

BARNES & NOBLE

STONE PEDASTAL W/ LAMPPOST

SIDEWALK

30' LANDSCAPE BUFFER

DECORATIVE HANDRAIL

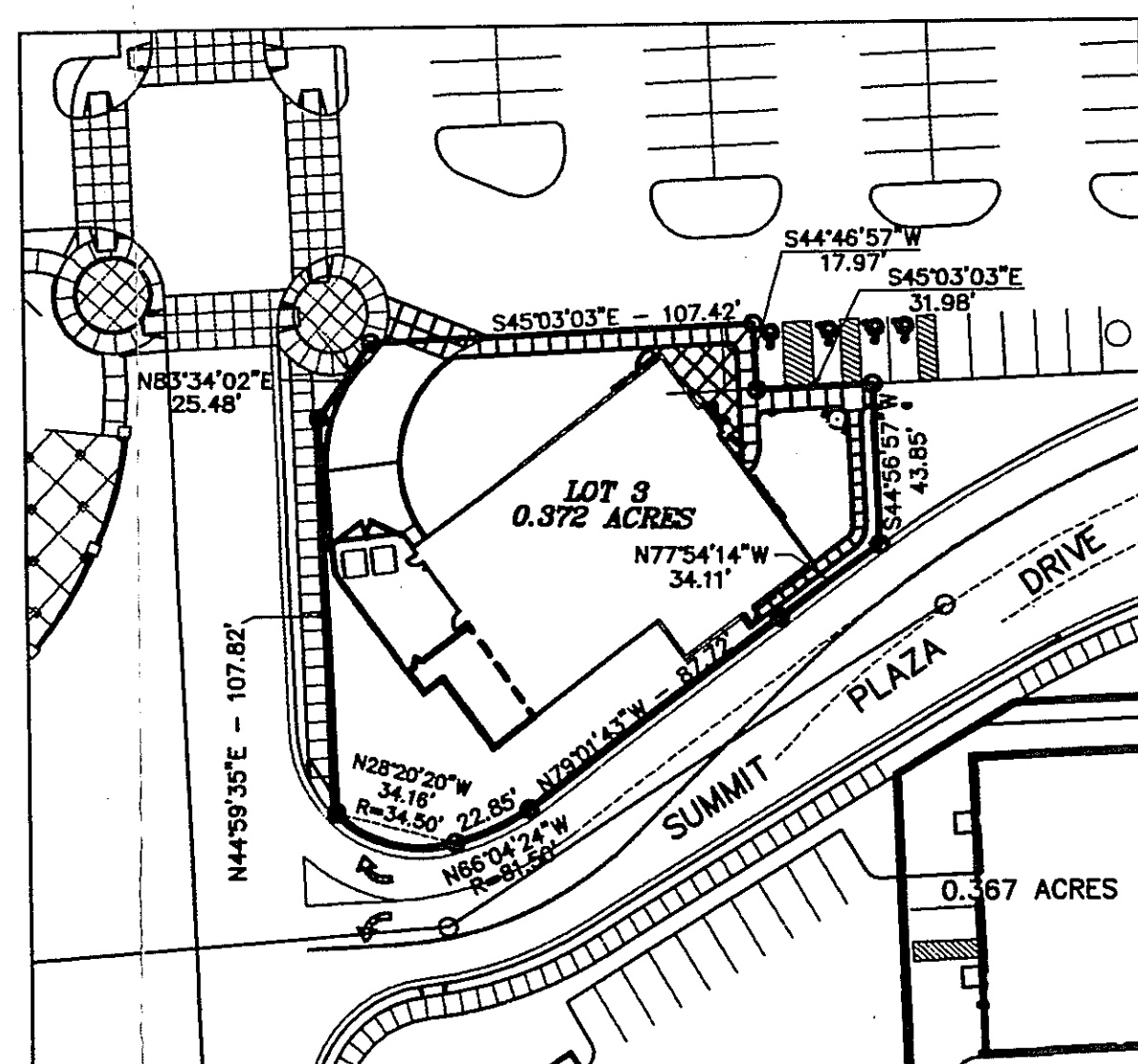
R/W

R/W

BROWNSBORO RD

SCALE

1"=50'

