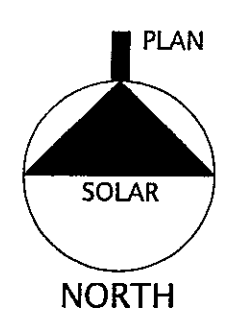
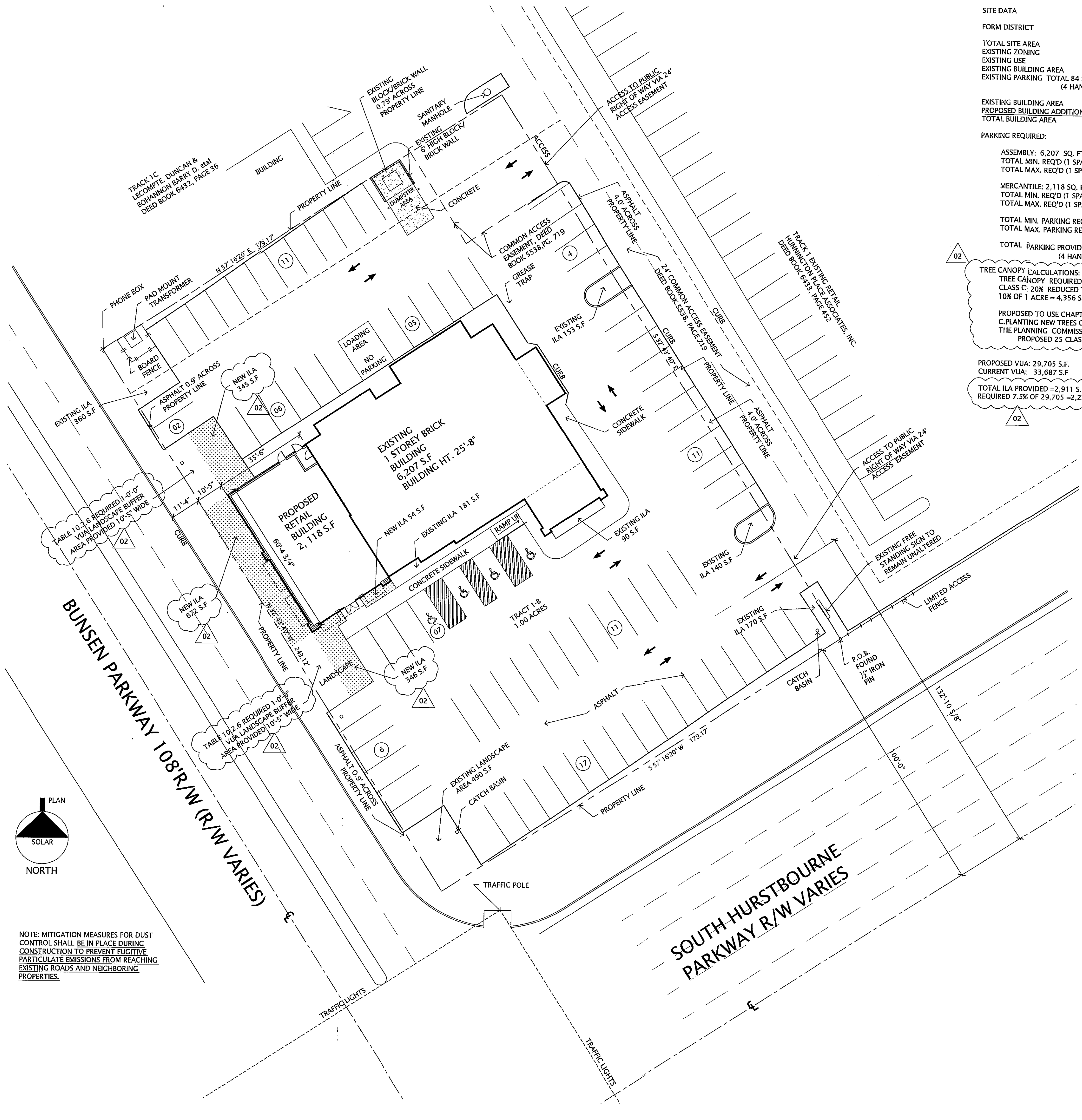
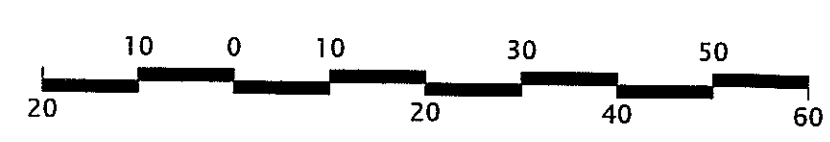


