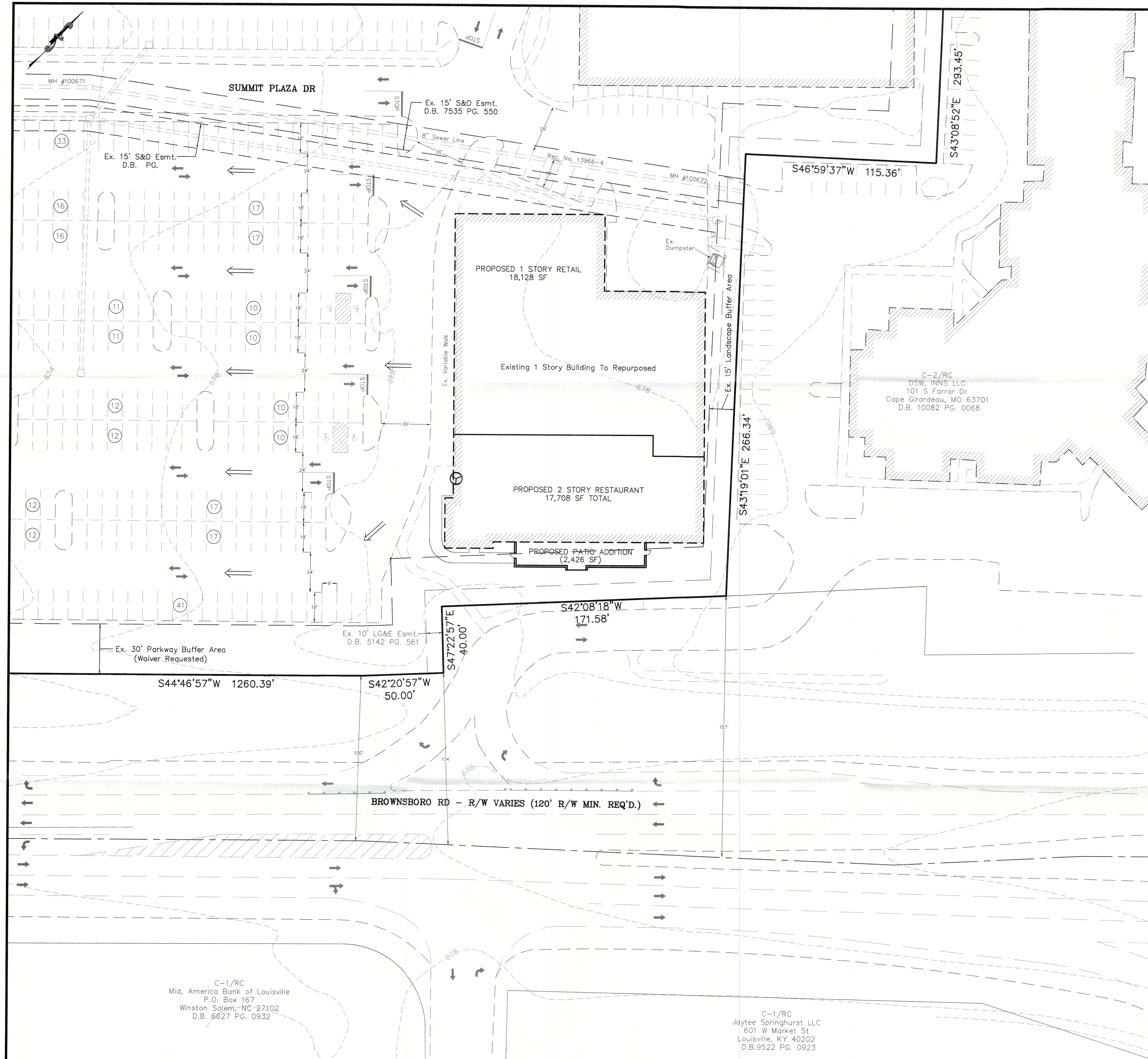




WAIVER REQUESTED:

1. A Waiver is requested from Section 10.3.5 of the Louisville Metro Land Development Code to allow the proposed building expansion and sidewalk to encroach into the 30' Parkway Buffer Area.



