

**PROJECT SUMMARY**

EXISTING FORM DISTRICT  
 EXISTING ZONING  
 PROPOSED ZONING  
 EXISTING USES  
 PROPOSED USES  
 EXISTING BUILDING 1 S.F.  
 EXISTING BUILDING 2 S.F.  
 PROP. BUILDING S.F.  
 INCREASE IN S.F.  
 EX F.A.R.  
 PROPOSED F.A.R.  
 LOT AREA

NEIGHBORHOOD  
 C-1  
 C-2  
 Various Retail shops, Hairdresser, restaurants, daycare  
 Retail shops, Restaurant outdoor dining, micro brewery  
 4,000 +/- SQ. FT  
 89,446.00 +/- SQ. FT  
 10,000 SQ. FT  
 0  
 0.27%  
 0.315%  
 328,021.65 S.F. +/- 7.98 ACRES

**PARKING SUMMARY - LDC Table 9.1.3B**

MINIMUM PARKING (1 per 500 Sq Ft of gross floor area) 207 SPACES  
 MAXIMUM PARKING (1 per 250 Sq Ft of gross floor area) 414 SPACES  
 EXISTING PARKING 390 SPACES + (H/C 22)

**BICYCLE PARKING SUMMARY - LDC Table 9.2.5**

LONG TERM PARKING (2 or 1 per 50,000 Sq Ft of gross floor area) 3 SPACES  
 SHORT TERM PARKING (2 or 1 PER 25,000 Sq Ft of gross floor area) 5 SPACES  
 TOTAL PROPOSED BICYCLE PARKING 10 SPACES

