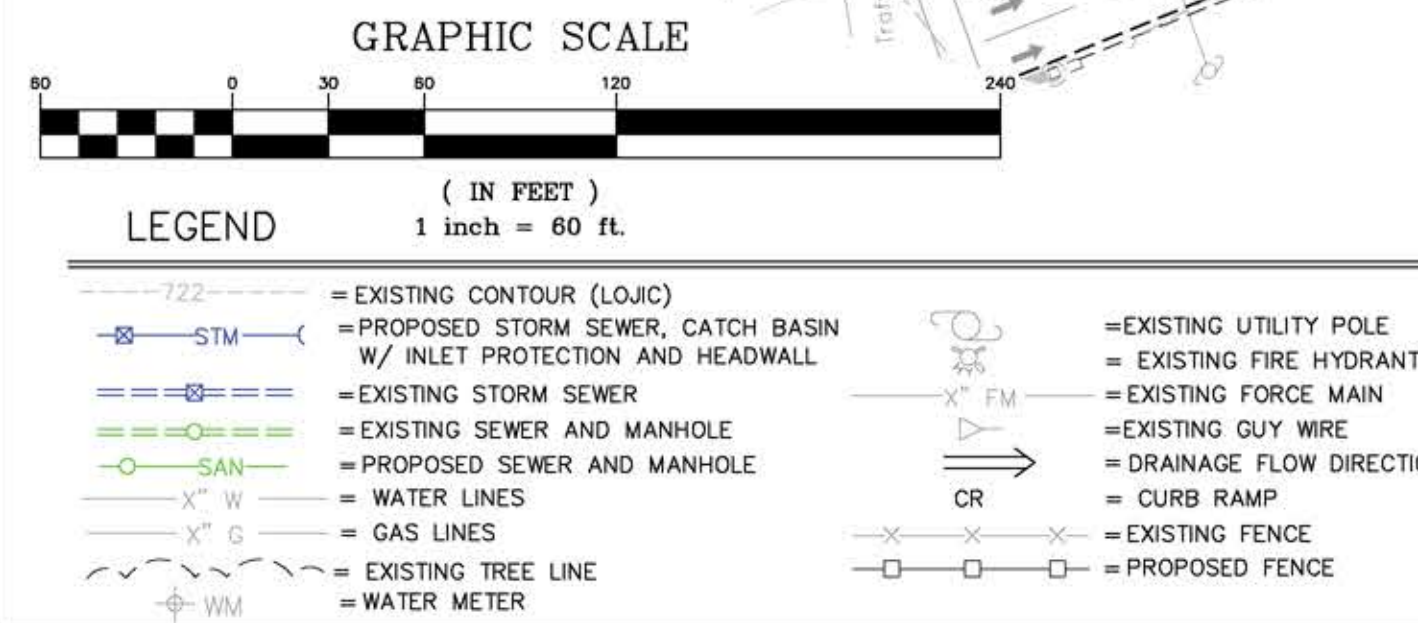


$X = \Delta \text{CRA}/12$
 $\Delta C = 0.85 - 0.23 = 0.62$
 $A = \text{ACRES}$
 $R = \text{INCHES}$
 $X = (C)(A)(R)/12 = (0.62) (8.77 + 1.72) (2.8/12)$
 REQUIRED $X = 66,106 \text{ CU.FT.}$

TOTAL = 72,500 CU.FT. > 66,106 CU.FT.

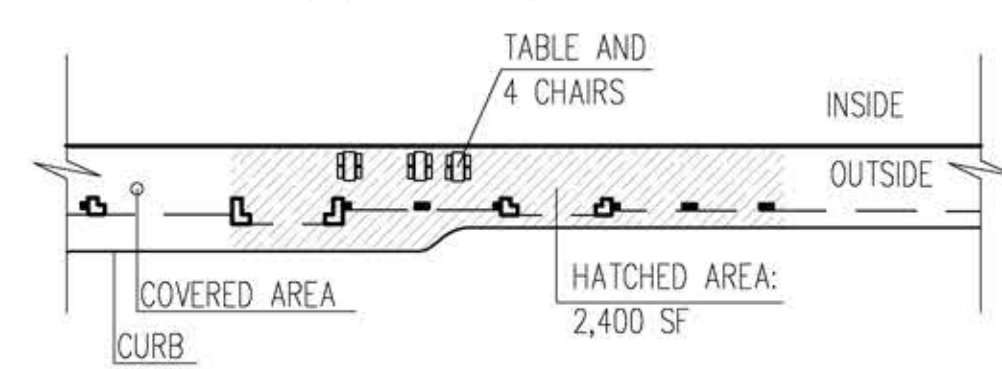


LAND DEVELOPMENT CODE SECTION 5.12.2.A.3: THE OUTDOOR AMENITY AREAS SHALL INCLUDE SEATING AT A RATE NOT LESS THAN 1 SEAT PER 200 S.F. OF OUTDOOR AMENITY AREA. AT LEAST 25% OF THE OUTDOOR AMENITY AREA SHALL BE SHADED OR USED FOR LANDSCAPING.

