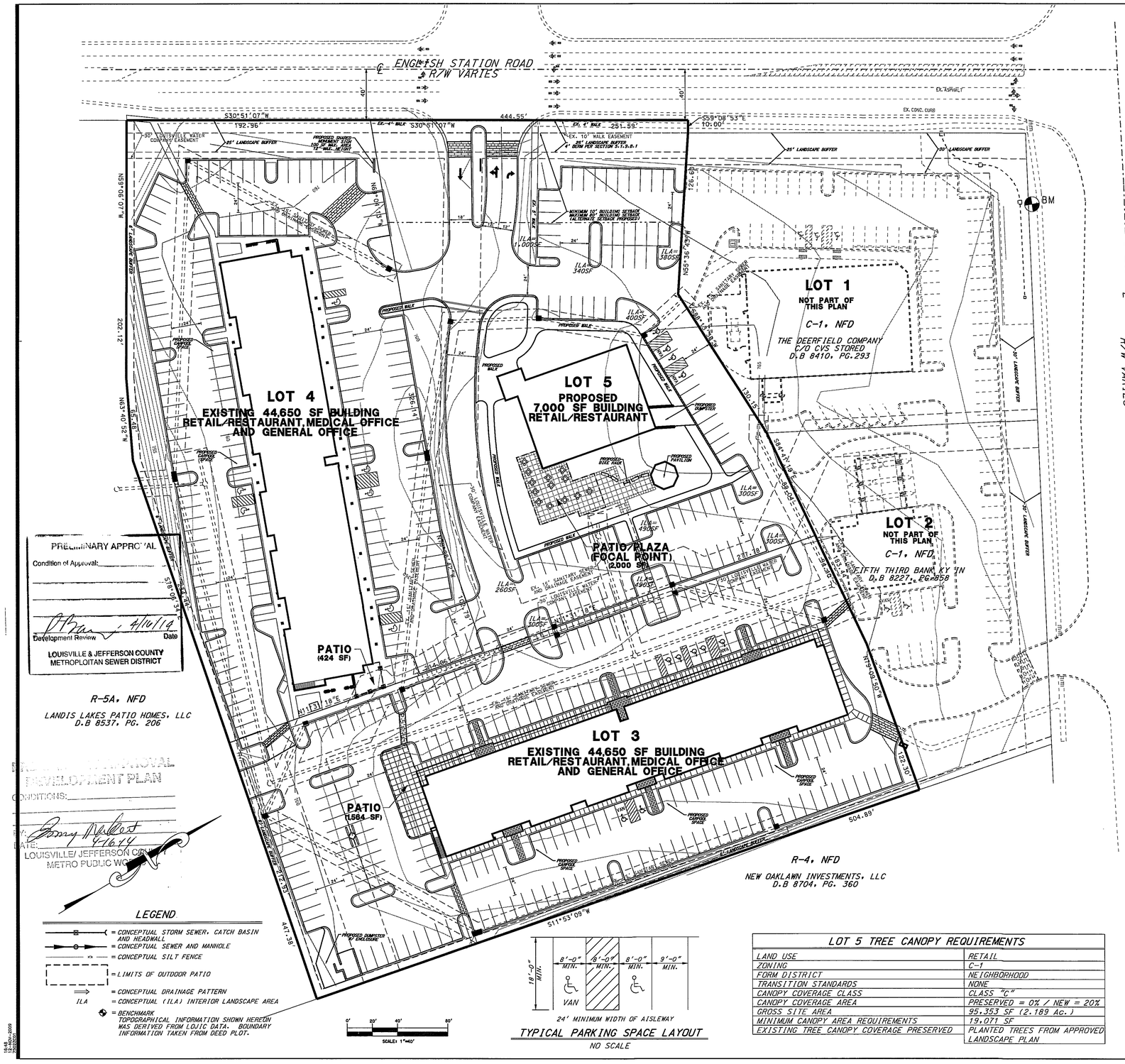
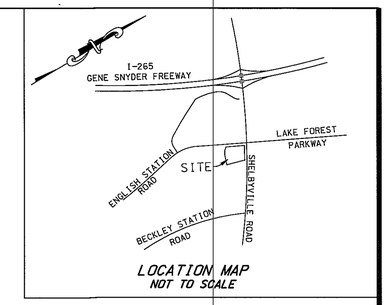


TYPICAL PARKING SPACE LAYOUT

NO SCALE

LOT 5 TREE CANOPY REQUIREMENTS	
LAND USE	RETAIL
ZONING	C-1
FORM DISTRICT	NEIGHBORHOOD
TRANSITION STANDARDS	NONE
CANOPY COVERAGE CLASS	CLASS "C"
CANOPY COVERAGE AREA	PRESERVED = 0% / NEW = 20%
GROSS SITE AREA	95,353 SF (2.189 Ac.)
MINIMUM CANOPY AREA REQUIREMENTS	19,071 SF
EXISTING TREE CANOPY COVERAGE PRESERVED	PLANTED TREES FROM APPROVED LANDSCAPE PLAN



LOCATION MAP
NOT TO SCALE

GENERAL NOTES

1. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 2111 C 0050 E DATED DECEMBER 5, 2006.
2. THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON PLAN ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO MSD REQUIREMENTS.
3. ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
4. THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER SERVICE TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
5. BOUNDARY TAKEN FROM SURVEY.
6. ALL WALKS ARE MINIMUM 5' WIDE WITH HANDICAP RAMPS AS REQUIRED.
7. SANITARY SEWER SERVICE WILL BE PROVIDED BY CONNECTION AND SUBJECT TO APPLICABLE FEES.

