

LOCATION MAP
NO SCALE

SITE DATA:

SITE AREA	2.255 ACRES
EXISTING ZONING	C-2
BUILDING AREA:	
FIRST FLOOR	8,300 SQ. FT.
MEZZANINE	2,430 SQ. FT.
BASEMENT DINING	1,000 SQ. FT.
OUTDOOR COURT	1,000 SQ. FT.
BREWERY AREA	1,000 SQ. FT.
PARKING REQUIRED*	132 SPACES
PARKING PROVIDED	142 SPACES
(INCLUDING 5 HANDICAP SPACES)	

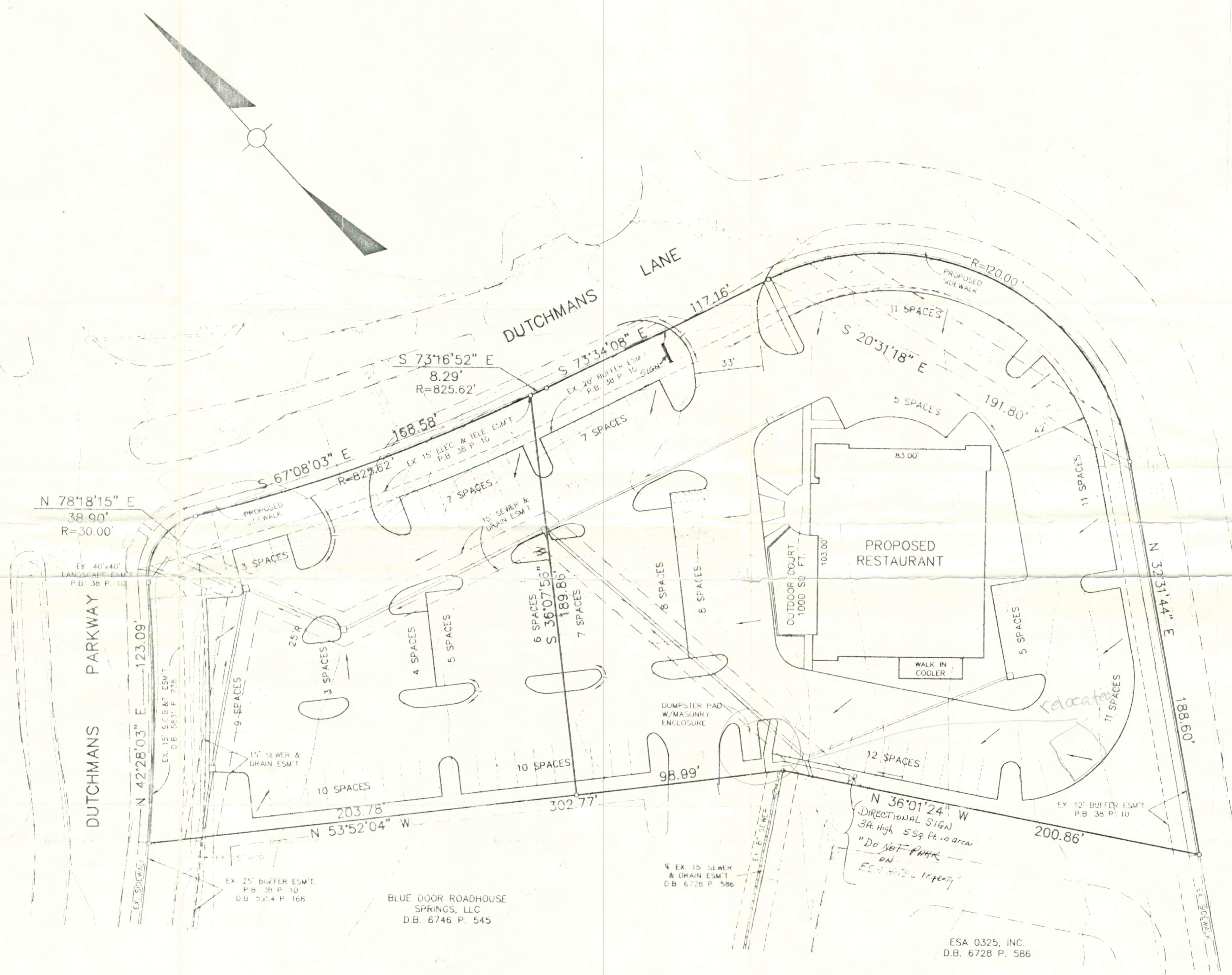
* PARKING CALCULATIONS BASED ON 12,730 SQ. FT. BUILDING AREA (EXCLUDES BREWERY AREA) PLUS FOUR SPACES FOR BREWERY AREA (ONE SPACE PER 1 1/2 EMPLOYEES)

LANDSCAPE REQUIREMENTS

V.U.A.	58,238 SQ. FT.
5% REQUIREMENT	2,912 SQ. FT.
LANDSCAPE PROVIDED	3,000 SQ. FT.

