

PROJECT SUMMARY

EXISTING FORM DISTRICT C-1
 EXISTING ZONING C-2
 EXISTING USES Various Retail shops, Hairdresser, restaurants, daycare
 PROPOSED USES Retail shops, Restaurant outdoor dining, micro brewery
 EXISTING BUILDING 1 S.F. 4,000 +/- SQ. FT.
 EXISTING BUILDING 2 S.F. 89,446.00 +/- SQ. FT.
 PROP. BUILDING S.F. 10,000 SQ. FT.
 INCREASE IN S.F. 0
 EX F.A.R. 0.27%
 PROPOSED F.A.R. 0.315%
 LOT AREA 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

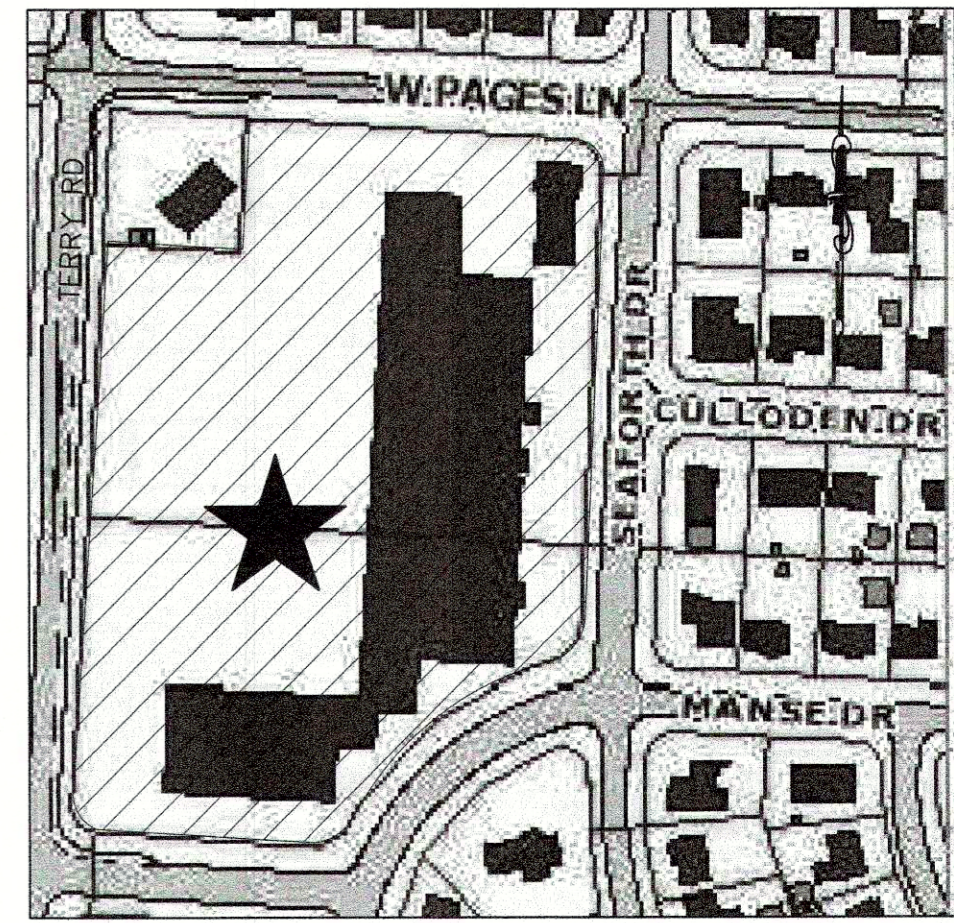
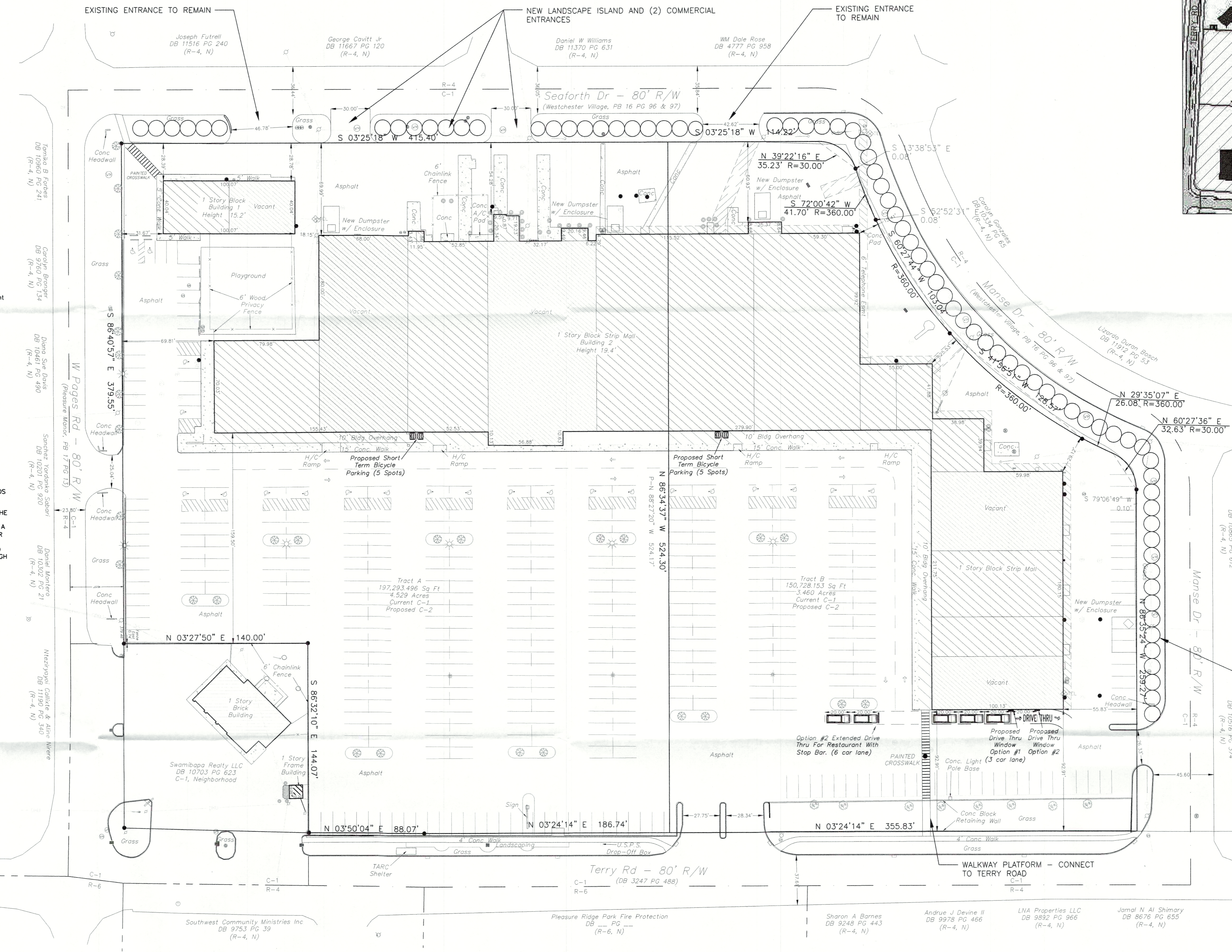
There is no increase in impervious surfaces or changes proposed to the site. Pursuant to LDC 10.2.2 A-3 no new landscaping is required. The change of use from C-1 to C-2 is the same level of intensity of landscaping for adjacent landowners, thus no new landscaping per Code is required.

