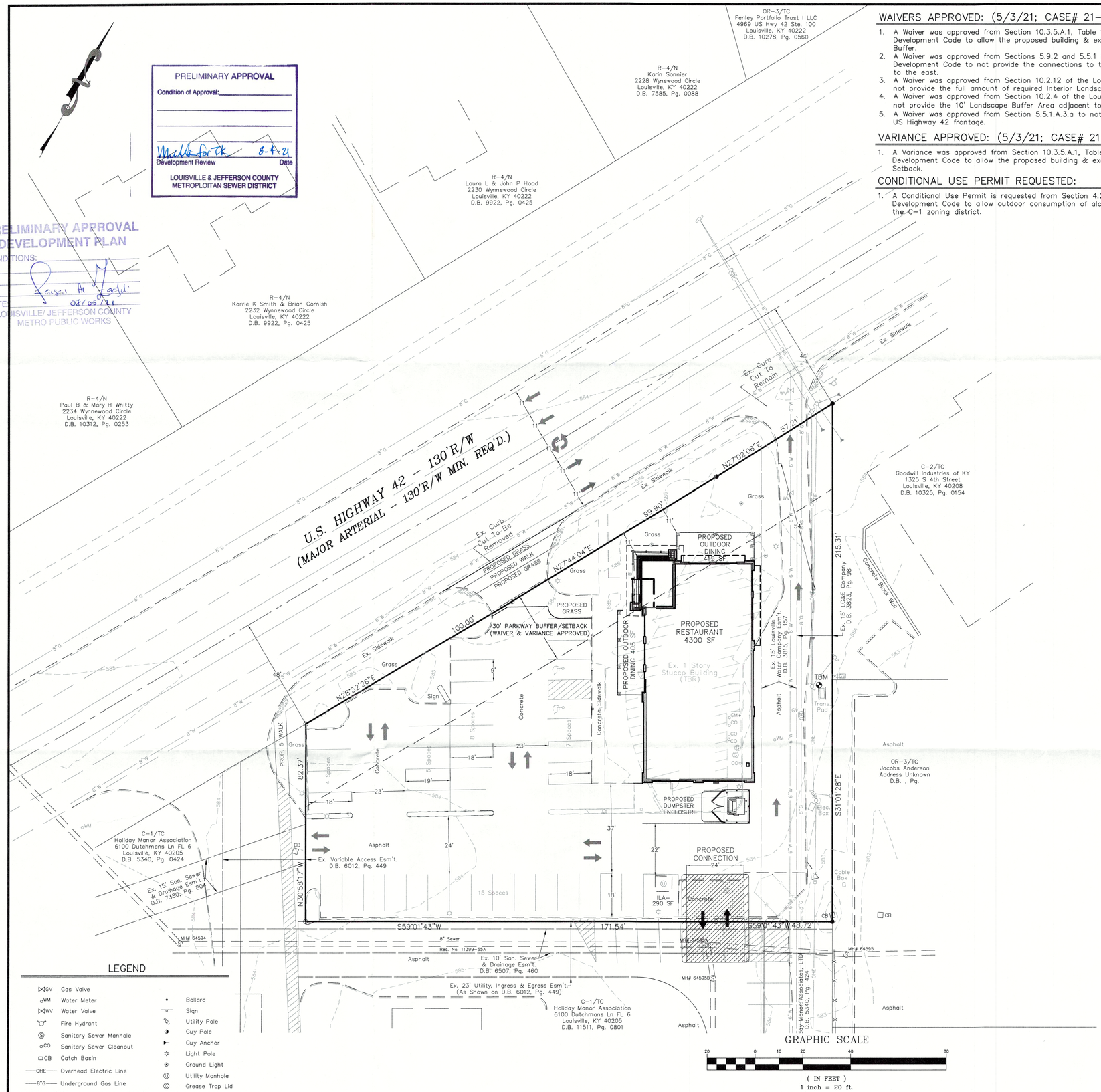



## WAIVERS APPROVED: (5/3/21; CASE# 21-WAIVER-0043 & 0045)

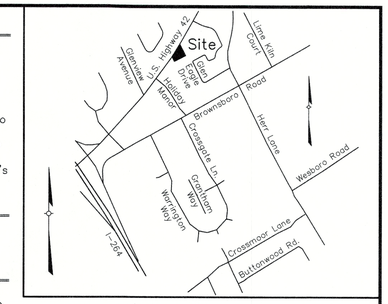
1. A Waiver was approved from Section 10.3.5.A.1, Table 10.3.1 of the Louisville Metro Land Development Code to allow the proposed building & existing parking area within the Parkway Buffer.
2. A Waiver was approved from Sections 5.9.2 and 5.5.1 from the Louisville Metro Land Development Code to not provide the connections to the adjacent C-2 and OR-3 properties to the east.
3. A Waiver was approved from Section 10.2.12 of the Louisville Metro Land Development Code to not provide the full amount of required Interior Landscape Areas.
4. A Waiver was approved from Section 10.2.4 of the Louisville Metro Land Development Code to not provide the 10' Landscape Buffer Area adjacent to the OR-3 property.
5. A Waiver was approved from Section 5.5.1.A.3.a to not provide a masonry wall along the site's US Highway 42 frontage.