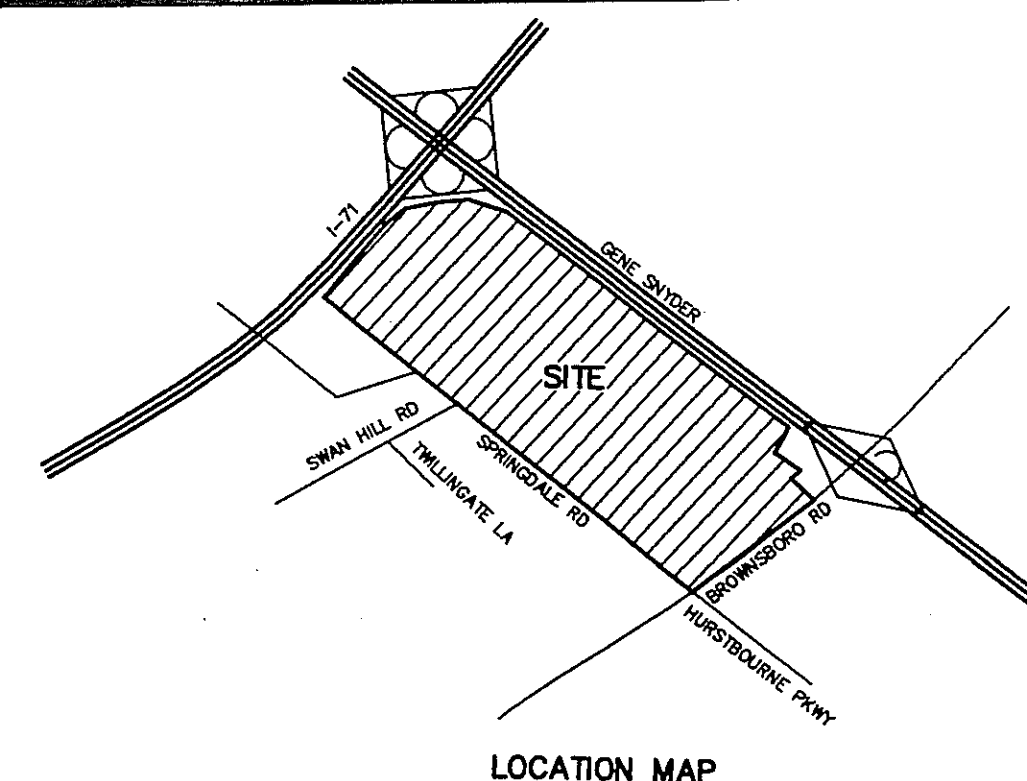


SCALE
1"=50'

LOT 3

GENERAL NOTES:

1. THIS REVISED DDDP DOES NOT ALTER OR AFFECT THE APPROVED DRAINAGE OR SANITARY CONSTRUCTION PLANS.
2. SUBJECT TO KENTUCKY DEPARTMENT OF TRANSPORTATION APPROVAL.
3. ALL SIGNAGE SHALL CONFORM TO ARTICLE 11 AND THE GENE SNYDER CORRIDOR REGULATIONS.



CONFIDENTIAL

DISTRICT
PLANNING
COMMISSION

9-68-99

APPROVAL DATE 6/27/02

EXPIRATION DATE 6/27/03

SIGNATURE OF PLANNING COMMISSION

[Signature]

