% X VUA)	344 S.F.
I.L.A. PROVIDED	727± S.F.

RECEIVED
JUN 10 2017
PLANNING & DESIGN SERVICES

CASE # 17DEVPLAN1111
RELATED CASE #09–16–97
MSD WM # 5220

GRAPHIC SCALE 1"=20'
0 5 10 20 40

Mindel, Scott & Associates, Inc.
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Utility Consulting · Property Management
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OWNER/DEVELOPER
HHO SPRINGS RIVER LLC
4360 BROWNSBORO RD. STE. 212
LOUISVILLE, KY 40207

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
SPRING RIVER – OUTLOT
2303 RIVER ROAD, LOUISVILLE, KENTUCKY 40206
TAX BLOCK 88M, LOT 71
DEED BOOK 10773, PAGE 958

Revisions	
7/10/17	REVISED ACCESS & AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=20'
Date: 6/12/17
Job Number: 3403

Sheet 1 of 1

17 DEVPLAN 1111