

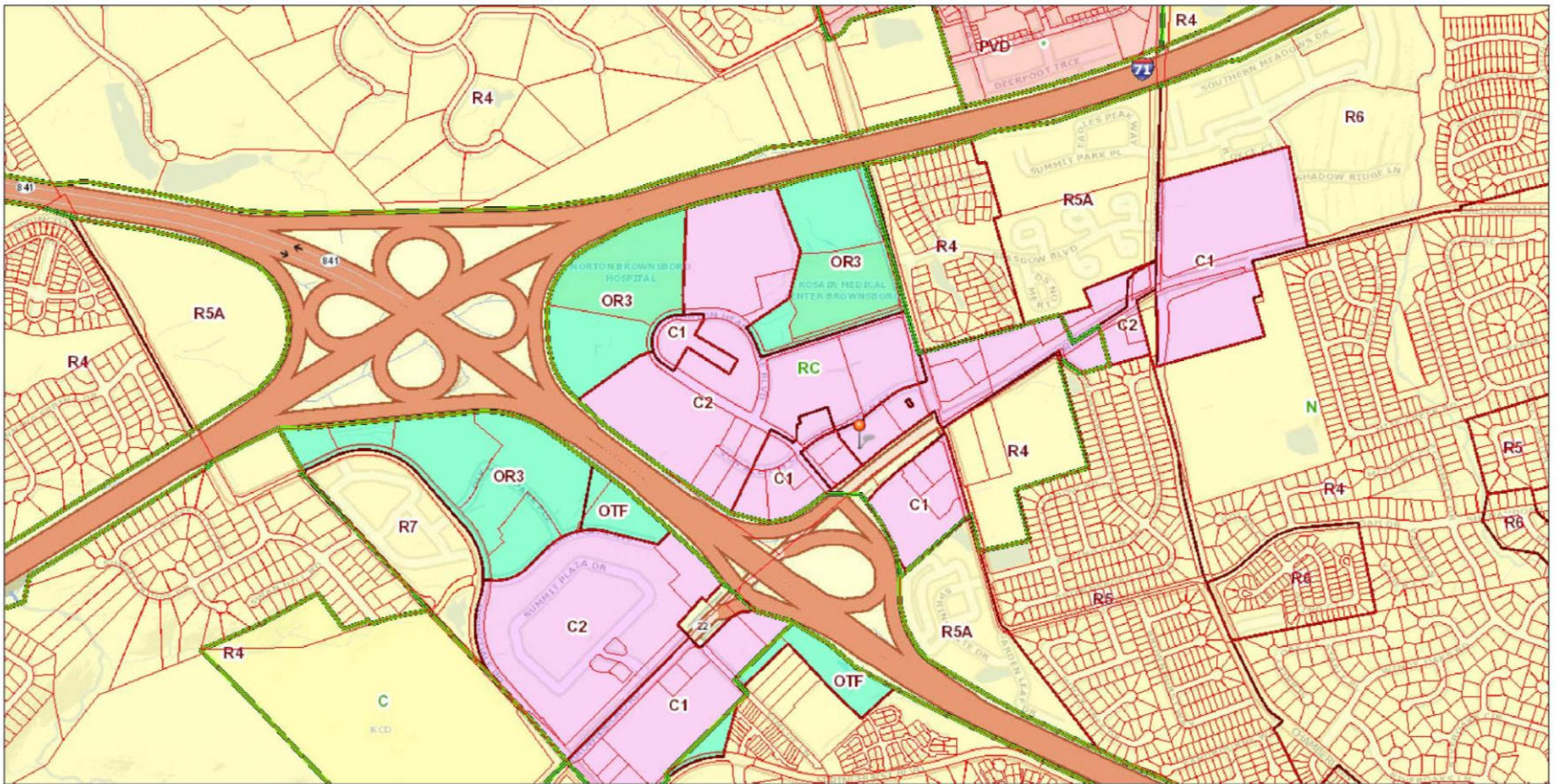
**Old Brownsboro Crossing
9840 & 9850 Von Allmen Court
Docket No.
14 ZONE 1039**



Glenn Price

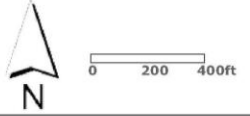
**Frost Brown Todd LLC
400 West Market Street, 32nd
Floor
Louisville, Kentucky 40202
502/779-8511
gaprice@fbtlaw.com**





