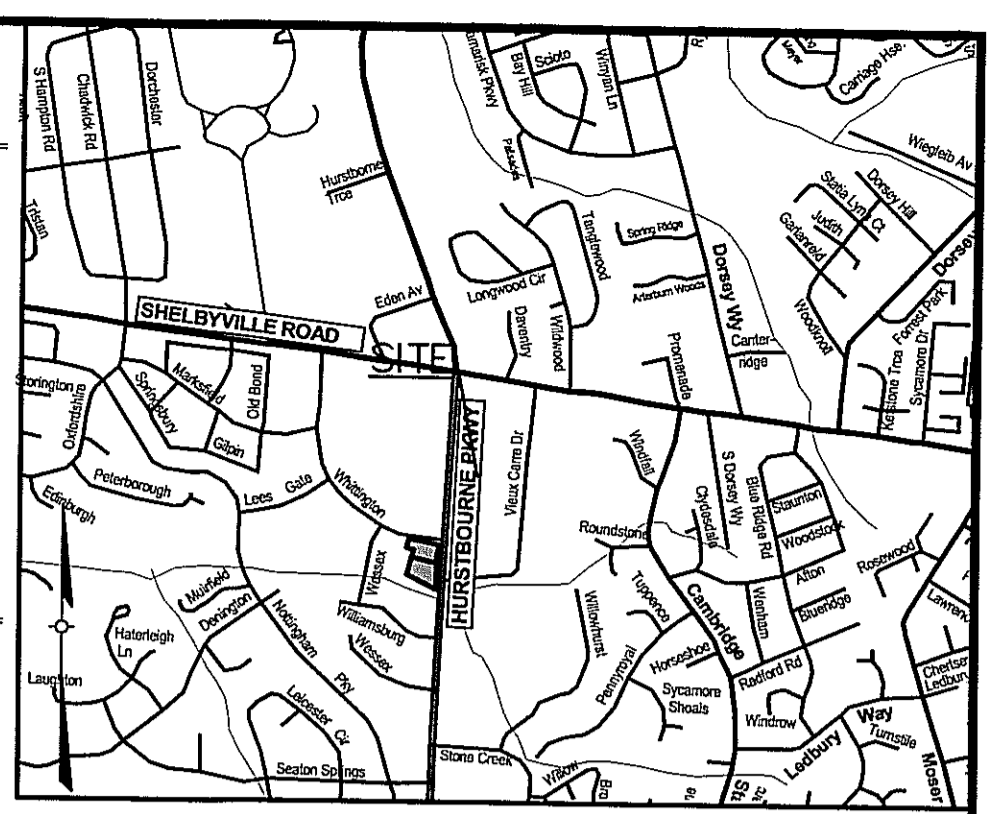


**VARIANCE GRANTED - CASE 18563**

1. A Variance was granted from Section 4.8.4 of the Louisville Metro Land Development Code to allow the vehicular use area, proposed building and dumpster to encroach into the required 100' Stream Bank Buffer Area.
2. A Variance was granted from Section 5.2.4.C.3.a of the Louisville Metro Land Development Code to allow the proposed building to exceed the maximum 15' front yard setback.
3. A Variance was granted from Section 5.2.4.C.3.f of the Louisville Metro Land Development Code to allow the existing paved area to encroach into the 5 ft. rear yard.

**WAIVER GRANTED - CASE 18563**

1. A Waiver was granted from Section 5.5.1.A.3.a of the Louisville Metro Land Development Code to allow the vehicular parking & maneuvering in front of the building.



LOCATION MAP  
NOT TO SCALE

SITE IS LOCATED IN THE CITY OF HURSTBOURNE, THE LAND DEVELOPMENT CODE DATED MARCH 2003 APPLIES.

**PROJECT DATA**

TOTAL SITE AREA	= 1.2± Ac.
EXISTING ZONING	= C-2
FORM DISTRICT	= TOWN CENTER
EXISTING USE	= VACANT
PROPOSED USE	= RESTAURANT
BUILDING HEIGHT	= 22' (120' MAX.)
BUILDING AREA	= 4300 SF
PARKING REQUIRED	MIN. MAX.
1 SP/125 SF MIN.	= 35 SP
1 SP/50 SF MAX.	= 86 SP
TOTAL PARKING PROVIDED	= 58 SPACES
	(3 HC SP INCLUDED)
BICYCLE PARKING REQUIRED/PROVIDED	= 2 LONG TERM/4 SHORT TERM
	(LONG TERM PROVIDED INDOORS)
QUEUE SPACES REQUIRED	= 6 SPACES
QUEUE SPACES PROVIDED	= 6 SPACES
EXISTING IMPERVIOUS AREA	= 0.91 Ac. (76%)
PROPOSED IMPERVIOUS AREA	= 0.71 Ac. (59%)
TOTAL VEHICULAR USE AREA	= 25,808 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 1,936 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 2,280 SF

