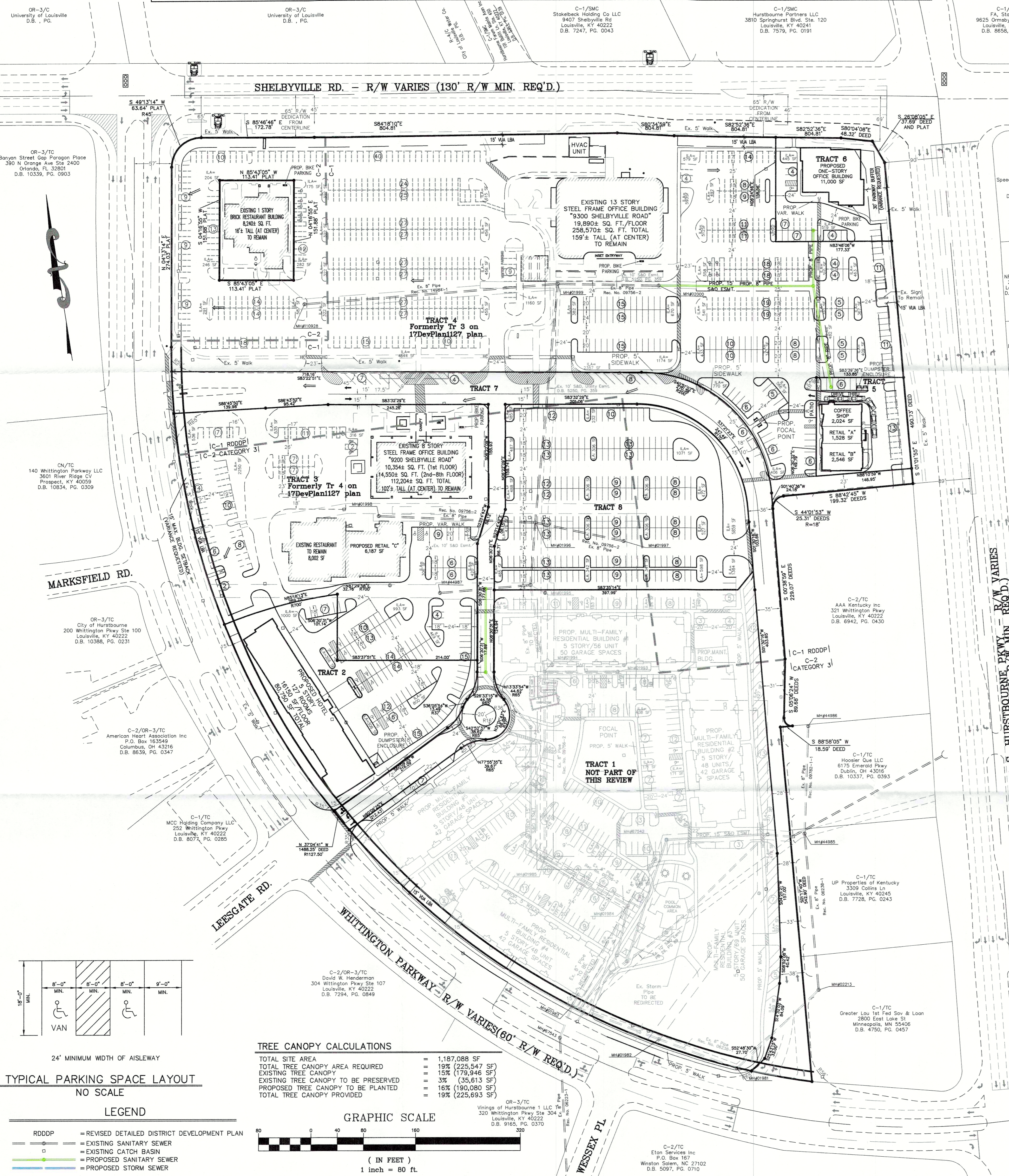


THIS SITE IS LOCATED WITHIN THE CITY OF HURSTBOURNE AND IS SUBJECT TO THE MAY 2011 LAND DEVELOPMENT CODE.



VARIANCES GRANTED: (17DEVPLAN127 - 4/29/18)

- 1. (TRACTS 1,4 & 5) Variances were granted from Section 5.2.C.3.a of the Louisville Metro Land Development Code to vary the Whittington Parkway 15 ft. maximum building setback as shown.
2. (TRACT 6) A Variance was granted from Section 5.5.1.A.2 of the Louisville Metro Land Development Code to permit the proposed building to be built not at the right of way line along Shelbyville Road & Hurstbourne Parkway but rather at the Hurstbourne Parkway Buffer Area 30 ft. building setback.

