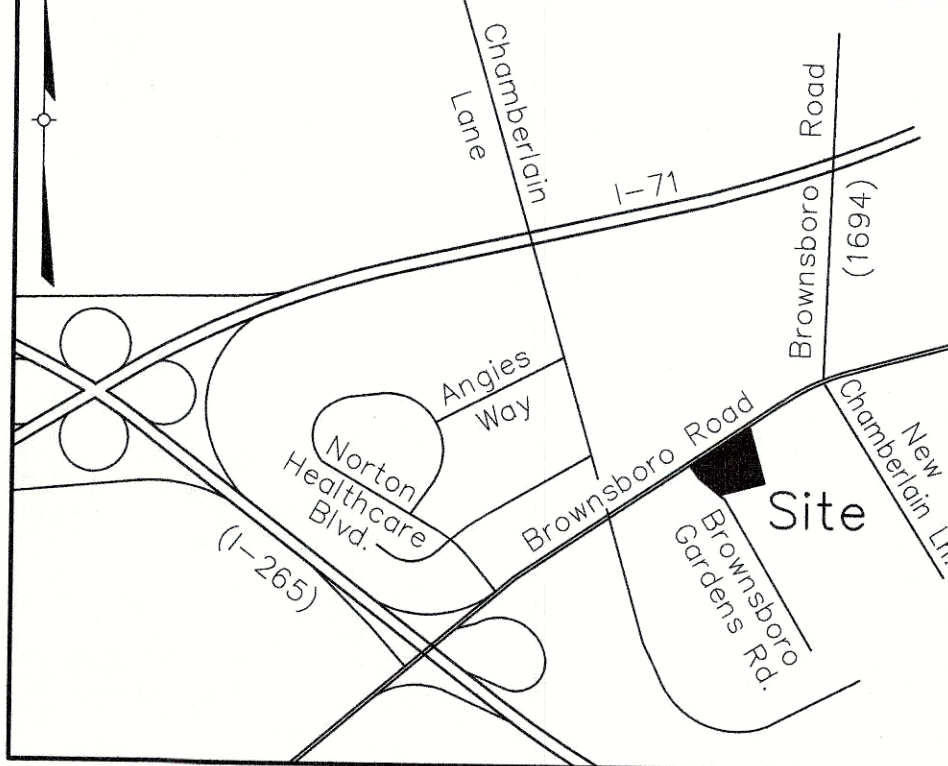


THE PURPOSE OF THIS REVISED PLAN IS TO ADD A PATIO DINING AREA AND A STORAGE/COOLER ADDITION TO THE RESTAURANT WITH THE COMMERCIAL CENTER. A CONDITIONAL USE PERMIT FROM LDC SECTION 4.2.41 IS ALSO BEING REQUESTED.



LOCATION MAP NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 1.5 ± Ac. (66,793 S.F.)
EXISTING SITE ZONING	= C-1
FORM DISTRICT	= REGIONAL CENTER
EXISTING USE	= COMMERCIAL CENTER
BUILDING AREA	
EXISTING RETAIL	= 12,475 S.F.
EXISTING RESTAURANT	= 2,200 S.F.
PROPOSED ENCLOSED PATIO	= 675 S.F.
PROPOSED STORAGE/COOLER ADDITION	= 600 S.F.
TOTAL BUILDING AREA	= 15,950 S.F.
F.A.R.	= 0.24 (1.0 MAX. ALLOWED)
BUILDING HEIGHT	= 26'

PARKING REQUIRED:

MOTOR VEHICLE PARKING REQ:	MIN.	MAX.
EXISTING RESTAURANT/RETAIL:		
1 SP/500 S.F. MINIMUM	= 32 SPACES	
1 SP/250 S.F. MAXIMUM	= 86 SP	64 SPACES
TOTAL EXISTING PARKING		
TOTAL PARKING PROPOSED	= 81 SP (4 HC SP INCLUDED)*	

\*NOTE: EXISTING PARKING LOT IS COMPLIANT WITH LAND DEVELOPMENT CODE IN EFFECT WHEN CENTER WAS CONSTRUCTED

BIKE PARKING REQUIRED/PROVIDED

RETAIL	= 2 SHORT TERM/2 LONG TERM
RESTAURANT	= 0 SHORT TERM/0 LONG TERM (BELOW 3,000 S.F.) (LONG TERM PROVIDED INDOORS)

TOTAL VEHICULAR USE AREA	= 31,016 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 2,326 S.F.
INTERIOR LANDSCAPE AREA PROVIDED	= 3,623 S.F.