**GENERAL NOTES:**

1. Parking areas and drive lanes to be a hard and durable surface.
2. No increase in drainage run off to state roadways.
3. There shall be no commercial signs in the Right of Way.
4. There shall be no landscaping in the Right of Way without an encroachment permit.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. 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.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. The proposed dumpster shall be enclosed on three sides within a masonry structure, secured with an appropriate lockable door, be lidded & the lid shall not be metal per binding element #9 case 18563.
9. Adjacent property must sign off on all work done on their property prior to construction.
10. City of Hurstbourne approval required.

**MSD NOTES:**

1. Sanitary sewer service will be provided by connection and subject to applicable fees.
2. The site is within the 100 year flood plain per FIRM Map No. 21111 C 0047 E dated December 5, 2006.
3. Drains pattern depicted by arrows (==>) is for conceptual purposes. Final orientation and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
4. Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
5. Site will not be subject to MSD Regional Facilities Fee since impervious areas has been reduced.
6. Approval from the Division of Water will be required.
7. A MSD Floodplain permit will be required.
8. The lowest finish floor of the structure and all electrical and mechanical must be verified at or above the elevation 628.0.
9. A Downstream Facilities Capacity Request was approved by MSD on 7-21-14.

C-1/N/SMC  
Frank A & Jane F Schmitt  
225 Hurstbourne Pkwy Ste 103  
Louisville, KY 40222-4929  
D.B. 5379 PG. 0922

C-1/SMC  
Frank A & Jane F Schmitt  
225 Hurstbourne Pkwy Ste 103  
Louisville, KY 40222-4929  
D.B. 3860 PG. 0040

C-1/SMC  
Josephine A Blacketer  
225 S Hurstbourne Pkwy  
Louisville, KY 40222-4929  
D.B. 6626 PG. 0628

C-2/SMC  
TP Gardens LLC  
P.O. Box 802206  
Dallas, TX 75380-2206  
D.B. 8750 PG. 0245

C-1/C-2/TC  
IPC Louisville Properties  
333 N Hurstbourne Pkwy Ste 115  
Louisville, KY 40222  
D.B. 8639 PG. 0392

C-1/TC  
Greater Lou 1st Fed Sav & Loo  
1 Financial Sq  
Louisville, KY 40202-3318  
D.B. 4750 PG. 0457

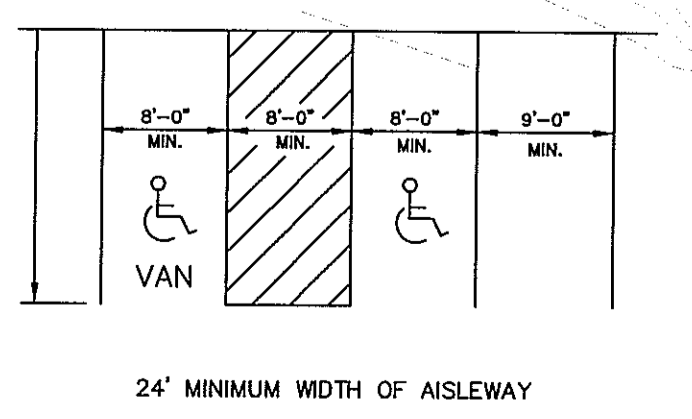
C-2/TC  
Eton Services Inc  
P.O. Box 167  
Winston Salem, NC 27102  
D.B. 5097 PG. 0710

C-2/TC  
Vinings of Hurstbourne 1 LLC  
9505 Williamsburg Pkz Ste 200  
Louisville, KY 40222-5089  
D.B. 9165 PG. 0370

C-2/TC  
Vinings of Hurstbourne LLC 1-T  
9505 Williamsburg Pkz Ste 200  
Louisville, KY 40222-5089  
D.B. 9079 PG. 0778