WAIVERS GRANTED: (17DEVPLAN127 - 4/29/18)

- 1. (TRACTS 2,5&6) A Waiver was granted from Section 5.5.1.A.1.c of the Louisville Metro Land Development Code to waive the design standard to have the principal building entrance facing the primary street or to a focal point in a public open space.
2. (TRACT 3) A Waiver was granted from Section 10.3.5.A.1 & 10.2.10 of the Louisville Metro Land Development Code to allow the encroachment of the parking into the Hurstbourne Parkway 30' Parkway Buffer Area and 15' Landscape Buffer Area.
3. (TRACTS 4,6&8) A Waiver was granted from Section 5.5.1.A.3.a of the Louisville Metro Land Development Code to permit the parking lots to be located in front of the building (TRACT 4) and closer to the Hurstbourne Parkway right of way than the principal building (TRACTS 5&6).

WAIVERS REQUESTED FROM THE LAND DEVELOPMENT CODE:

- 1. (TRACT 5) A Waiver is requested from Section 10.3.5.A.1 and 10.2.10 to waive locating parking spaces in the Hurstbourne Parkway 15' Landscape Buffer Area and 30' Parkway Buffer Area.
2. (TRACTS 5) A Waiver is requested from Section 5.5.1.A.3.a to waive locating the parking in front of the building and closer to the Hurstbourne Parkway right of way than the principal building and to waive the masonry wall required between the parking & Hurstbourne Parkway.
3. (TRACTS 5 & 6) Waivers are requested from Section 5.5.1.A.1.a & b to waive not facing the principal building entrances to the primary street and to waive not providing a secondary customer entrance facing the secondary street.

VARIANCES REQUESTED FROM THE LAND DEVELOPMENT CODE:

- 1. (TRACT 5) A Variance is requested from Section 5.2.C.3.a of the Louisville Metro Land Development Code to permit the proposed building to exceed the Hurstbourne Parkway 15 ft maximum building setback and instead comply with the Hurstbourne Parkway Buffer Area 30 ft. building setback.
2. (TRACT 6) A Variance is requested from Section 5.5.1.A.2 for a building on a Corner Lot to not be located on the right-of-way lines of Shelbyville Road & Hurstbourne Parkway.

PROJECT DATA

Table with 2 columns: Category and Value. Includes: TOTAL SITE AREA = 19.9 AC. (864,342 SF), EXISTING ZONING = C-1 (11.7% AC.), FORM DISTRICT = TOWN CENTER (TRADITIONAL FORM DISTRICT), EXISTING USE = COMMERCIAL, PROPOSED USE = COMMERCIAL/RESIDENTIAL.

TRACT 1 DATA (MULTI-FAMILY RESIDENTIAL (NOT PART OF THIS REVIEW))

Table with 2 columns: Category and Value. Includes: TRACT 1 AREA = 7.4% AC. (322,752 SF), EXISTING ZONING = C-1 (0.44 AC.), FORM DISTRICT = TOWN CENTER (TRADITIONAL FORM DISTRICT), EXISTING USE = COMMERCIAL, PROPOSED USE = MULTI-FAMILY RESIDENTIAL.

TRACT 2 DATA (PROPOSED HOTEL)

Table with 2 columns: Category and Value. Includes: TRACT 2 AREA = 1.5% AC. (63,634 SF), EXISTING ZONING = C-2, FORM DISTRICT = TOWN CENTER (TRADITIONAL FORM DISTRICT), EXISTING USE = COMMERCIAL, PROPOSED USE = HOTEL.

TRACT 3 DATA (EXISTING RESTAURANT/RETAIL/OFFICE)

Table with 2 columns: Category and Value. Includes: TRACT 3 AREA = 3.5% AC. (153,998 SF), EXISTING ZONING = C-1 & C-2, FORM DISTRICT = TOWN CENTER (TRADITIONAL FORM DISTRICT), EXISTING USE = COMMERCIAL, PROPOSED USE = COMMERCIAL.

TRACT 4 DATA (EXISTING OFFICE AND RESTAURANT)

Table with 2 columns: Category and Value. Includes: TRACT 4 AREA = 9.1% AC. (394,746 SF), EXISTING ZONING = C-1 & C-2, FORM DISTRICT = TOWN CENTER (TRADITIONAL FORM DISTRICT), EXISTING USE = COMMERCIAL, PROPOSED USE = OFFICE / RESTAURANT.