**LANDSCAPING NOTES**

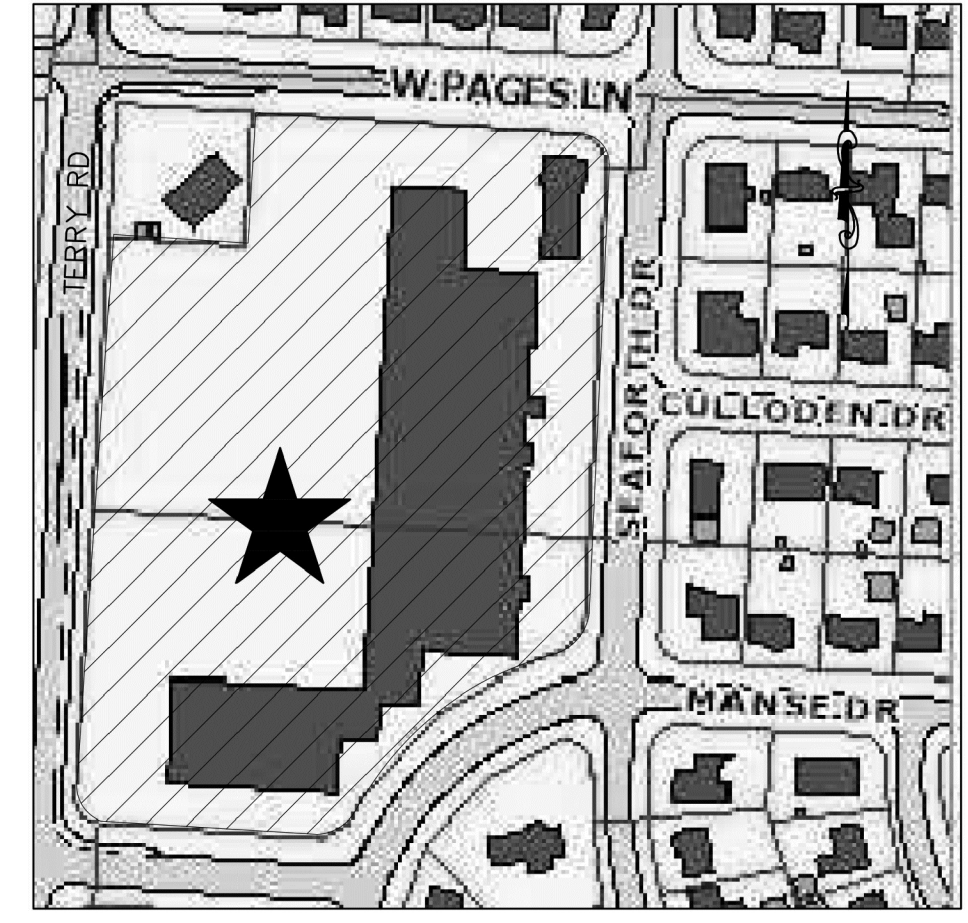
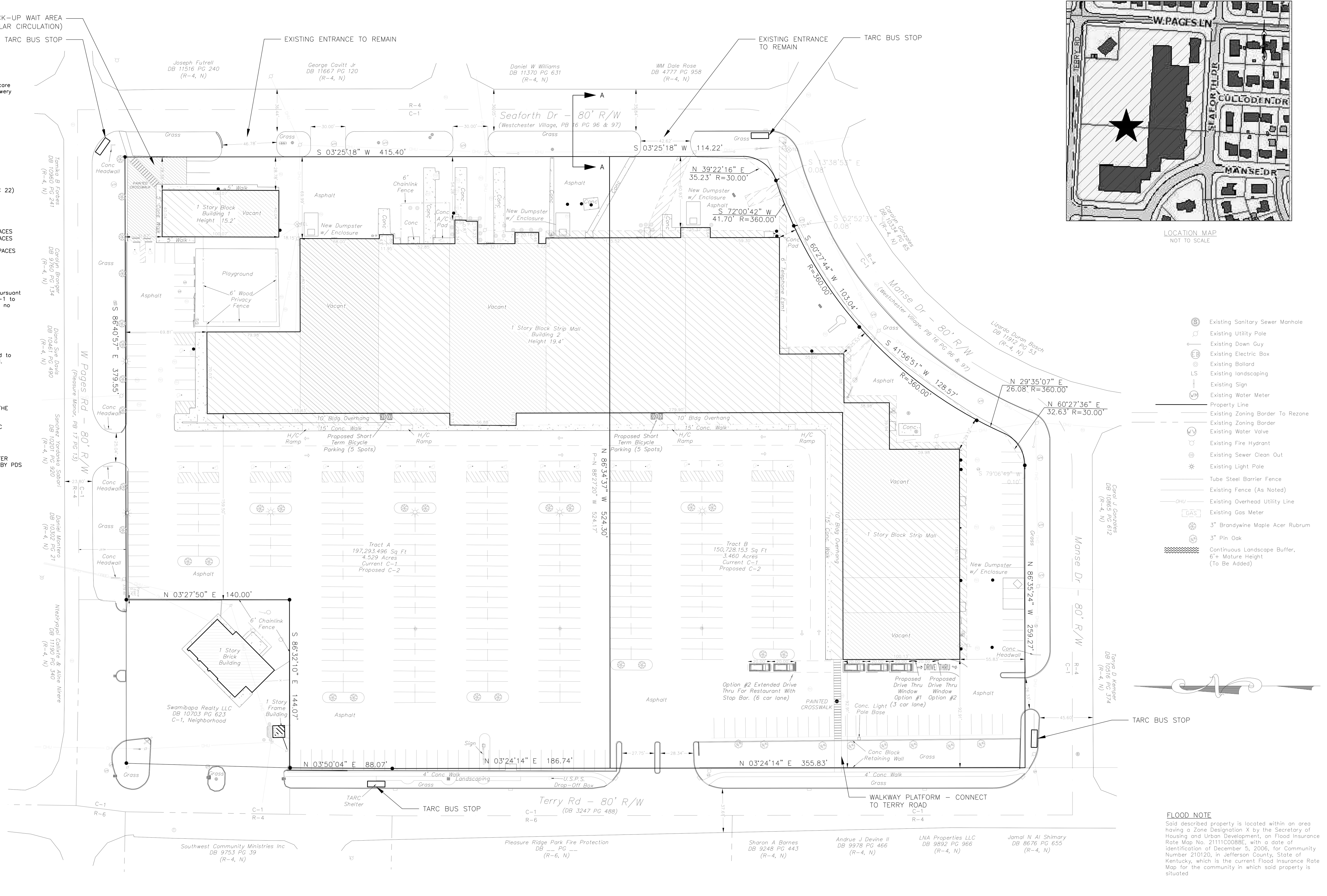
There is no increase in impervious surfaces or changes proposed to the site. Pursuant to LDC 10.2.2 A-3 no new landscaping is required. The change of use from C-1 to C-2 is the same level of intensity of landscaping for adjacent landowners, thus no new landscaping per Code is required.

