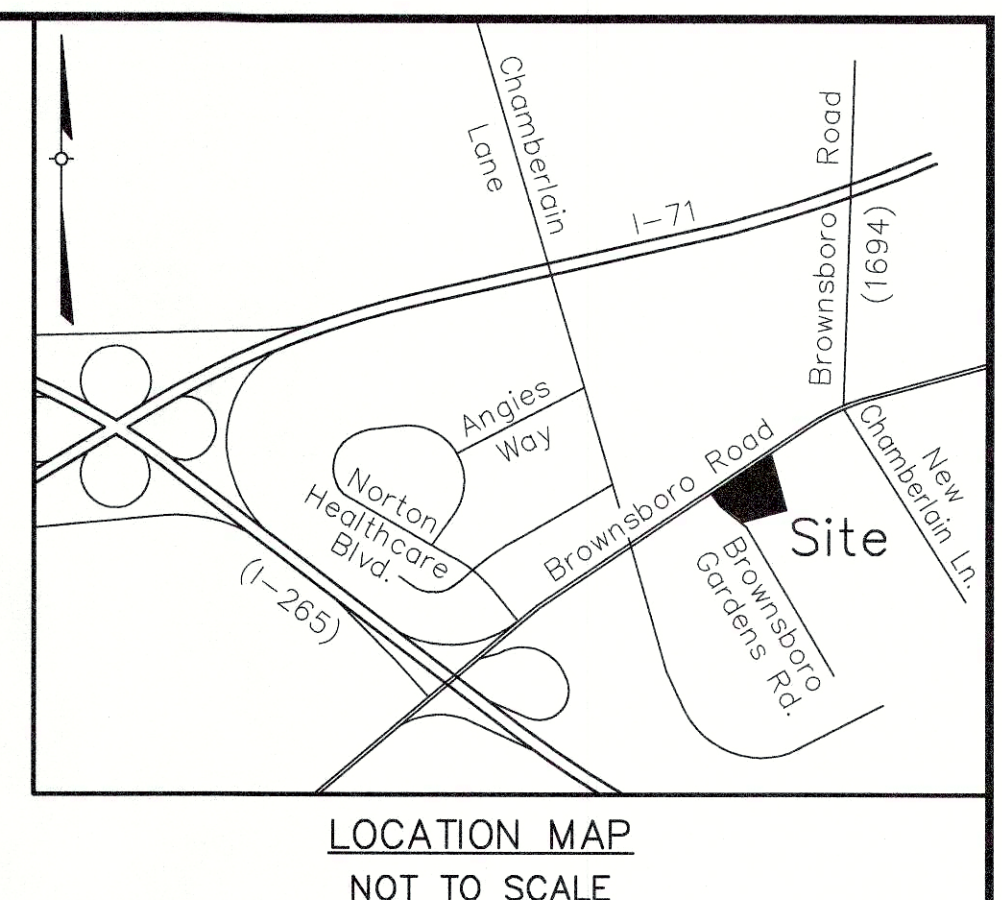


PRELIMINARY APPROVAL
 Condition of Approval:
 Development Review Date: 10/15/18
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

APPROVED:
 LOUISVILLE METRO BOARD OF ZONING ADJUSTMENT
 DATE: Oct 15, 2018
 BY: [Signature]



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 ENCR OACH 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 ENCR OACH INTO THE REQUIRED 25' PROPERTY PERIMETER LANDSCAPE BUFFER AREA.

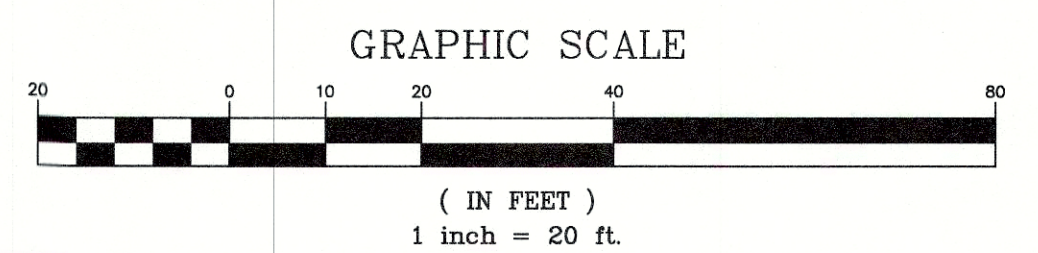
GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- 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-aimed, 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 dripline 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.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

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

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



- LEGEND**
- Sign
 - Utility Pole
 - Guy Anchor
 - Light Pole
 - Clean-Out
 - Sanitary Manhole
 - Water Valve
 - Water Meter
 - Catch Basin
 - Telecomm. Pedestal
 - Electric Meter
 - Air Conditioning Unit
 - Overhead Electric Line
 - Drainage Flow Arrow

PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS:
 BY: [Signature]
 DATE: 9/2/18
 LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	8-22-18	AGENCY COMMENTS	ARH

PROJECT DATA
 FILE NAME: 16218-RDDP
 DATE: 7-23-18
 SCALE: AS SHOWN
 CHECKED BY: DT
 DRAWN BY: DT

PROFESSIONAL'S SEAL

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LANDSCAPE ARCHITECTURE
 507 WASHINGTON AVE. SUITE 100
 LOUISVILLE, KY 40202
 TEL: 502-261-4499
 FAX: 502-261-4498

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
HOGAN- BROWNSBORO ROAD PLAZA
 OWNER/DEVELOPER
 HOGAN HOLDINGS 42 LLC
 9300 SHELBYVILLE RD STE 1300
 LOUISVILLE, KY 40222

JOB NO. 16218
 SHEET 1 OF 1

RECEIVED
 SEP 07 2018
 DESIGN SERVICES