TRACT 5 DATA (PROPOSED COFFEE SHOP/RETAIL)

Table with 2 columns: Category and Value. Includes: TRACT 5 AREA = 0.5% AC. (20,218 SF), EXISTING ZONING = C-1, FORM DISTRICT = TOWN CENTER (TRADITIONAL FORM DISTRICT), EXISTING USE = COMMERCIAL (RESTAURANT), PROPOSED USE = RESTAURANT.

TRACT 6 DATA (PROPOSED OFFICE)

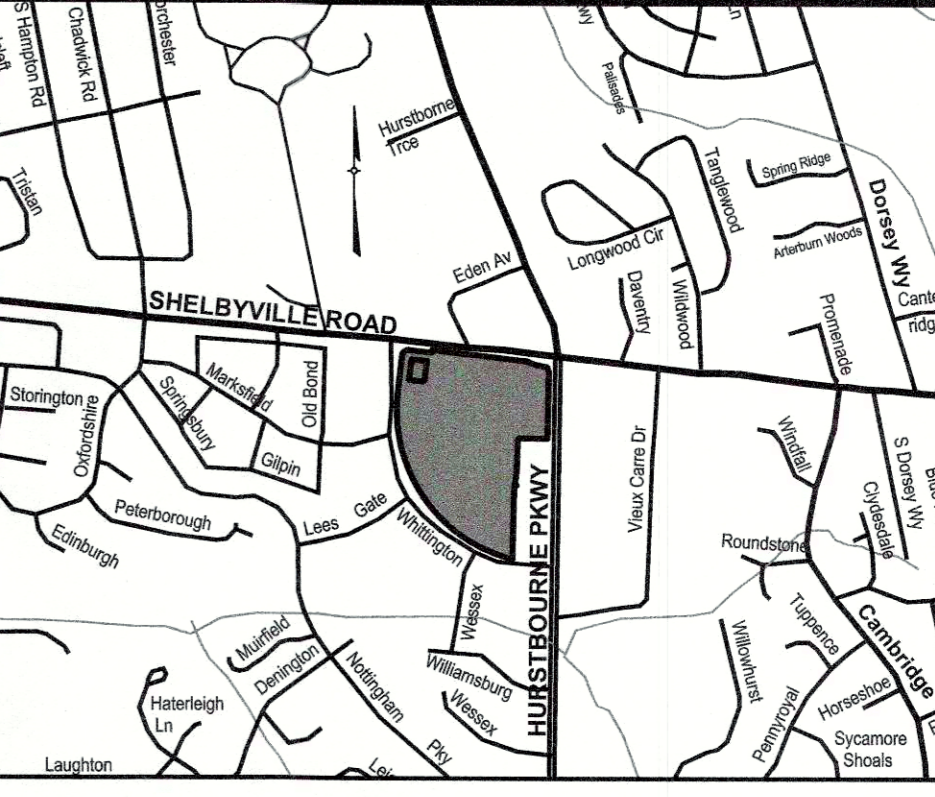
Table with 2 columns: Category and Value. Includes: TRACT 6 AREA = 0.6% AC. (26,345 SF), EXISTING ZONING = C-1, FORM DISTRICT = TOWN CENTER (TRADITIONAL FORM DISTRICT), EXISTING USE = COMMERCIAL, PROPOSED USE = OFFICE.

TRACT 7 DATA (ENTRY TRACT)

Table with 2 columns: Category and Value. Includes: TRACT 7 AREA = 2.4% AC. (105,191 SF), EXISTING ZONING = C-1/C-2, FORM DISTRICT = TOWN CENTER (TRADITIONAL FORM DISTRICT), EXISTING USE = COMMERCIAL, PROPOSED USE = ROADWAY & PARKING.

TRACT 8 DATA (PARKING)

Table with 2 columns: Category and Value. Includes: TRACT 8 AREA = 2.3% AC. (100,210 SF), EXISTING ZONING = C-1 & C-2, FORM DISTRICT = TOWN CENTER (TRADITIONAL FORM DISTRICT), EXISTING USE = COMMERCIAL, PROPOSED USE = PARKING.



TRACT 5 DATA (PROPOSED COFFEE SHOP/RETAIL)

Table with 2 columns: Category and Value. Includes: TRACT 5 AREA = 0.5% AC. (20,218 SF), EXISTING ZONING = C-1, FORM DISTRICT = TOWN CENTER (TRADITIONAL FORM DISTRICT), EXISTING USE = COMMERCIAL (RESTAURANT), PROPOSED USE = RESTAURANT.

