

PARCEL	PARCEL ID	ADDRESS	OWNER	LOT SIZE (AC.)	ZONING (AC.)	USE
A	086C00010000	3125 POPLAR LEVEL ROAD	NORTON HOSPITALS INC.	0.6825	R-5: 0.2572, OR-1: 0.4253	UNDEVELOPED
B	086C00040005	3123 POPLAR LEVEL ROAD	NORTON HOSPITALS INC.	0.6843	R-5: 0.3953, C-1: 0.2890	UNDEVELOPED
C	086C0007P988	3119 POPLAR LEVEL ROAD	NORTON HOSPITALS INC.	0.3028	C-1: 0.3028	UNDEVELOPED
D	086C00080000	3115 POPLAR LEVEL ROAD	NORTON HOSPITALS INC.	0.3214	OR-1: 0.3214	UNDEVELOPED
E	086C00220995	3113 POPLAR LEVEL ROAD	NORTON HOSPITALS INC.	0.6532	OR-1: 0.6532	UNDEVELOPED
F	086C0009P993	3108 POPLAR LEVEL ROAD	DEPT OF KY VFW	0.6625	OR-1: 0.6625	VFW (FRATERNAL CLUB)
G	086C00250000	3 AUDUBON PLAZA DRIVE	NORTON HOSPITALS INC.	12.5200	OR-3: 4.9831, R-5: 7.5369	PARKING GARAGE

LOT	LOT SIZE (AC.)	USE	FOOTPRINT/FLOOR AREA (S.F.)	FLOOR AREA RATIO	STRUCTURE HT. (FT.)	ZONING (AC.)
1	5.2943*	GROCERY STORE	40,600/40,600	0.18	45	C-1
2	1.2165*	RESTAURANT	5,704/5,704	0.11	35	C-1
3	0.8997*	RESTAURANT	3,238/3,238	0.08	40	C-1
4	1.5479*	RESTAURANT/RETAIL	12,400/12,400**	0.18	40	C-1
5	1.854*	RESTAURANT	5,547/5,547	0.11	40	C-1
6	2.8298*	OPEN SPACE	N/A	N/A	N/A	C-1
VFW	0.3466*	FRATERNAL CLUB	1,373/1,373	0.09	EX. = 25	C-1
NORTON'S	2.6828	PARKING GARAGE	30,648/153,230	1.31	EX. = 50	OR-3

LOT	USE	MIN. REQUIRED	MAX. ALLOWED	PROVIDED
1	GROCERY STORE	1/250 = 162	1/200 = 203	203
2	RESTAURANT	1/125 = 46	1/50 = 114	77
3	RESTAURANT	1/125 = 28	1/50 = 65	35
4	COFFEE/ICE CREAM SHOP	1/200 = 27	1/100 = 53	53
5	RESTAURANT	1/125 = 20	1/150 = 33	33
6	SANDWICH SHOP	1/125 = 17	1/50 = 42	42
7	RESTAURANT	1/125 = 44	1/50 = 111	61
8	OPEN SPACE	N/A	N/A	N/A
VFW	FRATERNAL CLUB	1/150 = 9	1/75 = 18	18
TOTALS		351	639	454

LOT	VIA (S.F.)	ILA REQUIRED (S.F.)	ILA PROVIDED (S.F.)
1	119,822	8,987	9,025
2	26,792	2,009	2,852
3	18,175	1,363	1,543
4	24,098	1,807	3,529
5	23,998	1,800	3,240
6	N/A	N/A	N/A
VFW	7,122	534	563

LOT	STREET CLASS	BUSINESS CLASS	AREA (S.F.)	HEIGHT (FT.)
1/4 VFW	ARTERIAL > 4 LANES	SHARED > 4	120	16
2	ARTERIAL > 4 LANES	SINGLE	40	8
3	ARTERIAL > 4 LANES	SINGLE	80	12
5	ARTERIAL > 4 LANES	SINGLE	80	12