EXISTING IMPERVIOUS SURFACE	= 48,617 S.F.
PROPOSED IMPERVIOUS SURFACE	= 49,502 S.F. (1.8% INCREASE)

VARIANCE GRANTED (09/19/18)

A VARIANCE WAS GRANTED FROM SECTION 5.5.5 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW A DUMPSTER TO ENCRoACH INTO THE 50' NON-RESIDENTIAL TO RESIDENTIAL SETBACK

WAIVER GRANTED (09/19/18)

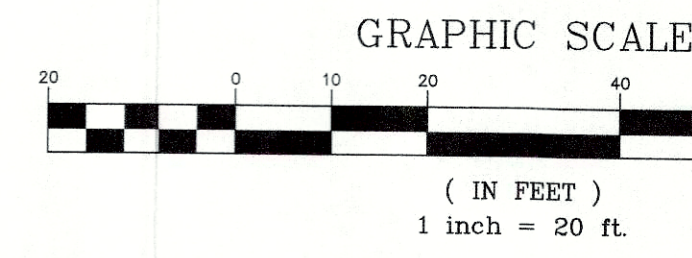
A WAIVER WAS GRANTED FROM SECTION 10.2.4 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW A DUMPSTER TO ENCRoACH INTO THE REQUIRED 25' PROPERTY PERIMETER LANDSCAPE BUFFER AREA.

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- 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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- No portion of the site is located in a floodplain per FIRM map 21111 C 0008 F dated February 26, 2021.

MSD NOTES:

- 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.
- This project is subject to MS4 Water Quality Regulations unless the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 4,700 S.F.
- MSD site disturbance permit required prior to issue of building permits.



SITE ADDRESS:  
10000 BROWNSBORO RD  
LOUISVILLE, KY 40241  
TAX BLOCK 80, LOT 134  
D.B. 10850, PG. 327  
COUNCIL DISTRICT - 17  
FIRE PROTECTION DISTRICT - WORTHINGTON  
MUNICIPALITY - LOUISVILLE

RELATED CASE:  
18DEVPLAN1129  
WM# 12323

REVISIONS	
NO.	DESCRIPTION
1	8/22/18 AGENCY COMMENTS
2	04/26/21 ADDED PATIO AND DUMPSTER
3	7/27/21 AGENCY COMMENTS/ADDED CUP
4	7/14/21 MSD COMMENTS
5	7/27/21 C.U.P. AREA LABEL

