



Design Services
For The Built
Environment

Atlanta GA Jacksonville FL
Birmingham AL Knoxville TN
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GRESHAM
SMITH AND
PARTNERS

1400 Nashville City Center
511 Union Street
Nashville, TN 37219
615.770.8100

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LANDIS LAKES TOWN CENTER

133 S ENGLISH STATION ROAD
LOUISVILLE, KY 40245

FAULKNER REAL ESTATE CORPORATION

9625 ORMSBY STATION ROAD
LOUISVILLE, KY 40223
502.891.8255

Revision

No.	Date	Description
01.12.2016	01.12.2016	AGENCY COMMENTS
06.29.2016	06.29.2016	AGENCY COMMENTS
RECEIVED		
JUL 12 2016		
DESIGN SERVICES		

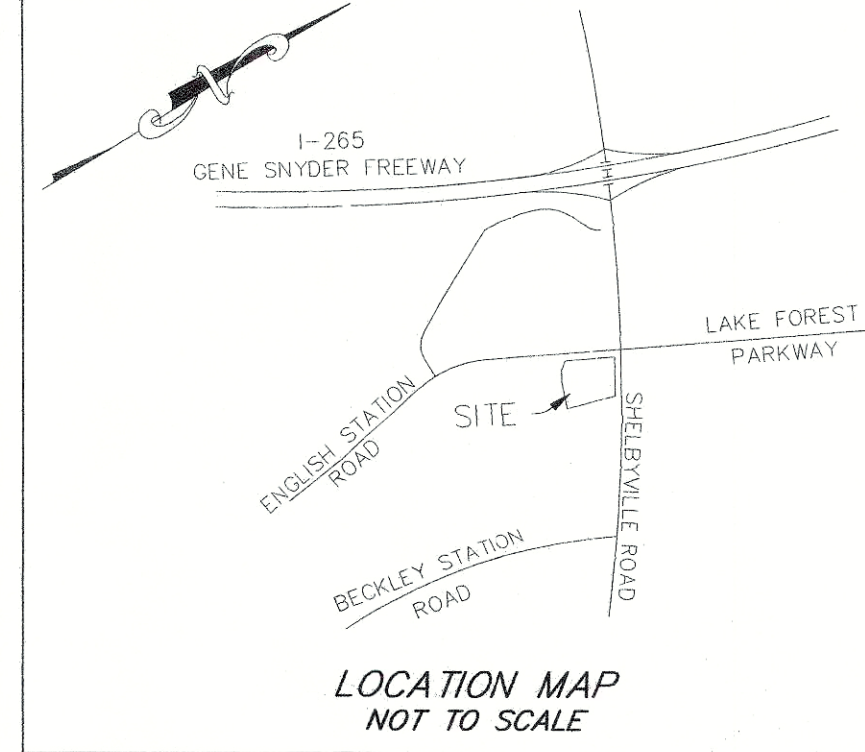
CASE: 15DEVPLAN1207
RELATED CASES: 13420 & 9-20-01

PROJECT: 41264.00

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 - MULTIPLE
TAX BLOCK 32, LOT 222
D.B. 8823, PG. 28



GENERAL NOTES

- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 2111 C 0050 E DATED DECEMBER 5, 2006.
- 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.
- ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
- 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.
- BOUNDARY TAKEN FROM SURVEY.
- ALL WALKS ARE MINIMUM 5' WIDE WITH HANDICAP RAMPS AS REQUIRED.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY CONNECTION AND SUBJECT TO APPLICABLE FEES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OILS, AND GREASE POLICY.
- LOT 3 IS NOT COVERED UNDER THE CONDITIONAL USE PERMIT PER 14CUP1005. PATIO SPACE INCLUDED ON LOT 3 SHALL NOT PERMIT THE USE OF ALCOHOL SALES OR DISTRIBUTION. SHOULD FUTURE USE BE USED FOR RESTAURANTS SERVING ALCOHOL OR FOR OUTDOOR ENTERTAINMENT, A MODIFIED CUP MUST BE GRANTED.
- THE RECORDED CROSS OVER AGREEMENT IS FOUND IN DEED BOOK 8144 AND PAGE 652.