PROP. AMENITY AREA #2 (3,220 SF)
TYPE: (LDC 5.12.2.A.1.d) GREEN AREA WITH SEATING
REQUIRED SEATS (3,220/200= 16 SEATS)
PROVIDED SEATS (3) 6 SEATS PICNIC TABLES = 18 SEATS

PROP. AMENITY AREA #3 (2,400 SF)
TYPE: (LDC 5.12.2.A.1.a) PATIO WITH SEATING
REQUIRED SEATS (2,400/200= 12 SEATS)
PROVIDED SEATS (3) 4 SEATS TABLES = 12 SEATS

TOTAL AREA	= 829,382 SF
EXISTING TREE CANOPY AREA	= 163,115 SF (20% SITE)
TOTAL TREE CANOPY REQUIRED TO BE PROVIDED	= 133,555 SF (35% SITE)



1. A Variance is requested from Table 5.3.2 of the Louisville Metro Land Development Code to exceed the Ballardsville Rd. maximum 150 feet front setback.

1. A Waiver is requested from Section 56.1.C.1 of the Land Development Code to allow less than 50% clear glazing on the building south & east facades facing the Brownsboro and Ballardsville Road.
2. A Waiver is requested from Section 10.2.4 of the Land Development Code to waive the more than 50% overlap of the Brownsboro Road 15 feet Landscape Buffer Area and the Existing Variable and Utility Easement.



TOTAL SITE AREA	=	19.05 AC	(829,382 SF)
PROPOSED TRACT 1	=	8.81 AC	(383,909 SF)
PROPOSED TRACT 2 (RESIDUAL)	=	8.56 AC	(372,920 SF)
PROPOSED TRACT 3 (DEDICATION)	=	0.08 AC	(3,443 SF)
PROPOSED TRACT 3 (RESIDUAL)	=	1.59 AC	(69,292 SF)
ZONING	=	C-1	
FORM DISTRICT	=	NEIGHBORHOOD	
EXISTING USE	=	VACANT	
PROPOSED USE	=	GROCERY STORE, LIQUOR STORE, RETAIL AND RESTAURANT	
BUILDING HEIGHT	=	32' (35' MAX. ALLOWED)	
BUILDING FOOTPRINT	=	64,301 SF	
BUILDING MEZZANINE	=	3,202 SF	
BUILDING TOTAL AREA	=	67,503 SF	
F.A.R.	(67.50/383,620)	=	0.17 (1.0 MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
64,301/500 S.F. MIN.	= 128 SP	
64,301/200 S.F. MAX.		321 SP
TOTAL PARKING REQUIRED	= 128 SP	321 SP
TOTAL PARKING PROVIDED	= 283 SP	
	(10 HC AND 2 EV SP INCLUDED)	
TOTAL VEHICULAR USE AREA	= 213,770 SF	
INTERIOR LANDSCAPE AREA REQ. (7.5%)	= 16,033 SF	
INTERIOR LANDSCAPE AREA PROVIDED	= 21,221 SF	
TRACT 1 AMENITY AREA REQ./PROV.	= 6,430 SF (10% BLDG. FOOTPRINT)	
EXISTING IMPERVIOUS	= 3,296 SF	
PROPOSED IMPERVIOUS	= 275,871 SF	(8,269% INCREASE)
BUILDING SETBACKS		
BROWNSBORO & BALLARDSVILLE ROADS	= 10' MIN.	150' MAX.

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 or neighboring properties.
8. Any portable toilet 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.
10. Existing repaved walks in the Brownsboro & Ballardsville Road right-of-ways shall be repaired as needed and brought up to ADA standards if needed.
11. A cross access agreement shall be recorded between Tracts 1 and 2 prior to MPW construction plan approval.

1. All retail shops must have individual connections per MSD's fats, oils and grease policy.
2. 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.
3. Secondary sewerage treatment will be provided by L.E. and subject to applicable fees. Downstream Facilities Capacity request was approved by MSD by letter dated April 14, 2022.
4. No portion of the site is within the 100 year flood plain per FIRM Map.
5. Drainage pattern depicted by arrows (====>) is for conceptual purposes.
6. If the site has thru drainage an easement plan will be required prior to MSD granting construction plan approval.
7. On the detail drawings, the design peak flow shall be based on developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
8. All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
9. The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.
10. MSD drainage bond required prior to construction plan approval.
11. Site may be subject to KYTC approval prior to MSD construction plan approval.

SITE ADDRESS:
10201 BROWNSBORO RD
TAX BLOCK 0008 , LOT 0143
D.B.608 , PG. 0863

CASES # 21-DDDP-0121
21-WAIVER-0165
21-VARIANCE-0181
RELATED CASES # 9-57-93;
15817;

COUNCIL DISTRICT - 17
FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN WM#: 10426

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	5/16/22	PER AGENCY COMMENTS	BB
2	9/16/22	PER AGENCY COMMENTS	BB
3	10/10/22	PER AGENCY COMMENTS	BB
4	10/19/22	PER AGENCY COMMENTS	BB
5	11/04/22	ADD MSD EMER TR. 1	AR
6	11/09/22	ADDED LBA WAMR REQUEST	BB

ENGINEER'S SEAL	SURVEYOR'S SEAL
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PROJECT DATA

FILE NAME: 21126-DDDP.dwg

SCALE: AS SHOWN

CHECKED BY: KY

DRAWN BY: BB



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WEB SITE: WWW.LDD-INC.COM

DEVELOPER
SKILKEN GOLD REAL ESTATE
4270 MORSE ROAD
COLUMBUS, OH

JOB NO.
21126

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

SHEET
1

OF 1

PUBLIX AT MARSHALL COMMONS

DEVELOPER
SKILKEN GOLD REAL ESTATE
4270 MORSE ROAD
COLUMBUS OH
43230