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NOTE: MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

SITE PLAN
SCALE: 1:20



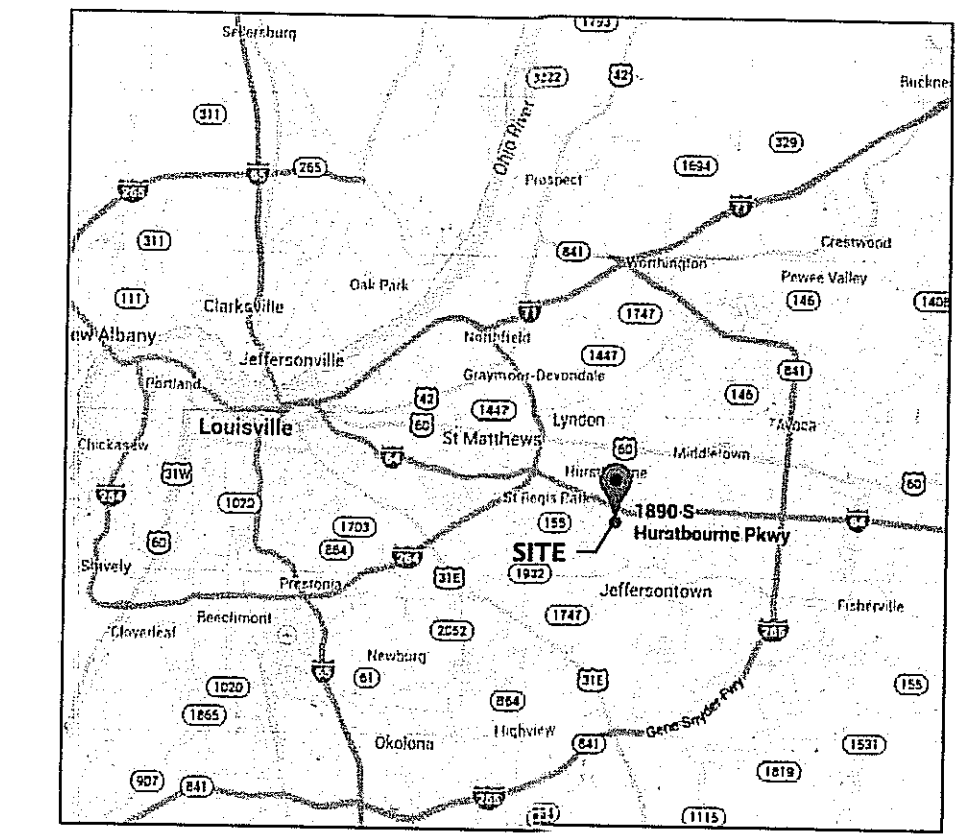
SITE DATA

FORM DISTRICT	REGIONAL CENTER
TOTAL SITE AREA	1.000 ACRE OR 43,560 SQ. FT.
EXISTING ZONING	"C-2" COMMERCIAL
EXISTING USE	ASSEMBLY (RESTAURANT)
EXISTING BUILDING AREA	6,207 SQ. FT.
EXISTING PARKING	TOTAL 84 SPACES (4 HANDICAP + 80 REGULAR SPACES)
EXISTING BUILDING AREA	6,207 SQ. FT.
PROPOSED BUILDING ADDITION	2,118 SQ. FT.
TOTAL BUILDING AREA	8,325 SQ. FT.
PARKING REQUIRED:	
ASSEMBLY: 6,207 SQ. FT.	
TOTAL MIN. REQ'D (1 SPACE/125 SQ. FT.)	50 SPACES
TOTAL MAX. REQ'D (1 SPACE/50 SQ. FT.)	124 SPACES
MERCANTILE: 2,118 SQ. FT.	
TOTAL MIN. REQ'D (1 SPACE/250 SQ. FT.)	8 SPACES
TOTAL MAX. REQ'D (1 SPACE/150 SQ. FT.)	14 SPACES
TOTAL MIN. PARKING REQUIRED:	58 SPACES
TOTAL MAX. PARKING REQUIRED:	138 SPACES
TOTAL PARKING PROVIDED:	80 SPACES (4 HANDICAP + 76 REGULAR SPACES)

TREE CANOPY CALCULATIONS:
TREE CANOPY REQUIRED PER LDC CHAPTER 10 TABLE 10.1.2
CLASS C: 20% REDUCED TO 10% PER SECTION 10.1.2.B.2
10% OF 1 ACRE = 4,356 S.F. CANOPY REQUIRED

PROPOSED TO USE CHAPTER 10.1.3. ALTERNATIVE FOR COMPLIANCE
C. PLANTING NEW TREES ON AN ALTERNATIVE SITE APPROVED BY
THE PLANNING COMMISSION, AT THE APPLICANT'S EXPENSE.
PROPOSED 25 CLASS C TREES.

