## CHART SHOWN ON APPROVED GENERAL DISTRICT DEVELOPMENT PLAN 5-15-02

| LOT NUMBER | PROPOSED ZONING | LOT AREA (+/- ACRES) | BUILDING AREA (SF) | LOT USE | PARKING SPACES REQUIRED | PARKING SPACES PROVIDED |
|---|---|---|---|---|---|---|
| LOT A | C-2 | 12.93 | 135800 | RETAIL | 679 | 679 |
| LOT B | C-2 | 2.31 | 15000 | RETAIL | 75 | 81 |
| LOT C | C-1 | 1.62 | 6000 | RETAIL/ RESTAURANT | 60 | 60 |
| LOT D | C-1 | 1.58 | 6000 | RETAIL/ RESTAURANT | 60 | 68 |
| LOT E | C-1 | 1.83 | 6000 | RETAIL/ RESTAURANT | 60 | 65 |
| LOT F | C-1 | 1.90 | 6000 | RETAIL/ RESTAURANT | 60 | 64 |
| LOT G | C-1 | 1.65 | 6000 | RETAIL/ RESTAURANT | 60 | 60 |
| LOT H | C-1 | 1.88 | 5000 | RETAIL/ RESTAURANT | 60 | 86 |
| LOT I | C-1 | 1.41 | 5000 | RETAIL/ RESTAURANT | 60 | 60 |
| LOT J | C-2 | 5.25 | 50000 | RETAIL | 250 | 253 |
| LOT K | C-2 | 14.84 | RETAIL = 140000 OUTDOOR SALES = 40000 | RETAIL/ OUTDOOR SALES | 800 | 812 |
| LOT L | OR-3 | 9.22 | 80000 | DIAGNOSTIC CLINIC | 400 | 550 |
| LOT M | OR-3 | 15.20 | 140000 | MED. OFFICE | 700 | 653 |
| LOT N | OTF | 2.06 | 44000 | HOTEL | 123 | 147 |
| LOT O | OR-3 | 17.55 | 280000 | OFFICE | 596 | 808 |
| LOT Q | C-2 | 1.43 | 6000 | RETAIL/ RESTAURANT | 60 | 60 |
| LOT R | C-2 | 1.73 | 7500 | RETAIL/ RESTAURANT | 75 | 80 |
| LOT S | C-1 | 0.83 | 4500 | RETAIL/ RESTAURANT | 45 | 45 |
| LOT T | C-1 | 1.14 | 4500 | RETAIL/ RESTAURANT | 45 | 64 |
| LOT U | C-2 | 2.19 | 8000 | RETAIL/ RESTAURANT | 80 | 96 |
| LOT V | C-2 | 2.07 | 8000 | RETAIL/ RESTAURANT | 80 | 80 |
| LOT W | C-2 | 0.78 | 4000 | RETAIL/ RESTAURANT | 40 | 40 |
| LOT X | C-2 | 0.90 | 4000 | RETAIL/ RESTAURANT | 40 | 54 |
| LOT Y | C-1 | 3.00 | N/A | OPEN SPACE | – | – |

