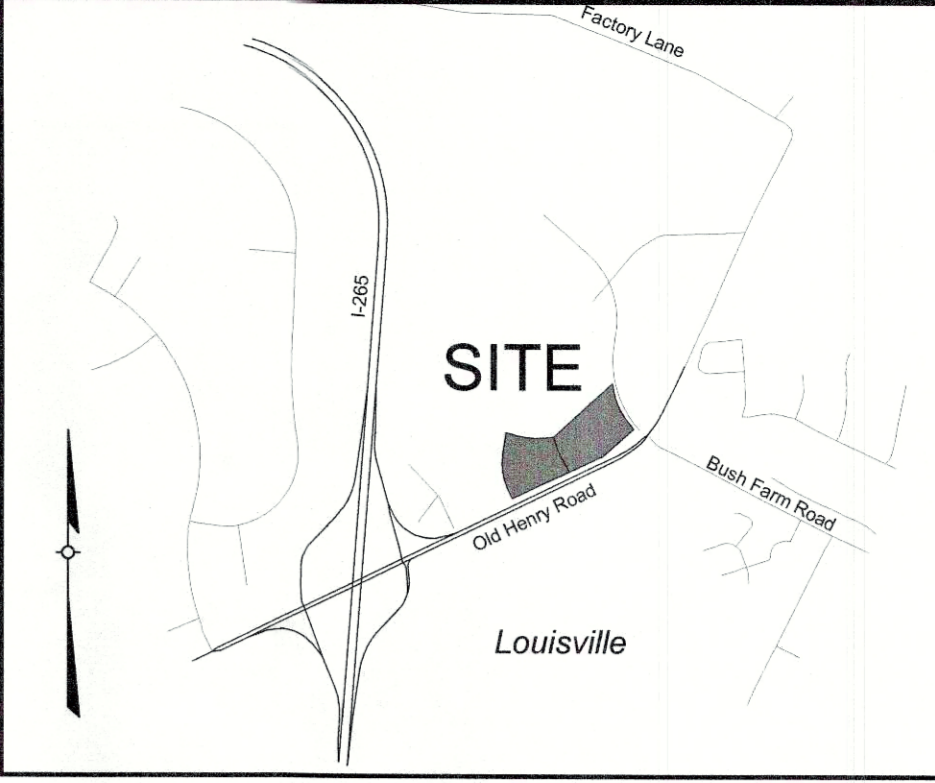


**VARIANCE REQUESTED FOR TRACT 7:**

- A Variance is requested from Section 8.3.3.B.10.a.i of The Louisville Metro Land Development Code to vary the 150 S.F. maximum permitted sign area to 210 S.F.

**WAIVER REQUESTED:**

- A Waiver is requested from Section 10.2.10 of The Louisville Metro Land Development Code to waive the 15' Landscape Buffer Areas and landscaping adjacent to the existing private access easement.



**PROJECT DATA**

TOTAL SITE AREA	= 27.60± Ac.
TRACT 1 AREA	= 2.56± Ac.
TRACT 2 AREA	= 1.19± Ac.
TRACT 3 AREA	= 2.05± Ac.
TRACT 4 AREA	= 2.41± Ac.
TRACT 5 AREA	= 2.33± Ac.
TRACT 6 AREA	= 17.00± Ac.
TRACT 7 AREA	(REMAIN TRACT NOT PART OF THIS REVIEW) = 0.07± Ac.