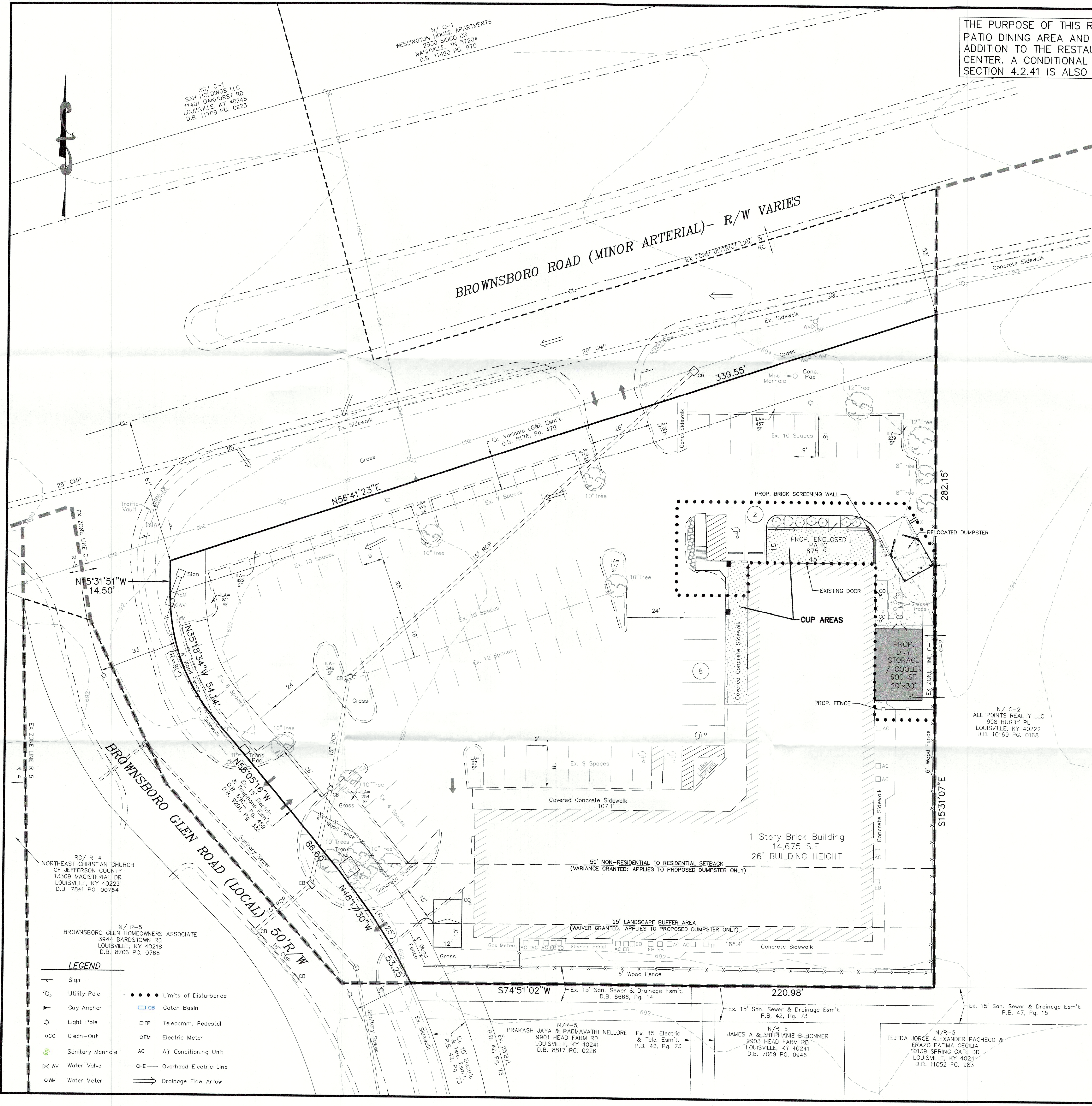
PROFESSIONAL'S SEAL

PROJECT DATA	
FILE NAME:	16218-RDDDP
DATE:	5-3-21
CHECKED BY:	JH
SCALE:	AS SHOWN
DRAWN BY:	JH

**L&D**  
LAND DESIGN & DEVELOPMENT, INC.  
BUSINESS: 10000 BROWNSBORO RD, SUITE 100, LOUISVILLE, KY 40222  
607 WASHINGTON AVE, SUITE 100, LOUISVILLE, KY 40202  
FAX: 502.446.9714  
WEB SITE: WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
**BROWNSBORO ROAD PLAZA**  
OWNER/DEVELOPER  
HOGAN HOLDINGS 42 LLC  
9300 SHELBYVILLE RD STE 1300  
LOUISVILLE, KY 40222

JOB NO. 16218  
SHEET 1 OF 1



N/C-1  
WESSINGTON HOUSE APARTMENTS  
2930 SODO DR  
NASHVILLE, TN 37204  
D.B. 11490 PG. 970

RC/C-1  
SAH HOLDINGS LLC  
11401 OAKHURST RD  
LOUISVILLE, KY 40245  
D.B. 11709 PG. 0923

RC/R-4  
NORTHEAST CHRISTIAN CHURCH  
OF JEFFERSON COUNTY  
13309 MAGISTERIAL DR  
LOUISVILLE, KY 40223  
D.B. 7841 PG. 00764

N/R-5  
BROWNSBORO GLEN HOMEOWNERS ASSOCIATE  
3944 BARDSTOWN RD  
LOUISVILLE, KY 40218  
D.B. 8706 PG. 0768

LEGEND

Sign	--- Limits of Disturbance
Utility Pole	CB Catch Basin
Guy Anchor	TP Telecomm. Pedestal
Light Pole	EM Electric Meter
Clean-Out	AC Air Conditioning Unit
Sanitary Manhole	OHE Overhead Electric Line
Water Valve	--- Drainage Flow Arrow
Water Meter	

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