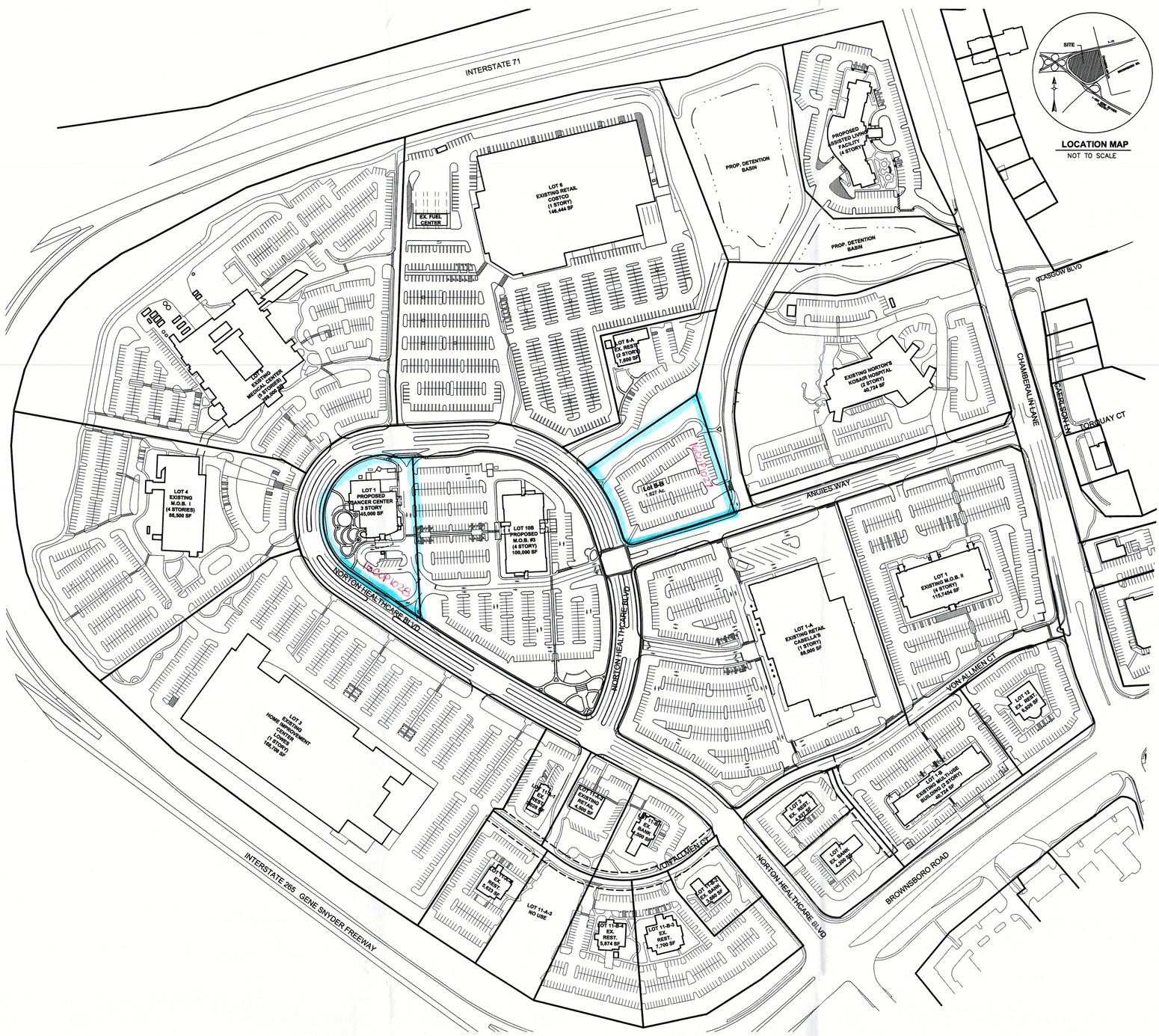
## SUMMARY OF INFORMATION FROM APPROVED DETAILED PLANS