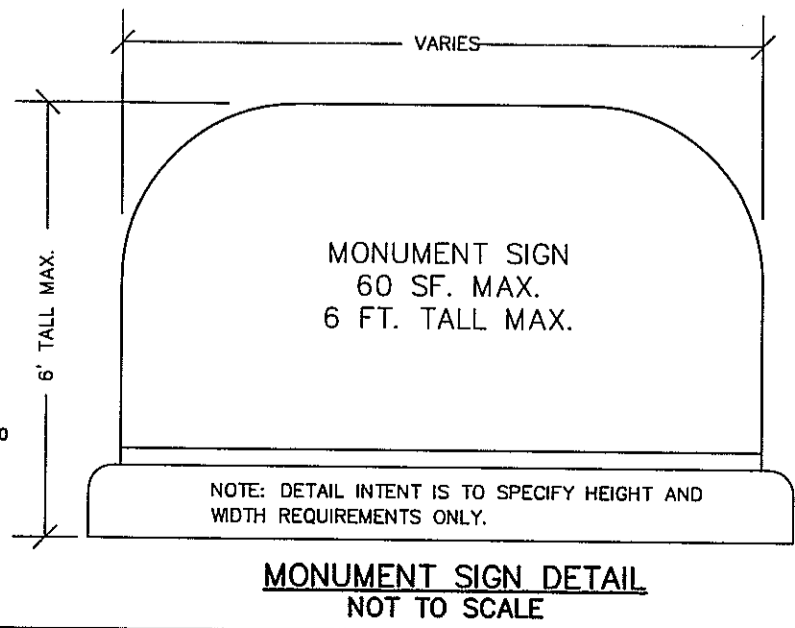
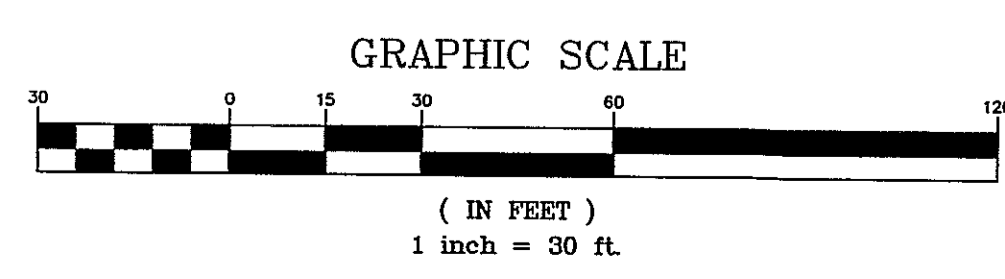
C-2/SMC  
MS Vinings LLC  
11411 Park Rd  
Louisville, KY 40223-2427  
D.B. 9764 PG. 0948

- LEGEND:**
- Sign
  - Bollard
  - Light Pole
  - Power Pole
  - ▲ Guy Anchor
  - Clean-out
  - ⊗ Gas Valve
  - ⊕ Water Valve
  - ⊙ Water Manhole
  - ⊙ Sanitary Sewer Manhole
  - ⊙ Telephone Pedestal
  - ⊙ Catch Basin
  - ⊙ Fire Hydrant
  - Overhead Utility Line
  - Proposed Storm Sewer and Catch Basin
  - Existing Pavement To Be Removed



**TREE CANOPY CALCULATIONS (CLASS C 0-40%)**

TOTAL SITE AREA	= 53,220 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (10,644 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% ( S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (10,800 S.F.)



OWNER:  
COBALT AUTOMOTIVE LLC  
445 E MARKET ST STE 320  
LOUISVILLE, KY 40202-6104

SITE ADDRESS:  
340 WHITTINGTON PARKWAY  
TAX BLOCK 1877, LOT 0018  
D.B. 10204, PG. 0298

COUNCIL DISTRICT - 18  
FIRE PROTECTION DISTRICT - LYNDON  
RELATED CASE #18563  
MSD WM#10713

NO.	DATE	DESCRIPTION	BY

PROJECT DATA  
FILE NAME: 12187-DDP  
DATE: 7-7-14  
CHECKED BY: RMY  
SCALE: AS SHOWN  
DRAWN BY: JH

REVISIONS

LAND DESIGN & DEVELOPMENT, INC.  
100 WHEATLAND AVENUE SUITE 101  
LOUISVILLE, KY 40203  
PHONE: 502-244-9715  
FAX: 502-244-9714  
WEB SITE: WWW.LDD-DCON.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
**SKYLINE CHILI**  
DEVELOPER  
340 WHITTINGTON PARKWAY  
SKYLINE CHILI - LOUISVILLE  
4024 DUTCHMANS LANE  
LOUISVILLE, KY 40207

JOB NO. 14104  
SHEET 1 OF 1

14DEV PLAN 1089