**TRACT 1 DATA**

TRACT 1 AREA	= 2.56± Ac. (111,527 SF)
EXISTING ZONING	= OR-3
PROPOSED ZONING	= C-2
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= COMMERCIAL
BUILDING HEIGHT	= 5 STORIES (50' MAX. ALLOWED)
BUILDING AREA	= 66,000 SF TOTAL (13,200 SF PER FLOOR)
F.A.R.	= 0.59 (5.0 MAX. ALLOWED)

**PARKING REQUIRED**

HOTEL	MIN.	MAX.
1 SP/ROOM MIN. (110 ROOMS)	= 110 SP	165 SP
1.5 SP/ROOM MAX. (110 ROOMS)		
TOTAL PARKING PROVIDED	= 139 SPACES	(3 HC SP INCL. EXCL.)
BIKE PARKING REQUIRED & PROVIDED	= 4 LONG TERM/4 SHORT TERM	
TOTAL VEHICULAR USE AREA	= 58,156 SF	
INTERIOR LANDSCAPE AREA REQUIRED	= 4,362 SF	
INTERIOR LANDSCAPE AREA PROVIDED	= 6,823 SF	

**TRACT 2 DATA**

TRACT 2 AREA	= 1.19± Ac. (51,867 SF)
EXISTING ZONING	= OR-3
PROPOSED ZONING	= C-2
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= COMMERCIAL
BUILDING HEIGHT	= 1 STORY (50' MAX. ALLOWED)
BUILDING AREA	= 5,250 SF
F.A.R.	= 0.10 (5.0 MAX. ALLOWED)

**PARKING REQUIRED**

RESTAURANT	MIN.	MAX.
1 SP/125 SF MIN.	= 42 SP	105 SP
1 SP/50 SF MAX.	= 43 SPACES	105 SP
TOTAL PARKING PROVIDED	= 43 SPACES	(2 HC SP INCL. EXCL.)
TOTAL VEHICULAR USE AREA	= 30,033 SF	
INTERIOR LANDSCAPE AREA REQUIRED	= 2,252 SF	
INTERIOR LANDSCAPE AREA PROVIDED	= 2,766 SF	

**TRACT 3 DATA**

TRACT 3 AREA	= 2.05± Ac. (89,153 SF)
EXISTING ZONING	= OR-3
PROPOSED ZONING	= C-2
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= COMMERCIAL
BUILDING HEIGHT	= 1 STORY (50' MAX. ALLOWED)
BUILDING AREA	= 5,325 SF
F.A.R.	= 0.06 (5.0 MAX. ALLOWED)

**PARKING REQUIRED**

RESTAURANT	MIN.	MAX.
1 SP/125 SF MIN.	= 43 SP	112 SP
1 SP/50 SF MAX.	= 100 SPACES	112 SP
TOTAL PARKING PROVIDED	= 100 SPACES	(5 HC SP INCL. EXCL.)
TOTAL VEHICULAR USE AREA	= 49,691 SF	
INTERIOR LANDSCAPE AREA REQUIRED	= 3,727 SF	
INTERIOR LANDSCAPE AREA PROVIDED	= 4,357 SF	

**TRACT 4 DATA**

TRACT 4 AREA	= 2.41± Ac. (104,888 SF)
EXISTING ZONING	= OR-3
PROPOSED ZONING	= C-2
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= COMMERCIAL
BUILDING HEIGHT	= 1 STORY (50' MAX. ALLOWED)
BUILDING AREA	= 1,920 SF
COFFEE SHOP	= 600 SF
COFFEE SHOP OUTDOOR DINING AREA	= 4,900 SF
RETAIL	= 4,800 SF
BANK	= 4,800 SF
TOTAL BUILDING AREA	= 12,120 SF
F.A.R.	= 0.12 (5.0 MAX. ALLOWED)

**PARKING REQUIRED**

COFFEE SHOP	MIN.	MAX.
1 SP/200 SF MIN.	= 13 SP	25 SP
1 SP/100 SF MAX.	= 20 SP	32 SP
1 SP/250 SF MIN.	= 16 SP	24 SP
1 SP/150 SF MAX.	= 49 SP	81 SP
TOTAL PARKING PROVIDED	= 80 SPACES	(4 HC SP INCL. EXCL.)
BIKE PARKING REQUIRED & PROVIDED	= 4 LONG TERM/4 SHORT TERM	
TOTAL VEHICULAR USE AREA	= 44,356 SF	
INTERIOR LANDSCAPE AREA REQUIRED	= 3,326 SF	
INTERIOR LANDSCAPE AREA PROVIDED	= 5,322 SF	