## VARIANCE APPROVED: (5/3/21; CASE# 21-VARIANCE-0035)

1. A Variance was approved from Section 10.3.5.A.1, Table 10.3.1 of the Louisville Metro Land Development Code to allow the proposed building & existing parking area within the Parkway Setback.

## CONDITIONAL USE PERMIT REQUESTED:

1. A Conditional Use Permit is requested from Section 4.2.41 of the Louisville Metro Land Development Code to allow outdoor consumption of alcohol on the outdoor dining areas within the C-1 zoning district.




LOCATION MAP
NOT TO SCALE

## PROJECT DATA

| | |
|---|---|
| TOTAL SITE AREA | = 0.75± Ac. (32,595 SF) |
| EXISTING ZONING | = C-1 |
| FORM DISTRICT | = TOWN CENTER |
| EXISTING USE | = RESTAURANT |
| PROPOSED USE | = RESTAURANT |
| EXISTING BUILDING (TBR) | = 3,742 SF |
| PROPOSED BUILDING AREA | = 4,300 SF |
| PROPOSED BUILDING HEIGHT | = 1 STORY (120 FT. MAX. ALLOWED) |
| F.A.R. | = 0.13 (1.0 MAX. ALLOWED) |

| PARKING REQUIRED* | MIN. | MAX. |
|---|---|---|
| 1 SP/1000 S.F. MIN. | = 4 SP | |
| 1 SP/500 S.F. MAX. | = | 8 SP |
| TOTAL PARKING PROVIDED | = EXISTING 39 SPACES (2 HC SP INCLUDED) | |

*EXISTING PARKING SPACES ARE COMPLIANT WITH APPLICABLE PARKING REGULATIONS IN EFFECT WHEN SITE WAS PREVIOUSLY DEVELOPED.

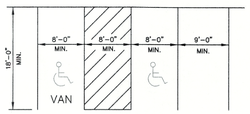
| | |
|---|---|
| TOTAL VEHICULAR USE AREA | = 19,590 SF |
| INTERIOR LANDSCAPE AREA REQUIRED (5%) | = 980 SF |
| INTERIOR LANDSCAPE AREA PROVIDED | = 290 SF |
| EXISTING IMPERVIOUS | = 25,181 SF |
| PROPOSED IMPERVIOUS | = 25,647 SF (2% INCREASE) |

## 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. There shall be no commercial signs in the right-of-way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. 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.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
9. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.

## MSD NOTES:

1. 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.
2. Sanitary sewer service will be provided by existing connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0016 E dated December 5, 2006.
4. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
5. Existing drainage system to continue to be utilized by new restaurant.
6. All retail shops must have individual connections per MSD's fats, oil and grease.
7. Area of disturbance = 10,500 SF.




24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE

RECEIVED
JUL 29 2021
PLANNING & DESIGN SERVICES

OWNER:
FRANKFORT DEPOT 2 LLC
6100 DUTCHMANS LN FL 6
LOUISVILLE, KY 40205

SITE ADDRESS:
4948 US HIGHWAY 42
LOUISVILLE, KY 40222
TAX BLOCK 0011, LOT 0211
D.B. 11511, PG. 0801

COUNCIL DISTRICT - 7
FIRE PROTECTION DISTRICT - ST MATTHEWS
MUNICIPALITY - NORTHFIELD

WM #12241

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 7/9/21 | PER AGENCY COMMENTS | MH |

REVISIONS

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 20217-CUP PLAN
SCALE: AS SHOWN
DATE: 5/27/21
DRAWN BY: JH
CHECKED BY: MH


LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING · LAND SURVEYING · LANDSCAPE ARCHITECTURE
529 WASHBURN AVENUE, SUITE 101 · LOUISVILLE, KENTUCKY 40222
PHONE: (502) 425-7286 FAX: (502) 425-9714
WEB SITE: WWW.LDD-INC.COM


CONDITIONAL USE PERMIT PLAN

**HOLIDAY MANOR FIRST WATCH**
**4948 U.S. HWY 42**
DEVELOPER
HSH HOLLAND, INC.
5120 TAYLOR MILL ROAD, SUITE 300
TAYLOR MILL, KY 41015

JOB NO. 20217

SHEET 1 OF 1

G:\Current Projects\20217\DWG\Planning\20217-CUP PLAN 5-27-21.dwg, 7/29/2021 11:29:45 AM, hill, 1:1

21-CUP-0107