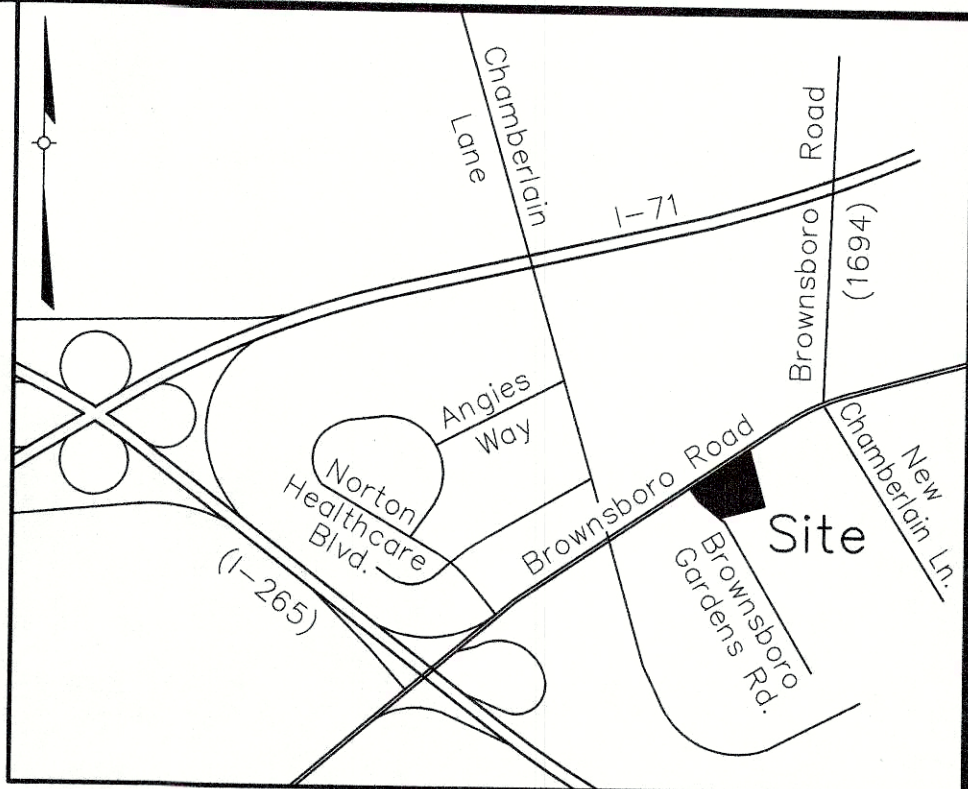


THE PURPOSE OF THIS REVISED PLAN IS TO ADD A PATIO DINING AREA AND A STORAGE/COOLER ADDITION TO THE RESTAURANT WITH THE COMMERCIAL CENTER. A CONDITIONAL USE PERMIT FROM LDC SECTION 4.2.41 IS ALSO BEING REQUESTED.



#### PROJECT DATA

TOTAL SITE AREA	= 1.5 ± Ac. (66,793 S.F.)
EXISTING ZONING	= C-1
FORM DISTRICT	= REGIONAL CENTER
EXISTING USE	= COMMERCIAL CENTER
BUILDING AREA	
EXISTING RETAIL	= 12,475 S.F.
EXISTING RESTAURANT	= 2,200 S.F.
PROPOSED ENCLOSED PATIO	= 675 S.F.
PROPOSED STORAGE/COOLER ADDITION	= 600 S.F.
TOTAL BUILDING AREA	= 15,950 SF
F.A.R.	= 0.24 (1.0 MAX. ALLOWED)
BUILDING HEIGHT	= 26'

#### PARKING REQUIRED:

MOTOR VEHICLE PARKING REQ:	MIN.	MAX.
EXISTING RESTAURANT/RETAIL:		
1 SP/500 S.F. MINIMUM	= 32 SPACES	
1 SP/250 S.F. MAXIMUM	=	64 SPACES
TOTAL EXISTING PARKING	= 86 SP	
TOTAL PARKING PROPOSED	= 81 SP (4 HC SP INCLUDED)*	

\*NOTE: EXISTING PARKING LOT IS COMPLIANT WITH LAND DEVELOPMENT CODE IN EFFECT WHEN CENTER WAS CONSTRUCTED

#### 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	= 31,016 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 2,326 S.F.
INTERIOR LANDSCAPE AREA PROVIDED	= 3,623 S.F.

EXISTING IMPERVIOUS SURFACE	= 48,617 S.F.
PROPOSED IMPERVIOUS SURFACE	= 49,502 S.F. (1.8% INCREASE)

#### VARIANCE GRANTED (09/19/18)

A VARIANCE WAS GRANTED 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 GRANTED (09/19/18)

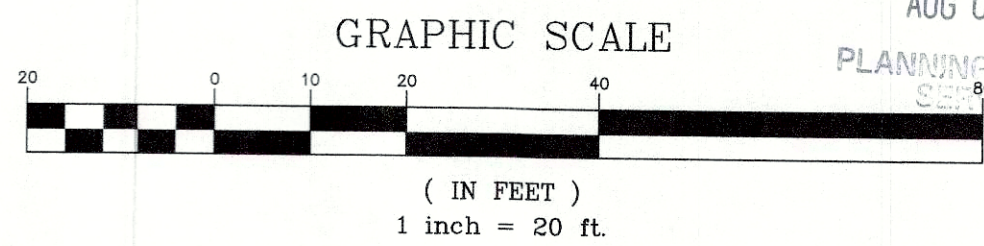
A WAIVER WAS GRANTED FROM SECTION 10.2.4 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW A DUMPSTER TO ENCR OACH INTO THE REQUIRED 25' PROPERTY PERIMETER LANDSCAPE BUFFER AREA.

#### 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.
- No portion of the site is located in a floodplain per FIRM map 21111 C 0008 F dated February 26, 2021.

#### 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.
- This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 4,700 S.F.
- MSD site disturbance permit required 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  
MUNICIPALITY - LOUISVILLE

RELATED CASE:  
18DEVPLAN1129  
WM# 12323

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	8/22/18	AGENCY COMMENTS	ARH
2	04/26/21	ADDED PATIO AND DUMPSTER	JH
3	7/2/21	AGENCY COMMENTS/ADDED CUP	MH
4	7/14/21	MSD COMMENTS	WH
5	7/27/21	C.U.P. AREA LABEL	BB

PROJECT DATA

FILE NAME: 16218-RDDDP

DATE: 5-3-21

CHECKED BY: MH

SCALE: AS SHOWN

DRAWN BY: JH

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

BROWNSBORO ROAD PLAZA

OWNER/DEVELOPER  
HOGAN HOLDINGS 42 LLC  
9300 SHELBYVILLE RD STE 1300  
LOUISVILLE, KY 40222

JOB NO.  
16218

SHEET  
1  
OF 1

PROFESSIONAL'S SEAL