**TRACT 5 DATA (NOT A PART OF THIS REVIEW)**

TRACT 5 AREA	= 20.50± Ac.
EXISTING ZONING TO REMAIN	= OR-3
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= COMMERCIAL

**TRACT 6 DATA (NOT PART OF THIS REVIEW)**

TRACT 6 AREA	= 17.0± Ac.
EXISTING ZONING TO REMAIN	= OR-3
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= MEDICAL USE

**TRACT 7 DATA (EXISTING USE TO REMAIN)**

TRACT 7 AREA	= 0.07± Ac.
EXISTING ZONING	= OR-3
PROPOSED ZONING	= C-2
FORM DISTRICT	= SUBURBAN WORKPLACE

**OWNER TRACTS 1,2,3&4**  
**BLUESTONE DIVERSIFIED INVESTMENTS LLC**  
 3 ROCKLEDGE DR.  
 LOUISVILLE, KY 40222

**TRACTS 1&2**  
 SITE ADDRESS:  
 19811 WICKHAM GREEN WAY  
 TAX BLOCK 0015, LOT 0617  
 D.B. 11318, PG. 0679

**TRACTS 3&4**  
 SITE ADDRESS:  
 13820 OLD HENRY ROAD  
 TAX BLOCK 0015, LOT 0620  
 D.B. 11318, PG. 0679

**OWNER TRACTS 5**  
**CIRC KENTUCKY HQ LLC**  
 2600 JAMES THORNTON WAY  
 LOUISVILLE, KY 40245

**TRACTS 5**  
 SITE ADDRESS:  
 2600 JAMES THORNTON WAY  
 TAX BLOCK 0015, LOT 0618  
 D.B. 10789, PG. 0486

**OWNER TRACTS 6**  
**OLD HENRY HEALTHCARE 1**  
 W67N222 EVERGREEN BLVD STE 206  
 CEDARBURG, WI 53012

**TRACTS 6**  
 SITE ADDRESS:  
 2401 TERRA CROSSING BLVD/TAX  
 BLOCK 0015, LOT 0607  
 D.B. 9210, PG. 0496

**MSD NOTES:**

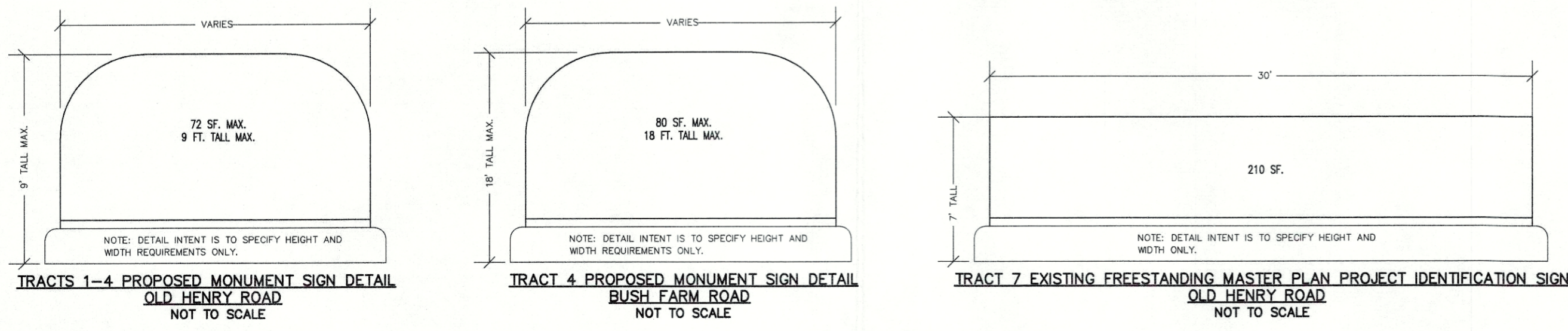
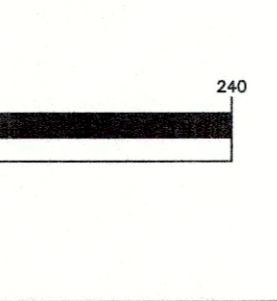
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0034 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to construction plan approval.
- All drainage, EPC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- Detention has been provided in the Old Henry Crossings Subdivision existing retention basins.
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Best Management Practices.
- All Retail shops must have individual connections per MSD's fats, oils and grease policy.
- KYTC approval required prior to MSD construction plan approval.