PLANNING

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

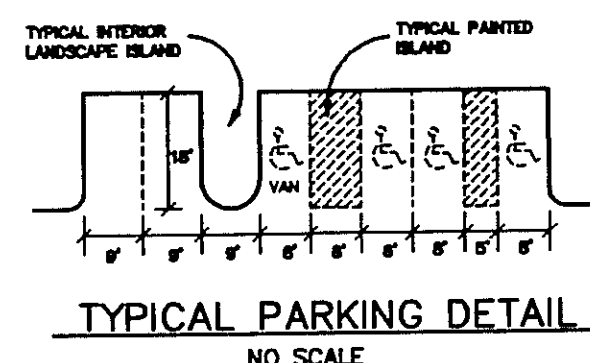
SITE DATA

AREA	39.891 ACRES
ZONING	C-2
PROPOSED USE	RETAIL/RESTAURANT
TOTAL BUILDING AREA	367,500 SQ.FT.
RETAIL BUILDING AREA	312,500 SQ.FT.
PARKING REQ'D (1SP/200 S.F.)	1,563 SPACES
RESTAURANT AREA	55,000 SQ.FT.
PARKING REQ'D (1SP/100 S.F.)	550 SPACES
TOTAL PARKING REQ'D	2,113 SPACES
PARKING PROVIDED	1,976 SPACES
(INC. 37 HANDICAP SPACES)	

VEHICULAR USE AREA	740,550 SQ.FT.
ILA REQUIRED	37,028 SQ.FT.
ILA PROP.(1500 SF max/regs)	49,398 SQ.FT.
TOTAL ILA PROPOSED	75,147 SQ.FT.

MONUMENT SIGNS
HEIGHT - 6 FT.
AREA - 60 SQ. FT.
LOCATED AS SHOWN

WAIVER REQUEST
REQUEST WAIVER TO INCREASE PARKING
WAIVER FROM 3% TO 6.5%.



N63°35'02"
2.85' /

PRELIMINARY APPROVAL

Conditions of Approval _____

Indack 6/10/00 Date

Developmental Review

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT
SHALL COMPLY WITH ORD
CONDITIONS: _____

SUMMIT PLAZA DRIVE
REVISED DETAILED DISTRICT DEVELOPMENT PLAN
THE SUMMIT AT LOUISVILLE
LOUISVILLE RETAIL COMPANY, LLC.

SUMMIT PLAZA DRIVE
DOCKET NO. 9-68-99
DOCKET NO. 10-32-99
REV. DOCKET NO. 9-40-79

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
THE SUMMIT AT LOUISVILLE

TAX BLOCK 3286, LOT NO. 2
FORMERLY TAX BLOCK W-6, LOT NOS. 9, 57

OWNER/DEVELOPER
LOUISVILLE RETAIL COMPANY, L.L.C.
2222 ARLINGTON AVENUE
BIRMINGHAM, ALABAMA 35205
D.B. 7515 P. 0632, D. B. 7709 P. 980

RECEIVED
JUN 10 2002
PLANNING &
DEVELOPMENT SERVICES

SUB# 949

SHEET 1 OF 1

2

4-68-1

165

Binding Elements
Docket No. 9-68-99

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed 367,500 square feet of total gross floor area. (312,500 square feet of retail and 55,000 square feet of restaurant.)
3. The only permitted freestanding sign shall be monument style signs, located as shown on the approved development plan. No portion of any sign, including the leading edge of the sign frame, shall be closer than five feet to front property line. The sign shall not exceed 60 square feet in area per side and six feet in height. No sign shall have more than two sides.
4. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
5. Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90-degree cutoff and height of the light standard shall be set so that no light source is visible off-site.
6. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
7. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:
 - a. The development plan must receive full construction approval from the Jefferson county Department of Public Works and Transportation (400 Fiscal Court Building) and the Metropolitan Sewer District (700 West Liberty).
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12 and in conformance with the Parkway Policy prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. A major subdivision plat creating the lots and roadways as shown on the approved district development plan shall be recorded prior to issuance of any building permits.
8. If a building permit is not issued within one year of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.
9. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
10. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. Their binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors, and assigns, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
11. If work is required within the easements causing removal or damage of landscape materials, the property owner shall be responsible for replacement of materials according to the approved landscape plan.
12. Restaurants with drive-thru's or drive-in shall not be permitted. Any proposal to change this binding element shall require a public hearing.