| LOT NUMBER | PROPOSED ZONING | LOT AREA (+/- ACRES) | BUILDING AREA (SF) | LOT USE | PARKING SPACES REQUIRED | PARKING SPACES PROVIDED |
|---|---|---|---|---|---|---|
| LOT A: LOT 1 | C-2 | 7.34 | 115745 | NORTON HOSPITAL ORTHAPEDIC CENTER | 463/772 | 448 |
| LOT B1: LOT 2<br>LOT B2: LOT 7 | C-2<br>C-2 | LOT 2: 1.005 ACRES<br>LOT 7: 1.300 ACRES | LOT 2: 4827 SF<br>LOT 7: 4200 SF | LOT 2: OG GRILL & CHILL<br>LOT 7: FIFTH THIRD BANK | LOT 2: 39/97<br>LOT 7: 17/25 | LOT 2: 42<br>LOT 7: 25 |
| LOT C: LOT 1-B<br>LOT D: | C-2 | 7.34 | 40,724 | RETAIL/OFFICE | 167*/407 | 180 |
| LOT E: LOT 12 | C-1 | 1.90 | 6926 | RED ROBIN | 55/139 | 119 |
| LOT F: LOT 11-B-2 | C-1 | 0.86 | 3680 | PNC BANK | 22/30 | 22 |
| LOT G: LOT 11-B-3 | C-1 | 2.72 | 7700 | OLIVE GARDEN | 62/154 | 167 |
| LOT H: LOT 11-B-4 | C-1 | 1.88 | 5874 | CHILIS | 47/117 | 117 |
| LOT I: LOT 11-B-1 | C-1 | 1.30 | 4000 | L&N CREDIT UNION | 23/32 | 25 |
| LOT J1: LOT 11-A-2<br>LOT J2: LOT 11-A-3<br>LOT J3: LOT 11-A-4<br>LOT J4: LOT 11-A-1 | C-2<br>C-2<br>C-2<br>C-2 | LOT J1: 1.16 ACRES<br>LOT J2: 1.48 ACRES<br>LOT J3: 1.66 ACRES<br>LOT J4: 0.96 ACRES | LOT J1: 4500 SF<br>LOT J2:<br>LOT J3: 5623 SF<br>LOT J4: 3028 SF | LOT J1: VERIZON<br>LOT J2:<br>LOT J3: LONGHORN'S<br>LOT J4: ARBY'S | LOT J1: 19/33<br>LOT J2:<br>LOT J3: 45/112<br>LOT J4: 24/81 | LOT J1: 33<br>LOT J2:<br>LOT J3: 112<br>LOT J4: 31 |
| LOT K: LOT 3 | C-2 | 14.897 | 168708 | LOWES | 566/900 | 517 |
| LOT L: LOT 4 | OR-3 | 9.14 | 86500 | NORTON HOSPITAL | 346/577 | 443 |
| LOT M: LOT 5 | OR-3 | 15.10 | 298000 | NORTON HOSPITAL | – | 549 |
| LOT O/N: LOT 6 | C-2 | 15.97 | 146444 | COSTCO | 489/737 | 727 |
| LOT N2: LOT 8-A<br>LOT N2: LOT 8-B | C-2<br>C-2 | 1.585<br>1.827 | 7600<br>0 | CORBETT'S<br>PARKING LOT | 66/164<br>0/0 | 66<br>142 |
| LOT Q: LOT 1-A<br>LOT R: LOT 1-A<br>LOT S: LOT 1-A<br>LOT T: LOT 1-A | C-2 | 10.397 | 88000 | CABELLA'S | 320/480 | 431 |

* 10% TARC CREDIT APPLIED

## DIFFERENCE*

| LOT NUMBER | LOT AREA (+/- ACRES) | BUILDING AREA (SF) | PARKING SPACES REQUIRED | PARKING SPACES PROVIDED |
|---|---|---|---|---|
| LOT A: LOT 1 | -5.59 | -20055 | -216/93 | -231 |
| LOT B1: LOT 2<br>LOT B2: LOT 7 | -0.005 | -5973 | -19/47 | -14 |
| LOT C: LOT 1-B<br>LOT D: | 0.2600 | 28,724 | 47/ | 52 |
| LOT E: LOT 12 | 0.07 | 926 | -5/79 | 54 |
| LOT F: LOT 13 | -1.04 | -2320 | -38/30 | -42 |
| LOT G: LOT 14 | 1.07 | 1700 | 2/94 | 103 |
| LOT H: LOT 15 | – | -126 | -13/57 | 31 |
| LOT I: LOT 20 | -0.11 | -2000 | -37/-28 | -35 |
| LOT J1: LOT 19<br>LOT J2: LOT 18<br>LOT J3: LOT 17<br>LOT J4: LOT 18 | -1.48 | -36849 | -162/-44 | -77 |
| LOT K: LOT 3 | 0.057 | -11292 | -234/100 | -295 |
| LOT L: LOT 4 | -0.08 | 6500 | -54/177 | 43 |
| LOT M: LOT 5 | -0.10 | 158000 | – | -104 |
| LOT O/N: LOT 6 | -3.640 | -177556 | -230/18 | -229 |
| LOT N2: LOT 8-A<br>LOT N2: LOT 8-B | | | | |
| LOT Q: LOT 1-A<br>LOT R: LOT 1-A<br>LOT S: LOT 1-A<br>LOT T: LOT 1-A | 5.267 | 65500 | 95/255 | 180 |







