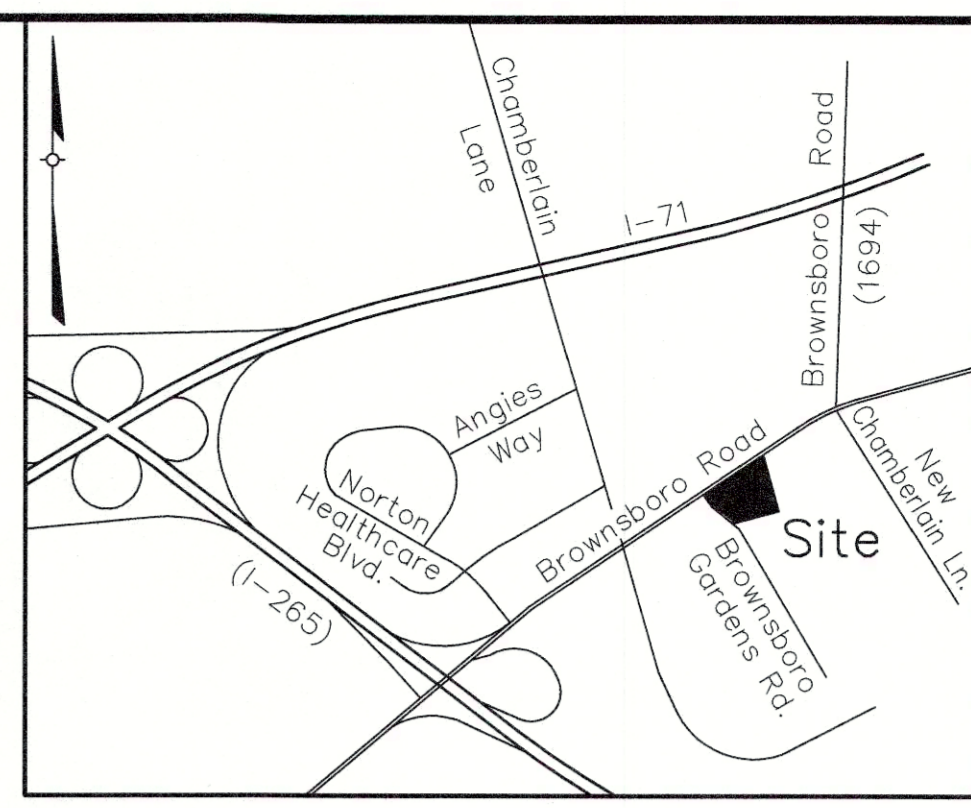


PRELIMINARY APPROVAL
 Condition of Approval:
 Development Review
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS DISTRICT



PROJECT DATA

TOTAL SITE AREA	= 1.5 ± ACRES
EXISTING ZONING	= C-1
FORM DISTRICT	= REGIONAL CENTER
EXISTING USE	= COMMERCIAL CENTER
BUILDING AREA	= 14,675 S.F.
BUILDING HEIGHT	= 26'

PARKING REQUIRED:

MOTOR VEHICLE PARKING REQ:	MIN.	MAX.
RETAIL (12,475 SF):		
1 SP/200 S.F. MINIMUM	= 63 SPACES	
1 SP/100 S.F. MAXIMUM		= 125 SPACES
RESTAURANT (2,200 SF):		
1 SP/125 S.F. MINIMUM	= 18 SPACES	
1 SP/50 S.F. MAXIMUM		= 4 SPACES
TOTAL PARKING REQUIRED	= 81 SP MIN.	129 SP MAX.
TOTAL PARKING PROVIDED	= 85 SP (4 HC SP INCLUDED)	

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	= 31,650 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 1,583 S.F.
INTERIOR LANDSCAPE AREA PROVIDED	= 2,438 S.F.

VARIANCE REQUESTED

A VARIANCE IS REQUESTED 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 REQUESTED

A WAIVER IS REQUESTED 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.

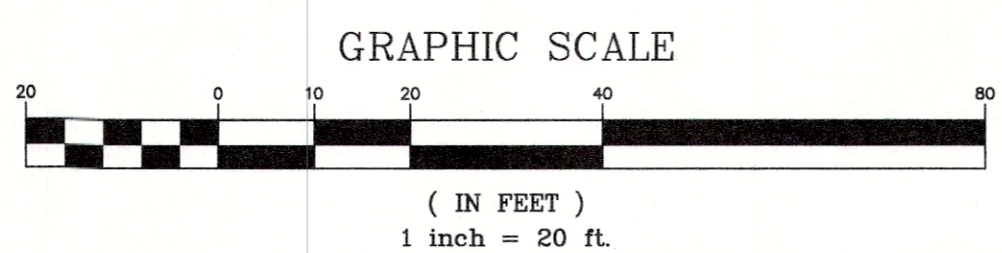
GENERAL NOTES:

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. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
5. 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.
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
7. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

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. MSD single lot residential construction permit required for dumpster pad relocation prior to issue of building permits

PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS:
 BY: [Signature]
 DATE: 9/12/18
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



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

REVISIONS

NO.	DATE	DESCRIPTION
1	8-22-18	ARH

PROFESSIONAL'S SEAL

PROJECT DATA

FILE NAME: 16218-RDDP	SCALE: AS SHOWN
DATE: 7-25-18	DRAWN BY: DT
CHECKED BY: DT	

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SCAPING • LANDSCAPE ARCHITECTURE
 405 WASHINGTON AVENUE, SUITE 100, LOUISVILLE, KY 40202
 TEL: 502.251.1234 FAX: 502.251.1234

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
HOGAN- BROWNSBORO ROAD PLAZA
 OWNER/DEVELOPER
 HOGAN HOLDINGS 42 LLC
 9-300 SHELBYVILLE RD STE 1300
 LOUISVILLE, KY 40222

JOB NO. 16218
 SHEET 1 OF 1

RECEIVED
 SEP 07 2018
 DESIGN SERVICES

15-Dev Plan 1129