Condition of Approval:

Tony Kelly 8-3-16
Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

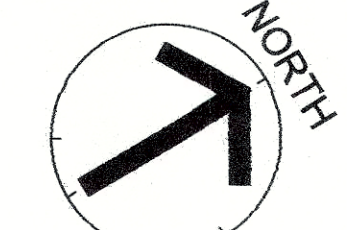
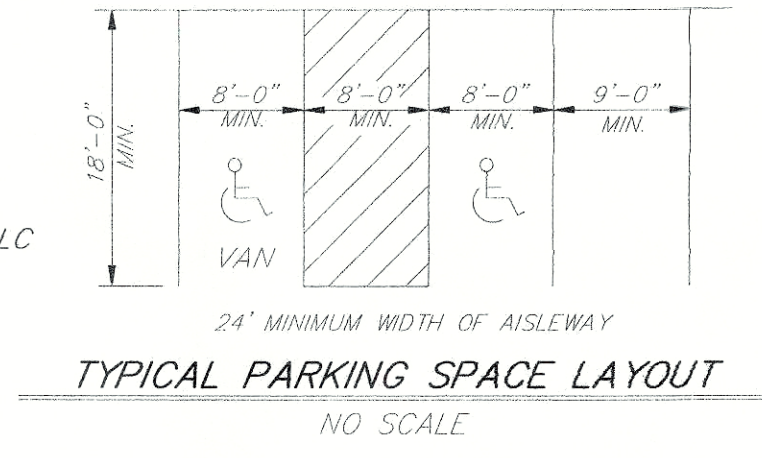
PARKING SUMMARY	AREAS	MIN. PARKING REQUIRED	MAX. PARKING ALLOWED
LOT 1			
CVS PHARMACY	10,880 SF	1 SPACE / 250 SF= 44 SPACES	1 SPACE / 150 SF= 73 SPACES
LOT 2			
5/3 BANK	3,800 SF	1 SPACE / 300 SF= 13 SPACES	1 SPACE / 200 SF= 19 SPACES
LOTS 3 AND 4			
RETAIL SHOPPING CENTER	24,819 SF	1 SPACE / 250 SF= 99 SPACES	1 SPACE / 150 SF= 165 SPACES
RESTAURANT*	17,408 SF	1 SPACE / 125 SF= 139 SPACES	1 SPACE / 50 SF= 348 SPACES
RESTAURANT PATIO DINING*	2,638 SF	1 SPACE / 125 SF= 21 SPACES	1 SPACE / 50 SF= 53 SPACES
GENERAL OFFICE	34,000 SF	1 SPACE / 350 SF= 97 SPACES	1 SPACE / 200 SF= 170 SPACES
MEDICAL OFFICE	13,000 SF	1 SPACE / 250 SF= 52 SPACES	1 SPACE / 150 SF= 87 SPACES
TOTAL COMBINED BUILDING AREA	89,227 SF		
LOT 5			
RESTAURANT*	1,567 SF	1 SPACE / 125 SF= 13 SPACES	1 SPACE / 50 SF= 31 SPACES
RESTAURANT PATIO DINING*	1,350 SF	1 SPACE / 125 SF= 11 SPACES	1 SPACE / 50 SF= 27 SPACES
GENERAL RETAIL	5,433 SF	1 SPACE / 250 SF= 22 SPACES	1 SPACE / 150 SF= 36 SPACES
TOTAL BUILDING AREA: 110,907 SF		TOTAL: 510 SPACES	TOTAL: 1,008 SPACES
TOTAL PARKING PROVIDED (INCLUDING 20 HDPC SPACES) = 519 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	5,146 SF	

CHAPTER 9 SUMMARY

CHAPTER 9, BICYCLE SUMMARY

BICYCLE REQUIRED	11 LONG TERM SPACES
BICYCLE REQUIRED	14 SHORT TERM SPACES
BICYCLE PROVIDED	11 LONG TERM SPACES
BICYCLE PROVIDED	14 SHORT TERM SPACES
LONG TERM PARKING WILL BE PROVIDED WITHIN THE BUILDING	



GRAPHIC SCALE 1" = 40'

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

R-5A, NFD
LANDIS LAKES PATIO HOMES, LLC
D.B. 8537, PG. 206

PRELIMINARY DEVELOPMENT PLAN

BY: [Signature]
DATE: 8/13/16
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

LEGEND
= CONCEPTUAL STORM SEWER, CATCH BASIN AND HEADWALL
= CONCEPTUAL SEWER AND MANHOLE
= CONCEPTUAL SILT FENCE
= LIMITS OF OUTDOOR PATIO
= CONCEPTUAL DRAINAGE PATTERN
ILA = CONCEPTUAL (ILA) INTERIOR LANDSCAPE AREA
= BENCHMARK TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM LIDAR DATA. BOUNDARY INFORMATION TAKEN FROM DEED PLOT.

2016

SUB# 1000