PROPOSED VUA: 29,705 S.F.
CURRENT VUA: 33,687 S.F.
TOTAL ILA PROVIDED = 2,911 S.F.
REQUIRED 7.5% OF 29,705 = 2,228 S.F.



LOCATION MAP

TOTAL AREA- 1.000 ACRE OR 43,560 SQ. FT.
PROPERTY ADDRESS- 1890 SOUTH HURSTBOURNE ROAD
REFERENCE PLAT:
1. PLAT OF RECORD IN PLAT AND SUBDIVISION BOOK 35, PAGE 63
ZONING REQUIREMENTS: AREA ZONED "C-2" COMMERCIAL

SETBACKS:
FRONT-NONE
SIDE-NONE
REAR-20'
MAXIMUM BUILDING HEIGHT - 35'-0" PER DEED BOOK 5515, PAGE 344
PARKING SPACE REQUIREMENTS- 1 SPACE PER 100 SQ. FT. OF FLOOR AREA.
TOTAL PARKING SPACES 91 = 4 HANDICAPPED SPACES + 87 REGULAR SPACES.

FLOOD ZONE:
PER COMMUNITY PANEL NUMBER 21111C0095 D, JEFFERSON COUNTY, KENTUCKY THIS PROPERTY IS LOCATED IN ZONE X- AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

ACCESS TO PROPERTY VIA PUBLIC RIGHT-OF-WAY BY 24' COMMON ACCESS EASEMENT RECORDED IN DEED BOOK 5538, PAGE 719.

BASIS OF BEARINGS- REFERENCE PLAT NO. 1

LIGHT POLES ARE SERVICED UNDERGROUND UNLESS OTHERWISE SHOWN.

NOTE: NO MONITORING WELLS WERE LOCATED IN THIS PROPERTY.

ENCROACHMENTS- ASPHALT ALONG THE WEST PROPERTY LINE, BLOCK/BRICK WALL ALONG NORTH PROPERTY LINE AND ASPHALT ALONG THE EAST PROPERTY LINE.

"NO REFERENCE TO PARKING EASEMENT FOUND ON APPROVED MINOR SUBDIVISION OF TRACT 1, RECORDED IN DEED BOOK 5538, PAGE 719."

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. E0878086
SCHEDULE B EXCEPTIONS:

- EASEMENT TO 10 FEET IN WIDTH GRANTED SOUTH CENTRAL BELL TELEPHONE COMPANY, OF RECORD IN DEED BOOK 5533, PAGE 862, IN THE OFFICE AFORESAID. (DOES NOT AFFECT SUBJECT PROPERTY)
- PERPETUAL EASEMENT FOR CUSTOMER PARKING AS SET OUT IN DEED BOOK 5538, PAGE 719, IN THE OFFICE AFORESAID. (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE)
- RIGHT OF OTHERS TO USE SO MUCH OF SUBJECT PROPERTY AS AN ACCESS EASEMENT AS SHOWN ON THE APPROVED MINOR SUBDIVISION PLAT ATTACHED TO AND MADE A PART OF DEED BOOK 5538, PAGE 719, IN THE OFFICE AFORESAID. (AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON)
- SUBJECT PROPERTY SHALL HAVE NO DIRECT ACCESS TO HURSTBOURNE LANE OR TRACT B AS SET OUT ON THE APPROVED MINOR SUBDIVISION PLAT ATTACHED TO AND MADE A PART OF DEED BOOK 5538, PAGE 719, IN THE OFFICE AFORESAID. (AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON)
- CONDITIONS, STIPULATIONS, RESTRICTIONS, BUILDING LINES AND EASEMENTS, TOGETHER WITH THE INCIDENTAL RIGHTS, AS PROVIDED FOR ON THE RECORD MINOR SUBDIVISION PLAT OR RECORD IN DEED BOOK 5538, PAGE 719, IN THE OFFICE AFORESAID (AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON).