**TREE CANOPY**

There is no increase in impervious surface or changes to the buildings proposed to the site. Pursuant to LDC 10.1.2 B-3, no Tree Canopy Calculations are required.

**GENERAL NOTES**

- THIS IS NOT A SURVEY
- ALL CONDITIONS ARE EXISTING. NO NEW CONSTRUCTION IS PROPOSED WITH THE EXCEPTION OF DUMPSTER ENCLOSURES.
- NO NEW OUTDOOR LIGHTING IS PROPOSED.
- CONSTRUCTION PLANS, BOND, AND PERMITS ARE REQUIRED BY METRO PUBLIC WORKS OR KENTUCKY DEPARTMENT OF TRANSPORTATION PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE.
- NO SITEWORK IS PROPOSED.
- NEW OUTDOOR REFUSE/DUMPSTER CONTAINERS SHALL BE CONSTRUCTED IN COMPLIANCE WITH SECTION 4.9.9 OF THE LAND DEVELOPMENT CODE. DUMPSTER SCREENING DETAILS SHALL BE SHOWN ON LANDSCAPE PLAN AND APPROVED BY PDS AND PUBLIC WORKS PRIOR TO INSTALLATION.
- BASIS OF SURVEY IS BY CARDINAL SURVEYING.

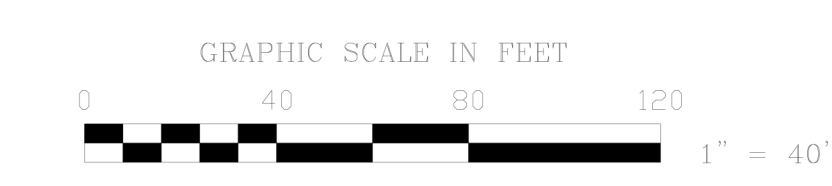


LOCATION MAP  
 NOT TO SCALE

- ⊙ Existing Sanitary Sewer Manhole
- ⊕ Existing Utility Pole
- ⊖ Existing Down Guy
- ⊗ Existing Electric Box
- ⊘ Existing Ballast
- ⊙ Existing Landscaping
- ⊙ Existing Sign
- ⊙ Existing Water Meter
- ⊙ Property Line
- ⊙ Existing Zoning Border To Rezone
- ⊙ Existing Zoning Border
- ⊙ Existing Water Valve
- ⊙ Existing Fire Hydrant
- ⊙ Existing Sewer Clean Out
- ⊙ Existing Light Pole
- ⊙ Tube Steel Barrier Fence
- ⊙ Existing Fence (As Noted)
- ⊙ Existing Overhead Utility Line
- ⊙ Existing Gas Meter
- ⊙ 3" Brandywine Maple Acer Rubrum
- ⊙ 3" Pin Oak
- ⊙ Continuous Landscape Buffer, 6" Mature Height (To Be Added)

**FLOOD NOTE**

Said described property is located within an area having a Zone Designation X by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 2111C0088E, with a date of identification of December 5, 2006, for Community Number 210120, in Jefferson County, State of Kentucky, which is the current Flood Insurance Rate Map for the community in which said property is situated



**CARMAN**

LANDSCAPE ARCHITECTURE  
 URBAN PLANNING  
 CIVIL ENGINEERING

REVISIONS			
NO.	BY	DATE	NOTE
1	SMS	6/14/21	REVISED PER COMMENTS
2	SMS	6/21/21	REVISED PER COMMENTS
3	JLC	8/30/21	REVISED PER COMMENTS
4	JLC	9/27/21	REVISED PER COMMENTS

**Detailed Development Plan FOR REZONING**  
 8523 Terry Road and 6300 W. Pages Lane  
 Louisville, KY 40258  
 This survey complies with 201 KAR 18:150

**Property Information:**  
**Owner:**  
 PRP Retail Opportunity Fund, LLC  
 Site Address: 8523 Terry Road and 6300 W. Pages Lane Louisville, KY 40258  
 D.B. 6460 Pg. 616 and D.B. 6460 Pg. 620  
 Parcel ID: 1047-0915-0000 and 1047-0100-0000

**APPLICANT Name:**  
 PRP RETAIL OPPORTUNITY FUND, LLC  
 PO Box 3010  
 Chattanooga, TN 37404  
 Date: 03/08/2021  
 Field Survey Date: 02/24/2021  
 By: AS/CC/RM

Sheet Number  
**1**  
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