PROJECT SUMMARY	
TOTAL SITE AREA	= 6.953 AC.
LOT 3	= 2.467 AC.
LOT 4	= 2.297 AC.
LOT 5	= 2.189 AC.
EXISTING ZONING	= C-1
EXISTING FORM DISTRICT	= NEIGHBORHOOD FORM DISTRICT

PARKING SUMMARY	AREAS	MIN. PARKING REQUIRED		MAX. PARKING ALLOWED	
LOT 1					
CVS PHARMACY	10,880 SF	1 SPACE / 250 SF=	44 SPACES	1 SPACE / 150 SF=	73 SPACES
LOT 2					
5/3 BANK	3,800 SF	1 SPACE / 300 SF=	13 SPACES	1 SPACE / 200 SF=	19 SPACES
REVISED LOTS 3 AND 4					
RETAIL SHOPPING CENTER	30,252 SF	1 SPACE / 250 SF=	121 SPACES	1 SPACE / 150 SF=	202 SPACES
RESTAURANT*	11,975 SF	1 SPACE / 125 SF=	96 SPACES	1 SPACE / 50 SF=	240 SPACES
RESTAURANT PATIO DINING*	1,988 SF	1 SPACE / 125 SF=	16 SPACES	1 SPACE / 50 SF=	40 SPACES
GENERAL OFFICE (2ND FLOOR)	24,000 SF	1 SPACE / 350 SF=	69 SPACES	1 SPACE / 200 SF=	120 SPACES
MEDICAL OFFICE (2ND FLOOR)	23,000 SF	1 SPACE / 250 SF=	92 SPACES	1 SPACE / 150 SF=	153 SPACES
TOTAL COMBINED BUILDING AREA	89,227 SF				
LOTS 5					
RESTAURANT*	7,000 SF	1 SPACE / 125 SF=	56 SPACES	1 SPACE / 50 SF=	140 SPACES
RESTAURANT PATIO DINING*	2,000 SF	1 SPACE / 125 SF=	16 SPACES	1 SPACE / 50 SF=	40 SPACES
TOTAL BUILDING AREA:	110,907 SF	TOTAL:	521 SPACES	TOTAL:	1,026 SPACES
		TOTAL PARKING PROVIDED (INCLUDING 20 HDCP SPACES) = 521 SPACES			

* REPRESENTS THE COMBINED MAXIMUM RESTAURANT SQUARE FOOTAGE ALLOWED ON LOTS 3, 4 AND 5. A DIFFERENT COMBINATION OF RESTAURANT / RETAIL MAY BE PERMITTED PROVIDED THE RESTAURANTS DO NOT EXCEED THE SQUARE FOOTAGE LISTED PER THIS PARKING TABLE.

VUA SUMMARY		
LOT 3		
VUA**	62,466 SF	** NO CHANGES PROPOSED
ILA REQUIRED	3,123 SF	
ILA PROVIDED	3,200 SF	
LOT 4		
VUA**	49,252 SF	** NO CHANGES PROPOSED
ILA REQUIRED	2,463 SF	
ILA PROVIDED	2,500 SF	
LOT 5		
VUA**	43,844 SF	** NO CHANGES PROPOSED
ILA REQUIRED	3,288 SF	
ILA PROVIDED	4,260 SF	

OWNERS:
LANDIS, LLC.
9625 ORMSBY STATION ROAD
LOUISVILLE, KY 40223
SITE ADDRESS – MULTIPLE
TAX BLOCK 32, LOT 223
D.B. 8823, PG. 31

LOT 4
LANDIS PHASE 2, LLC.
9625 ORMSBY STATION ROAD
LOUISVILLE, KY 40223
SITE ADDRESS – MULTIPLE
TAX BLOCK 32, LOT 224
D.B. 8823, PG. 31

LOT 5
LANDIS OUTLOT, LLC
9625 ORMSBY STATION ROAD
LOUISVILLE, KY 40223
SITE ADDRESS – MULTIBLE
TAX BLOCK 32, LOT 222
D.B. 8823, PG. 28

RECEIVED
MAR 31 2014
PLANNING & DESIGN SERVICES

GS&P
Design Services For The Built Environment
Atlanta
Birmingham
Charlotte
Chipley
Columbus
Dallas
Fort Lauderdale
Jacksonville
Knoxville
Louisville
Memphis
Nashville
Richmond
Tampa
GRESHAM SMITH AND PARTNERS
101 South Fifth Street
Suite 1400
Louisville, Kentucky 40202
502.627.8900
WWW.GSPNET.COM

FAULKNER REAL ESTATE
DEVELOPMENT | MANAGEMENT | INVESTMENT

REVISED GENERAL / DETAILED DISTRICT DEVELOPMENT PLAN
LANDIS LAKES TOWN CENTER
DEVELOPER:
FAULKNER REAL ESTATE CORPORATION
9625 ORMSBY STATION ROAD
LOUISVILLE, KENTUCKY 40223
TELEPHONE: (502) 891-8200
FAX: (502) 891-8235

No.	Date	Revision

CASE #13420
RELATED CASE # 9-20-01

FILE: 75022C01
PROJECT: 10265.21
DATE: OCTOBER 18, 2009

SUM# 1000

14CUP1005