**GENERAL NOTES:**

- Parking areas and drive lanes to be a hard and durable surface.
- An Metro Public Works encroachment permit and bond will be required for all work done in the Bush Farm Road right-of-way.
- State Highway encroachment permit will be required for any work in the state Old Henry Road right-of-way.
- 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-directed, 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 drip line 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.
- Tracts 1 & 2 boundary per Minor Plat made part of D.B. 9736 Page 926.
- Tracts 3 & 4 boundary per 16MINORPLAT1055.

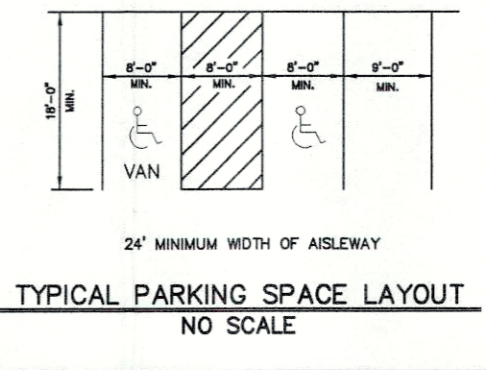
**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 357,438 S.F.
EXISTING TREE CANOPY AREA	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 20% (71,488 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (72,000 S.F.)



**LEGEND**

	= PROPOSED STORM SEWER CATCH BASIN
	= PROPOSED SEWER AND MANHOLE



RECEIVED  
 MAR 27 2019  
 PLANNING &  
 DESIGN SERVICES

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	8/13/18	REVISED PER AGENCY COMMENTS	KMY
2	12/13/18	REVISED TO ADD PORTION OF R/W TO SITE	AER
3	12/13/18	REVISED PER AGENCY COMMENTS	AER
4	2/4/19	REVISED PER AGENCY COMMENTS	AER
5	2/22/19	CHANGED PROJ. NAME	AER
6	3/27/19	ADDED TRACT 7 TO PROJECT DATA	AER

**PROJECT DATA**

FILE NAME: 18124-DDDP  
 SCALE: AS SHOWN  
 DATE: 7/9/18  
 CHECKED BY: KMY  
 DRAWN BY: JH

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FILE NAME: 18124-DDDP  
 SCALE: AS SHOWN  
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**LD&D**  
**LAND DESIGN & DEVELOPMENT, INC.**  
 ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS  
 505 WESTERN AVENUE, SUITE 101  
 LOUISVILLE, KENTUCKY 40202  
 TEL: 502.440.9775 FAX: 502.440.9774  
 WEB SITE: WWW.LD&D.COM

**BLUESTONE DIVERSIFIED INVESTMENTS, LLC.**  
 DEVELOPER  
**BLUESTONE DIVERSIFIED INVESTMENTS, LLC**  
 3 ROCKLEDGE DRIVE  
 LOUISVILLE, KY 40222

**18124**  
 SHEET 1 OF 1

COUNCIL DISTRICT - 19  
 FIRE PROTECTION DISTRICT - ANCHORAGE  
 MUNICIPALITY - LOUISVILLE  
 MSD WM#10792  
 CASE: 18Z0NE1055