LOCATION MAP
NOT TO SCALE

## GENERAL NOTES

1. SANITARY SEWERS SHALL CONNECT TO THE HITE CREEK WASTE WATER TREATMENT PLANT BY LATERAL EXTENSION. SUBJECT TO FEES.
2. DETENTION SHALL BE PROVIDED ON SITE FOR 2, 10, & 100 YEAR STORMS.
3. A SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF THE MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
4. A TREE PRESERVATION PLAN SHALL BE PROVIDED PRIOR TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON SITE.
5. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF THE TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREAS.
6. ALL ROADS AND SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH COMPREHENSIVE PLAN GUIDELINES.
7. PROPOSED TREES AND LANDSCAPE MATERIAL SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 12 REQUIREMENTS. TREES SHALL BE A MINIMUM OF 2" DIAMETER AND SHALL MEET THE ILA AND LBA REQUIREMENTS.
8. THE SUBJECT SITE IS NOT IN THE 100 YEAR FLOODPLAIN.
9. MINIMUM RADII AT ALL PRIVATE ROADWAY INTERSECTIONS SHALL BE 25'.
10. KOOT APPROVAL REQUIRED.
11. ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FROM JEFFERSON COUNTY PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
12. TRAFFIC STUDY AND AIR QUALITY ANALYSIS WILL BE REQUIRED PRIOR TO TO FINAL APPROVAL BY JEFFERSON COUNTY PUBLIC WORKS.
13. A DOWNSTREAM ANALYSIS WILL BE REQUIRED FOR EASTERNMOST OUTLET. THERE SHALL BE NO INCREASE IN PROPERTY LINE WATER VELOCITIES OR DOWNSTREAM WATER ELEVATIONS.
14. EXTENSION OF BOUNDARIES AGREEMENT IS REQUIRED PRIOR TO CONSTRUCTION APPROVAL
15. ADDITIONAL RIGHT-OF-WAY, IF REQUIRED TO BE DEDICATED BY OWNERS IN ACCORDANCE WITH THE FINAL ROADWAY IMPROVEMENT DESIGNS FOR KY, 22 & CHAMBERLAIN LANE.

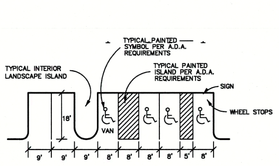
## EPSC NARRATIVE

AREAS WITH ERODIBLE SOILS TO BE REGRADED AND COVERED WITH BUILDINGS, PAVEMENT, SOD, OR SEED. SILT FENCE TO BE PLACED ALONG SIDES OF SITE WHERE STORM WATER TO BE ROUTED TO SEDIMENT BASINS.

DIVERSION DITCHES WILL BE CONSTRUCTED TO DIVERT ALL SEDIMENT LADEN RUNOFF OUT TOWARDS SEDIMENT BASINS.

THIS SUBMISSION IS A COMPLIANCE ACTION TO SATISFY BINDING ELEMENT #1 FOR OLD BROWNSBORO CROSSING. THIS PLAN ILLUSTRATES THE APPROVED LOTS: B1 (LOT 2), B2 (LOT 7), E (LOT 12), LOTS F–J, K (LOT 3), L (LOT 4). AND O/N (LOT 6) AS WELL AS UPDATED RIGHT-OF-WAY. ALL OTHER LOTS WILL NEED APPROVAL AS DETAILED DISTRICT DEVELOPMENT PLANS AFTER SATISFYING THE ARCHITECTURAL REVIEW COMMITTEE AND THE CURRENT LAND DEVELOPMENT CODE.

RECEIVED
SEP 21 2016
PLANNING & DESIGN SERVICES




## TYPICAL PARKING LAYOUT

MSD WM #9376

GDDP

SHEET

SCALE: 1" = 150'

DRAWING: 100291-OVERALL

DATE: FEB. 29, 2016

DRAWN BY: PMB

CHKD BY: DAS/AMA

TITLE: **DEVELOPMENT EXHIBIT**
**OLD BROWNSBORO CROSSING**

BTM PROJECT NO.: 100291

OWNER: | DEVELOPER: | SITE INFORMATION:

SIGNATURE | DATE

SIGNATURE | DATE


BTM Engineering, Inc.
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"Serving the Bluegrass and Beyond"
3001 Taylor Springs Drive Louisville, Kentucky 40220
(502) 459-8402 (502) 459-8427 Fax
www.btmeng.com


REVISIONS

| NO. | BY | DESCRIPTION | DATE | CHK |
|---|---|---|---|---|
| | | | | |

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