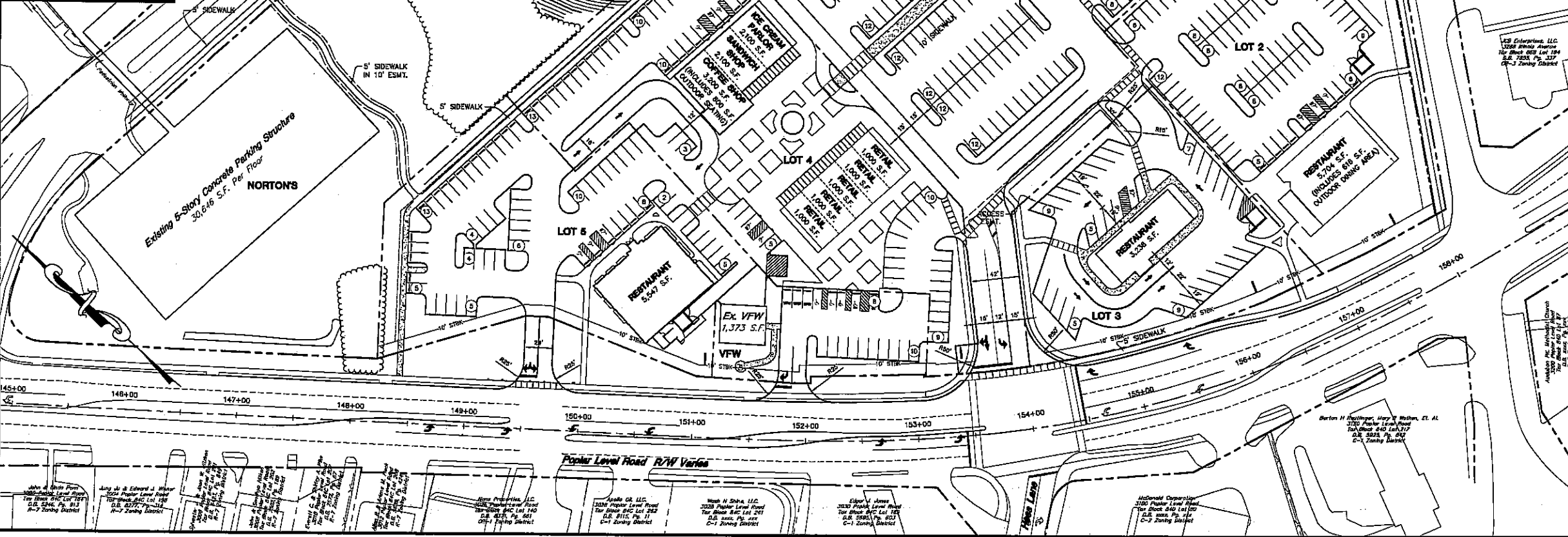
**METRO PUBLIC WORKS NOTES**  
 10' RIGHT OF WAY DEDICATION TO ILLINOIS AVENUE SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS AND IPL.

BOND AND ENCROACHMENT PERMIT FROM KDOT REQUIRED FOR WORK WITHIN POPLAR LEVEL ROAD RIGHT OF WAY.

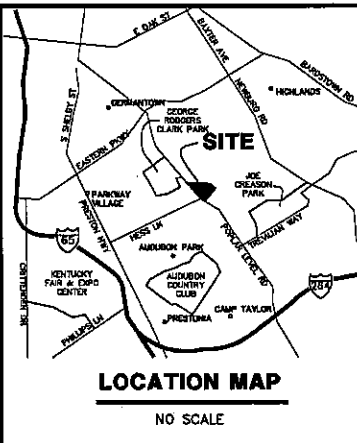
CONSTRUCTION PLANS, BOND AND AN ENCROACHMENT PERMIT FROM METRO PUBLIC WORKS REQUIRED FOR WORK WITHIN AUDUBON PLAZA AND ILLINOIS AVENUE RIGHT OF WAYS PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS AND IPL.