LEGAL DESCRIPTION

BEING TRACK 1-B, AS SHOWN ON THE PLAT INTENDED TO THE DEED OF RECORD IN DEED BOOK 5538, PAGE 719, IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

"BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS"

A PART OF JEFFERSON COUNTY, KENTUCKY, AND BEING TRACT 1-B AS DESCRIBED IN THE DEED TO SHONEY'S, INC. OF RECORD IN DEED BOOK 5538, PAGE 719, IN THE JEFFERSON COUNTY, KENTUCKY COURT CLERK'S OFFICE, TOGETHER WITH ALL THE BUILDING AND IMPROVEMENTS THEREON OR THEREUNTO BELONGING, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND AT THE SOUTHEAST CORNER OF TRACT #1 AS SHOWN ON THE PLAT OF RECORD IN DEED BOOK 5538, PAGE 719, IN THE JEFFERSON COUNTY, KENTUCKY COURT CLERK'S OFFICE, SAID POINT ALSO BRING ON THE NORTHWEST RIGHT-OF-WAY LINE OF SOUTH HURSTBOURNE LANE, THE POINT OF BEGINNING.

THENCE, S57°16'20"W, A DISTANCE OF 179.17 FEET ALONG THE NORTHWEST RIGHT OF WAY LINE OF SOUTH HURSTBOURNE LANE TO 1/2" IRON PIN FOUND.

THENCE, N32°43'40"W, A DISTANCE OF 243.12 FEET TO A 3/8" IRON PIN SET.

THENCE, N57°16'20"E, A DISTANCE OF 179.17 FEET ALONG THE PROPERTY OF LECOM PTE AND BOHANNON PER DEED OF RECORD IN DEED BOOK 6482, PAGE 36, IN THE JEFFERSON COUNTY, KENTUCKY COURT CLERK'S OFFICE, TO SPIKE FOUND;

THENCE, S32°43'40"E, A DISTANCE OF 243.12 FEET ALONG THE PROPERTY OF HUNNINGTON PLACE ASSOCIATES INC. PER DEED OF RECORD IN DEED BOOK 6433, PAGE 452, IN THE JEFFERSON COUNTY, KENTUCKY COURT CLERK'S OFFICE, TO THE POINT OF BEGINNING, CONTAINING 1.000 ACRES.

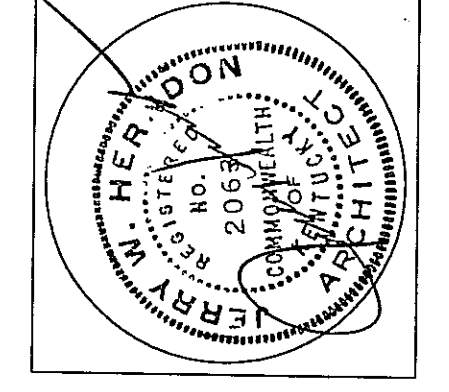
BEING PART OF THE PROPERTY CONVEYED TO SHN PROPERTIES LLC BY DEED OF RECORD IN DEED BOOK 6970, PAGE 0924, IN THE JEFFERSON COUNTY, KENTUCKY COURT CLERK'S OFFICE.

TOGETHER WITH THE NONEXCLUSIVE RIGHT TO USE THE 24 FOOT COMMON ACCESS EASEMENT AS SHOWN ON THE APPROVED MINOR SUBDIVISION PLAT ATTACHED TO AND MADE A PART OF DEED BOOK 5538, PAGE 719, IN THE OFFICE AFORESAID, "AS SHOWN ON PLAT"

TOGETHER WITH THE NON-EXCLUSIVE RIGHT TO USE AN EASEMENT FOR PARKING OVER A PORTION OF TRACT 1 AS SHOWN ON THE APPROVED MINOR SUBDIVISION PLAT ATTACHED TO AND MADE A PART OF DEED BOOK 5538, PAGE 719, IN THE OFFICE AFORESAID.

"THE PROPERTY DESCRIBED HEREON IS THE SAME PROPERTY AS DESCRIBE IN THE TITLE COMMITMENT NUMBER E0878086 AS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED APRIL 25, 2000."

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Phone: 1.859.225.0310



PROPOSED RETAIL STORE
1890 South Hurstbourne Road
Louisville, Kentucky

SITE PLAN

RECEIVED
OCT 17 2014
PLANNING & DESIGN SERVICES

project no.
1414.1

date
09.08.14

drawn by
CBS

chk'd by
JWH

rev.	by	date
1.	gbs	10.08.14
2.	gbs	10.16.14
3.		
4.		
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10.		

sheet no.
C100

Jerry W. Herndon,
Architect ©2014

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