TRACT 6 DATA (PROPOSED OFFICE)

Table with 2 columns: Category and Value. Includes: TRACT 6 AREA = 0.6% AC. (26,345 SF), EXISTING ZONING = C-1, FORM DISTRICT = TOWN CENTER (TRADITIONAL FORM DISTRICT), EXISTING USE = COMMERCIAL, PROPOSED USE = OFFICE.

TRACT 7 DATA (ENTRY TRACT)

Table with 2 columns: Category and Value. Includes: TRACT 7 AREA = 2.4% AC. (105,191 SF), EXISTING ZONING = C-1/C-2, FORM DISTRICT = TOWN CENTER (TRADITIONAL FORM DISTRICT), EXISTING USE = COMMERCIAL, PROPOSED USE = ROADWAY & PARKING.

TRACT 8 DATA (PARKING)

Table with 2 columns: Category and Value. Includes: TRACT 8 AREA = 2.3% AC. (100,210 SF), EXISTING ZONING = C-1 & C-2, FORM DISTRICT = TOWN CENTER (TRADITIONAL FORM DISTRICT), EXISTING USE = COMMERCIAL, PROPOSED USE = PARKING.

SHARED PARKING CALCULATIONS

Table with 3 columns: Category, MIN., and MAX. Includes: MULTI-FAMILY RESIDENTIAL - 269 UNITS (404 SP, 807 SP), RESTAURANT (1 SP/250 SF MIN. (8,002 SF) to 1 SP/50 SF MAX. (8,002 SF)), RETAIL (1 SP/500 SF MIN. (10,261 SF) to 1 SP/150 SF MAX. (10,261 SF)), HOTEL (1 SP/700 SF MIN. (2,024 SF) to 1 SP/100 SF MIN. (2,024 SF)), OFFICE (1 SP/ROOM (127 ROOMS) to 1.5 SP/ROOM (127 ROOMS)), BIKE PARKING REQUIRED/PROVIDED (2 SHORT TERM/4 LONG TERM).

PARKING PROVIDED

Table with 2 columns: Category and Value. Includes: SURFACE PARKING = 1,483 SPACES, BIKE PARKING PROVIDED = 1,709 SPACES (38 HC SPACES REQUIRED).

TOTAL VEHICULAR USE AREA

Table with 2 columns: Category and Value. Includes: INTERIOR LANDSCAPE AREA REQUIRED (7.5%) = 650,469 SF, INTERIOR LANDSCAPE AREA PROVIDED = 48,785 SF, TOTAL SITE DISTURBANCE = 740,764 SF, EXISTING IMPERVIOUS AREA = 690,646 SF, PROPOSED TOTAL IMPERVIOUS AREA = 846,785 SF (7.2% REDUCTION).

GENERAL NOTES:

- 1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. Drainage pattern depicted by arrows (==) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process.
5. If the site has thru drainage an easement plan will be required prior to MSD grading construction plan approval.
6. A Downstream Flood Control Capacity Request has been submitted to MSD on February 16th, 2018.
7. The final design of this project must meet all MSA water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
8. Erosion & Silt Control shown on the site, and final design will be determined on construction plans.
9. Prior to any construction activities on the site, an Erosion & Silt Control Plan shall be provided to MSD for approval.
10. Proposed drainage system will utilize existing drainage infrastructure.
11. All retail shops shall have individual sewer connections per MSD's Fats, Oils, Grease Policy.
12. A tell-a-inspection, flush and cleaning will be required prior to MSD accepting through drainage pipe easement. Maintenance on existing pipe may be required to bring it to MSD specifications.
13. Sewer relocations shown are approximate, 15' Sewer & Drainage Easements will be provided as required.
14. Existing storm lines will be located by survey & a 15' Sewer & Drainage Easmt. will be provided where existing and proposed storm & sewer lines cross proposed & existing property lines.

Table with 2 columns: NO. and DATE. Includes revision dates from 4/23/19 to 4/22/19.

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HURSTBOURNE TOWN CENTER VIKING PARTNERS HURSTBOURNE 4901 HUNT ROAD STE 102 CINCINNATI, OH 45242

RECEIVED APR 23 2019 PLANNING & DESIGN SERVICES

CASE 19DEVPLAN1065 RELATED CASE #17DEVPLAN1127 RELATED CASE #09-028-04 #09-041-05 MSD WM# 11672

JOB NO. 16233 SHEET 1 OF 1