- VARIANCES**
- INCREASE MAXIMUM FRONT SETBACK FROM 150' TO 286' ON LOT 1.
  - INCREASE MAXIMUM FRONT SETBACK FROM 80' TO 94' FOR FRONT BUILDING LOT 4.
  - INCREASE MAXIMUM FRONT SETBACK FROM 80' TO 207' FOR REAR BUILDING LOT 4.

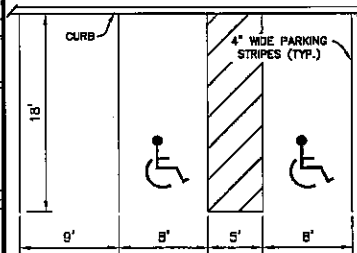
ZONING SUMMARY	AC.
R/W DEDICATION:	0.1750 AC.
C-1 TO REMAIN:	0.5918 AC.
R-5 TO C-1:	8.0481 AC.
OR-1 TO C-1:	2.3520 AC.
OR-3 TO C-1:	2.3003 AC.
OR-3 TO REMAIN:	2.6828 AC.



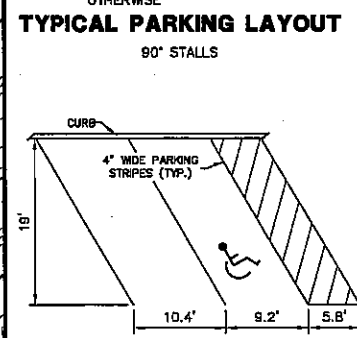
EXISTING PROPERTY DATA	NEW TREE CANOPY REQUIRED
13.2902 AC. = 578,921 S.F.	CLASS C
	17.8% (102,841 S.F.)
	15.0% (86,838 S.F.)
	0% (0 S.F.)



LEGEND	EXISTING
Light Pole	Light Pole
Storm Sewer	Storm Sewer
Water Manhole	Water Manhole
Catch Basin	Catch Basin
Headwall	Headwall
Water Meter	Water Meter
Water Valve	Water Valve
Fire Hydrant	Fire Hydrant
Gas Valve	Gas Valve
Utility Pole	Utility Pole
Guy Wire	Guy Wire
Electric Junction Box	Electric Junction Box
Electric Manhole	Electric Manhole
Overhead Electric & Telephone	Overhead Electric & Telephone
Sanitary Sewer	Sanitary Sewer
Sanitary Manhole	Sanitary Manhole
Guardrail	Guardrail
Curb Elevations	Curb Elevations
Spot Elevation	Spot Elevation
Intermediate Contour	Intermediate Contour
Index Contour	Index Contour
100 Year Flood Limit	100 Year Flood Limit
Property Line	Property Line
Zoning Boundary	Zoning Boundary
Abandoned Lot Line	Abandoned Lot Line
Parcel Number	Parcel Number
Property Corner	Property Corner
Tree Mass	Tree Mass
Tree	Tree



- NOTES: 1. 8' ACCESS AISLE REQUIRED FOR VAN ACCESSIBLE SPACES  
 2. 24' DRIVE AISLE UNLESS NOTED OTHERWISE



- NOTES: 1. 9.2' ACCESS AISLE REQUIRED FOR VAN ACCESSIBLE SPACES  
 2. 18' DRIVE AISLE UNLESS NOTED OTHERWISE

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**AUDUBON CENTER**  
 JEFFERSON DEVELOPMENT GROUP  
 DETAILED DISTRICT DEVELOPMENT & PREL SUBDIVISION PLAN

JEFFERSON DEVELOPMENT GROUP  
 1705 Bardonia Road  
 Louisville, Kentucky 40205  
 502.886.2888  
 502.883.0815

NO.	REVISION DESCRIPTION	DATE
1	LEAD CONTRACT	

PROJECT NUMBER: 03802000  
 DRAWN BY: BWE  
 CHECKED BY: DJR  
 DATE: 12/22/04  
 SCALE: 1" = 60'  
 SHEET NUMBER: 10f2