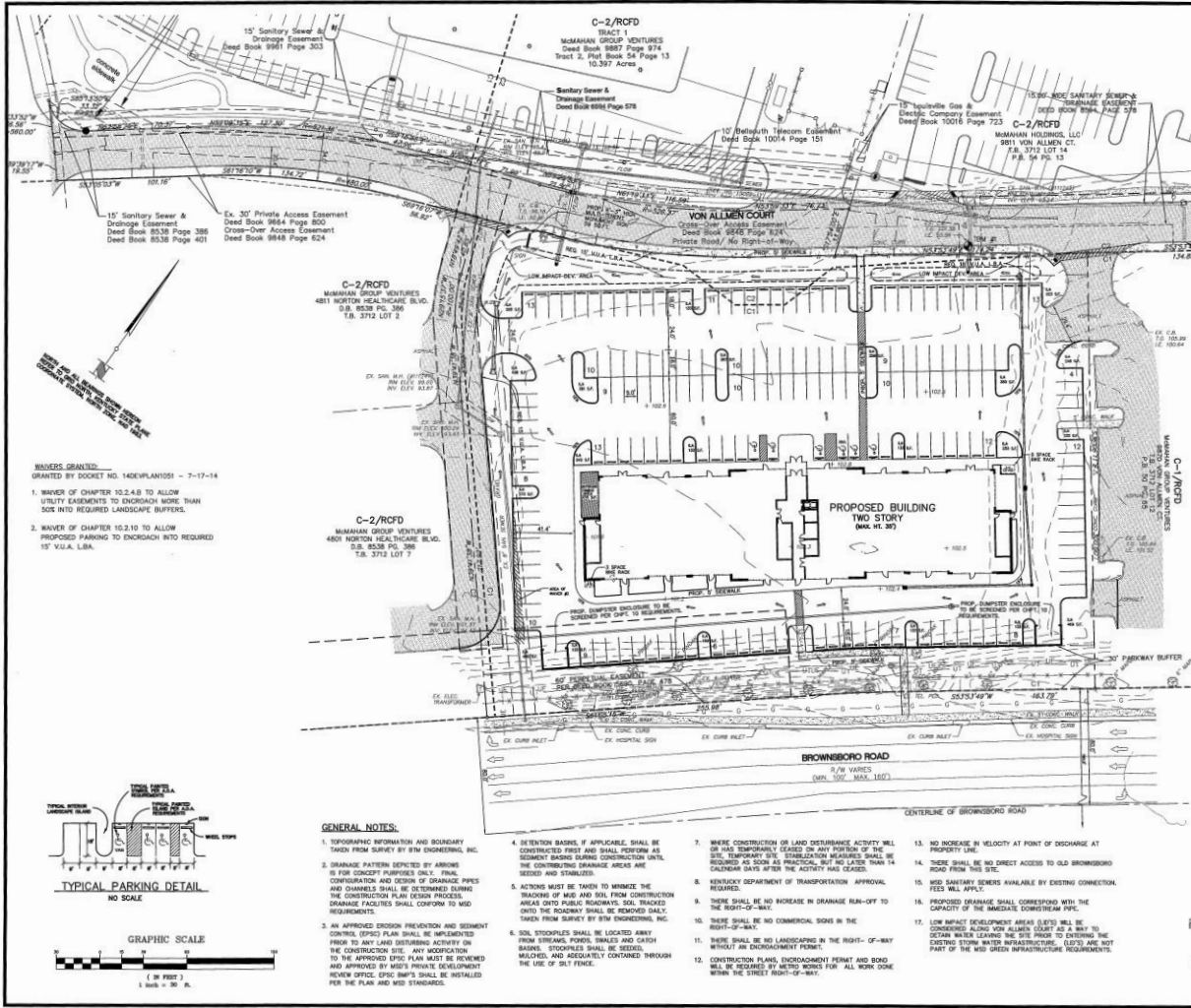
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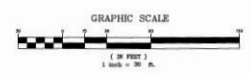
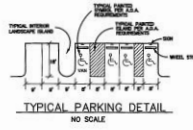
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WARRANTY GRANTED:
 GRANTED BY DOCKET NO. 14DEVPLAN1051 - 7-17-14

1. WAIVER OF CHAPTER 10.2.A.8 TO ALLOW UTILITY EXEMPTIONS TO ENCRUSH MORE THAN 50% INTO REQUIRED LANDSCAPE BUFFERS.
2. WAIVER OF CHAPTER 10.2.10 TO ALLOW PROPOSED PARKING TO ENCRUSH INTO REQUIRED 15' V.I.A. L.I.B.A.