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.
- A CONTINUOUS LANDSCAPE SCREEN WILL BE PROVIDED BY PROPERTY OWNER IN THE ISLAND BETWEEN SEAFORTH AND MANSE DRIVE AND THE PRIVATE SERVICE DRIVE. THE CONTINUOUS LANDSCAPE SCREEN WILL CONSIST OF SHRUBS THAT WILL NEED A MINIMUM HEIGHT OF 48" WITH LARGER SHRUBS OF APPROXIMATELY 12" ON CENTER THAT REACH AN APPROXIMATE HEIGHT OF 10'-12". IN NO CASE SHALL LARGER SHRUBS AT MATURE HEIGHT CONFLICT WITH OVERHEAD UTILITY CABLES. THE METRO DEPARTMENT OF PUBLIC WORKS SHALL APPROVE OF THE LANDSCAPE PLAN THROUGH AN ENCROACHMENT PERMIT PRIOR TO ANY INSTALLATION OF LANDSCAPE PLANT MATERIALS. VEHICLE SCREENING IS NOT REQUIRED PER CHAPTER 10 OF THE LAND DEVELOPMENT CODE. PLANTINGS SHALL COMPLY WITH CHAPTER 10.

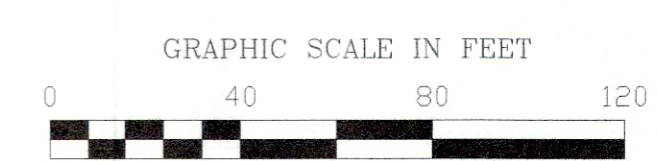


LOCATION MAP
NOT TO SCALE

- ⊙ Existing Sanitary Sewer Manhole
- ⊕ Existing Utility Pole
- ⊖ Existing Down Guy
- ⊗ Existing Electric Box
- ⊘ Existing Bollard
- LS 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)
- OHU Existing Overhead Utility Line
- GAS Existing Gas Meter
- ⊕ 3" Brandywine Maple Acer Rubrum
- ⊕ 3" Pin Oak
- Continuous Landscape Buffer, 6" + Mature Height (To Be Added)

CONTINUOUS LANDSCAPE SCREENING - SEE NOTE #8

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. 21111C0088E, 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



RECEIVED
 SEP 27 2021
 PLANNING &
 DESIGN SERVICES

CARMAN
 LANDSCAPE ARCHITECTURE
 URBAN PLANNING
 CIVIL ENGINEERING

		REVISIONS		
NO.	BY	DATE	NOTE	
1	SMS	6/14/21	REVISED PER COMMENTS	Design:
2	SMS	6/21/21	REVISED PER COMMENTS	Drawn:
3	JLC	8/30/21	REVISED PER COMMENTS	Checked:
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
 Vertical Scale NONE
 Horizontal Scale 1"=40'
 Date 03/08/2021
 Field Survey Date 02/24/2021
 By AS/CC/RM

Sheet Number
1
 of 1