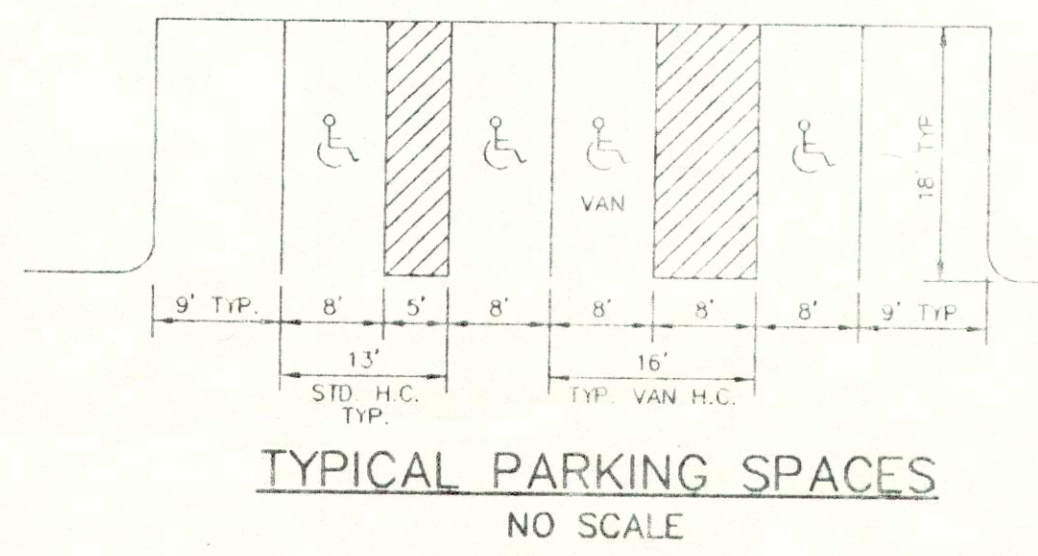
GENERAL NOTES:

- 1.) DRAINAGE PATTERN DEPICTED BY ARROWS (→) AND PROPOSED STORM SEWERS ARE FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO M.S.D. REQUIREMENTS.
- 2.) DRAINAGE FROM THIS SITE IS SUBJECT TO M.S.D. PLAN REVIEW FEES AND REGIONAL FACILITIES FEE IN LIEU OF PROVIDING ON SITE DETENTION. FEE TO BE CALCULATED FROM PRIOR AGREEMENT WITH M.S.D. BASED ON AVERAGE RUNOFF RATES FOR OVERALL SITE.
- 3.) TRACT 3A SEWERS ARE AVAILABLE BY CONNECTION TO EXISTING M.S.D. SEWERS ON SITE, SUBJECT TO APPLICABLE CONNECTION FEES. TRACT 3B SEWERS AVAILABLE BY L.E.
- 4.) A SEWER AND DRAINAGE EASEMENT MUST BE DEDICATED PRIOR TO CONSTRUCTION PLAN APPROVAL TO CONVEY DRAINAGE FROM THIS SITE NORTH TO EXISTING DRAINAGE FACILITIES AT THE INTERSECTION OF DUTCHMANS PARKWAY AND OLD DUTCHMANS LANE.
- 5.) 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 COMPLETED. NO PARKING, MATERIAL STORAGE OR ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- 6.) THERE SHALL BE NO MODIFICATIONS TO EXISTING MEDIAN ON DUTCHMANS LANE.
- 7.) IWD APPROVAL REQUIRED PRIOR TO CONSTRUCTION APPROVAL.



BLUE DOOR ROADHOUSE
SPRINGS, LLC
D.B. 6746 P. 545

ESA 0325, INC.
D.B. 6728 P. 586



NOTICE
PERMITS SHALL BE ISSUED
ONLY IN CONFORMANCE
WITH THE BINDING ELEMENTS
OF THIS DISTRICT
DEVELOPMENT PLAN

JEFFERSON COUNTY
**APPROVED DISTRICT
DEVELOPMENT PLAN**
DOCKET NO. 9-39-87
APPROVAL DATE 1-23-97 4:59 PM
EXPIRATION DATE 1-23-98 4:59 PM
SIGNATURE OF PLANNING COMMISSION
Ed Don
PLANNING COMMISSION

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
SPRINGS, KY 40322
DATE: 1/9/97
BY: RRB
JEFFERSON COUNTY
DEPT. OF PUBLIC WORKS

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DEVELOPMENT PLAN
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JEFFERSON COUNTY
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RECEIVED
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PLANNING &
DEVELOPMENT SERVICES

DETAILED DISTRICT DEVELOPMENT PLAN
TAX BLOCK 2538, LOT 14

Owner & Developer
Oldenberg & Superior-Springs, LLC
1230 Liberty Bank Lane, Suite 220
Louisville, Kentucky 40222
And
GMR, LLC
1230 Liberty Bank Lane, Suite 200
Louisville, Kentucky 40222

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
315 WEST MARKET STREET, LOUISVILLE, KENTUCKY 40202 (502) 584-6271

SCALE: 1"=30'
DATE: 10-22-96
REV 11-20-96
REV 1-6-97

FILE: 1981-DDP
1
Sheet in Set: 1