SITE DATA

SITE AREA	3.464 ACRES
EXISTING ZONING	C-1 & C-2
PROPOSED ZONING	C-2
EXISTING FORM DISTRICT	RFD
EXISTING WACANT	WACANT
PROPOSED BUILDING AREA	40,724 SQ.FT.
FIRST FLOOR	20,115 S.F.
SECOND FLOOR	20,115 S.F.

PROPOSED USES

RESTAURANT	4,986 SQ.FT.
TAKEN	486 SQ.FT.
RESTAURANT (CLM SP)	10,843 SQ.FT.
RETAIL	10,843 SQ.FT.
GENERAL OFFICE	10,843 SQ.FT.
OUTDOOR DRINKING AREA	370 SQ.FT.
F.A.R.	0.272

PARKING CALCULATIONS

MINIMUM PARKING REQUIRED	203 SPACES
RESTAURANT (CLM SP)	43 SPACES
(INC. OUTDOOR DINING)	
TAKEN	48 SPACES
RETAIL	43 SPACES
SPACE/250 SQ.FT.	43 SPACES
GENERAL OFFICE	39 SPACES
SPACE/250 SQ.FT.	39 SPACES
MINIMUM PARKING ALLOWED	420 SPACES
RESTAURANT (CLM SP)	107 SPACES
(INC. OUTDOOR DINING)	
TAKEN	96 SPACES
RETAIL	105 SPACES
SPACE/250 SQ.FT.	67 SPACES
GENERAL OFFICE	50 SPACES
SPACE/250 SQ.FT.	50 SPACES
MINIMUM PARKING REQUIRED WITH 10% STAIR CREDIT PARKING PROVIDED	184 SPACES
INC. 8 HANDICAP SPACES	

BICYCLE PARKING

SHORT TERM SPACES	8
LONG TERM SPACES IN BUILDING	6

LANDSCAPE REQUIREMENTS

V.I.A.	64,536 SQ.FT.
7.5% REQUIREMENT	4,840 SQ.FT.
I.L.A. PROVIDED	4,536 SQ.FT.

SITE TREE CANOPY REQUIREMENTS-LOT C

TREE CANOPY CATEGORY CLASS C	
MIN. TREE CANOPY	1,600 SF
MIN. TREE CANOPY PROVIDED	1,600 SF

RECEIVED
 5/22/2014
 PDS CASE # 14ZONE1039
 14LSCAPE1121
 14DEVPLAN1051
 9-55-041PW, 14MID1006
 MSD WM #10977

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	04/17/14	ISSUE FOR PERMITS	BTM	BTM
2	04/17/14	ISSUE FOR PERMITS	BTM	BTM
3	04/17/14	ISSUE FOR PERMITS	BTM	BTM
4	04/17/14	ISSUE FOR PERMITS	BTM	BTM
5	04/17/14	ISSUE FOR PERMITS	BTM	BTM
6	04/17/14	ISSUE FOR PERMITS	BTM	BTM
7	04/17/14	ISSUE FOR PERMITS	BTM	BTM
8	04/17/14	ISSUE FOR PERMITS	BTM	BTM
9	04/17/14	ISSUE FOR PERMITS	BTM	BTM
10	04/17/14	ISSUE FOR PERMITS	BTM	BTM
11	04/17/14	ISSUE FOR PERMITS	BTM	BTM
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13	04/17/14	ISSUE FOR PERMITS	BTM	BTM
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18	04/17/14	ISSUE FOR PERMITS	BTM	BTM
19	04/17/14	ISSUE FOR PERMITS	BTM	BTM
20	04/17/14	ISSUE FOR PERMITS	BTM	BTM

BTM Engineering Inc.
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DETAILED DISTRICT DEVELOPMENT PLAN
 OLD BROWNBORO RD & D
 14DEVPLAN1051

DATE: 4/17/14
 SCALE: 1" = 30'

RECEIVED
 5/22/2014
 PDS CASE # 14ZONE1039
 14LSCAPE1121
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 MSD WM #10977



Ground View from Von Allmen Ct.



Ground View from Von Allmen Ct.



Ground View from Brownsboro Rd.