PROJECT DATA

TOTAL SITE AREA	= 39.9± AC.
EXISTING ZONING	= C-2
FORM DISTRICT	= REGIONAL CENTER
EXISTING USE	= RETAIL
PROPOSED USE	= RESTAURANT/RETAIL
BUILDING HEIGHT	= 2 STORY (150' MAX. ALLOWED)
EXISTING BUILDING AREA	= 26,519 SF
EXISTING BUILDING TO BE RE-PURPOSED	
PROPOSED 1 STORY RETAIL AREA	= 18,128 SF
PROPOSED 2 STORY RESTAURANT	= 17,708 SF (INCLUDES 2,426 SF PATIO)
1ST FLOOR RESTAURANT AREA	= 9,604 SF (INCLUDES 1,213 SF PATIO)
2ND FLOOR RESTAURANT AREA	= 8,104 SF (INCLUDES 1,213 SF PATIO)
PROPOSED BUILDING AREA WITH ADDITIONS	= 34,623 SF

PARKING DATA

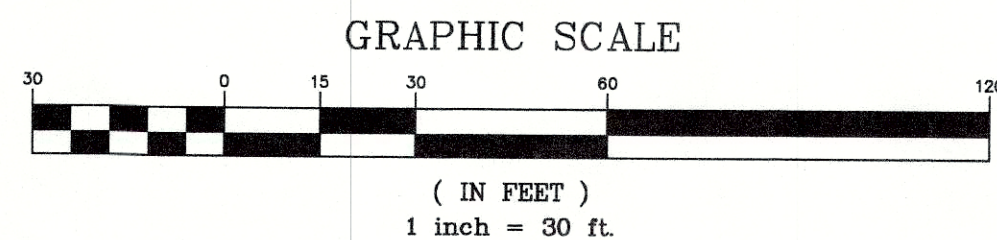
EXISTING RETAIL AREA (281,710 SF)	MIN.	MAX.
1 SP/250 SF MIN.	= 1127 SP	1409 SP
1 SP/200 SF MAX.		
EXISTING OFFICE (1,981 SF)		
1 SP/350 SF MIN.	= 6 SP	10 SP
1 SP/200 SF MAX.		
EXISTING RESTAURANT (51,623 SF)		
1 SP/125 SF MIN.	= 413 SP	1032 SP
1 SP/50 SF MAX.		
EXISTING BANK (6,500 SF)		
1 SP/300 SF MIN.	= 22 SP	33 SP
1 SP/200 SF MAX.		
PROPOSED HARRY'S RESTAURANT (17,708 SF)		
1 SP/125 SF MIN.	= 142 SP	354 SP
1 SP/50 SF MAX.		
PROPOSED RETAIL (18,128 SF)		
1 SP/250 SF MIN.	= 73 SP	91 SP
1 SP/200 SF MAX.		
TOTAL PARKING REQUIRED	= 1,783 SP	2,929 SP
TOTAL PARKING PROVIDED	= 1,984 SPACES	(INCLUDES 43 HC SPACES)

GENERAL NOTES:

1. There shall be no commercial signs in the right-of-way.
2. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
3. Construction fencing shall be erected prior to any construction or grading 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. No parking, material storage, or construction activities shall be permitted within the fenced area.
4. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

MSD NOTES:

1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
2. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0018 E dated December 5, 2008.
4. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
5. MSD Single Family, Demolition, or Small Commercial Permit required prior to issue of building permits.
6. All retail shops must have individual connections per MSD's fats, oil and grease policy.



OWNER:
CPT. LOUISVILLE I LLC
1 E WACKER DR STE 2900
CHICAGO, IL 60601

SITE ADDRESS:
4001 SUMMIT PLAZA DR.
TAX BLOCK 3286, LOT 0011
D.B. 10070, PG. 0217

COUNCIL DISTRICT - 16
FIRE PROTECTION DISTRICT - WORTHINGTON
MUNICIPALITY - LOUISVILLE

CASE# 19DEVPLAN1024
RELATED CASE: 09-068-99
SUB# 949

RECEIVED
FEB 25 2019
DESIGN SERVICES

NO.	DATE	DESCRIPTION	BY	DT
1	2-22-19	per agency comments		

REVISIONS

PROJECT DATA

FILE NAME: 18184-DDP
DATE: 2/4/19
SCALE: AS SHOWN
CHECKED BY: DT
DRAWN BY: JH

PROJECT DATA

FILE NAME: 18184-DDP
DATE: 2/4/19
SCALE: AS SHOWN
CHECKED BY: DT
DRAWN BY: JH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
503 WESTERN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
TEL: 502.441.5974 FAX: 502.441.5974
WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

PADDOCK SHOP
RESTAURANT
DEVELOPER

BLUEGRASS HOSPITALITY GROUP
866 MALIBU DRIVE STE. 250
LEXINGTON, KY 40502

JOB NO. 18184

SHEET 1 OF 1