

DETENTION BASIN CALCULATIONS

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

PROVIDED BASIN #1 = 10,000 SF @ 2' AVER. DEPTH = 20,000 CU.FT.
PROVIDED BASIN #2 = 15,000 SF @ 3.5' AVER. DEPTH = 52,500 CU.FT.

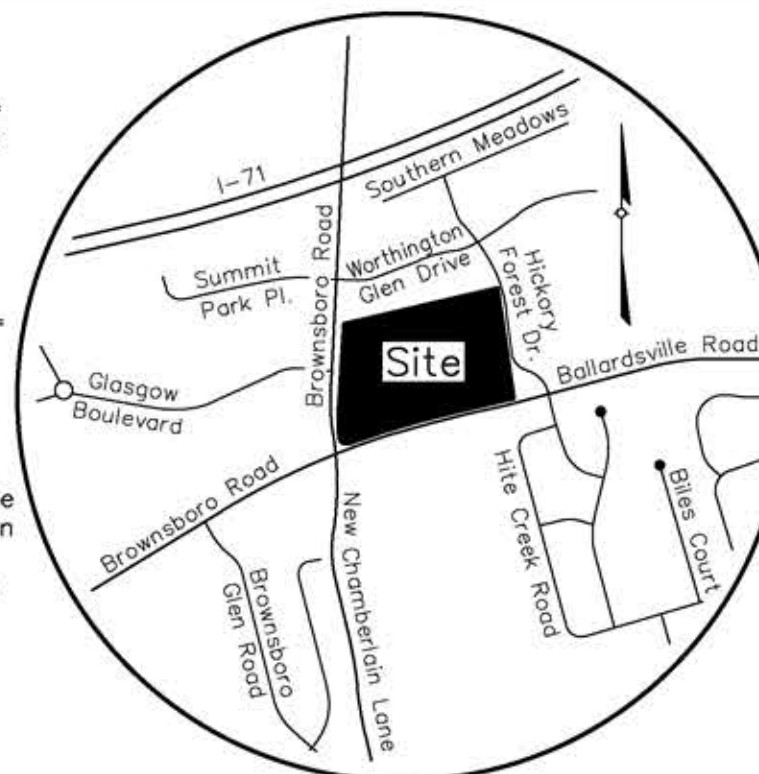
TOTAL = 72,500 CU.FT. > 66,106 CU.FT.

VARIANCE REQUESTED

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

WAIVER REQUESTED

1. A Waiver is requested from Section 5.6.1.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 Roads.
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 foot Landscape Buffer Area and the Existing Variable and Utility Easement.



LOCATION MAP
Not To Scale

PROJECT DATA

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. (67,503/383,620) = 0.17 (1.0 MAX. ALLOWED)

PARKING REQUIRED

64,301/500 S.F. MIN. = 128 SP
64,301/200 S.F. MAX. = 321 SP
TOTAL PARKING REQUIRED = 128 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)
BROWNSBORO & BALLARDSVILLE ROADS = 10' MIN. 150' MAX.

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- 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 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.
- 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.
- 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.
- All existing walks in the Brownsboro & Ballardsville Road right-of-ways shall be repaired as needed and brought up to ADA standards if needed.
- A cross access agreement shall be recorded between Tracts 1 and 2 prior to MPW construction plan approval.

MSD NOTES:

- All retail shops must have individual connections per MSD's fats, oils and grease policy.
- 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.
- Sanitary sewer service will be provided by L.E. and subject to applicable fees. A Downstream Facilities Capacity request was approved by MSD by letter dated April 14, 2022.
- No portion of the site is within the 100 year flood plain per FIRM Map.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Post-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.
- 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.
- 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.
- MSD drainage bond required prior to construction plan approval.
- Site may be subject to KYTC approval prior to MSD construction plan approval.

OWNER:
THE DEERFIELD, CO
PO BOX 7066
LOUISVILLE, KENTUCKY
40257

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

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

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

REVISIONS	
NO.	DESCRIPTION
1	PER AGENCY COMMENTS
2	PER AGENCY COMMENTS
3	PER AGENCY COMMENTS
4	PER AGENCY COMMENTS
5	ADD MSD EMT TR. 1
6	ADDED LBA WAIVER REQUEST

PROJECT DATA	
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DATE: 12/13/2021	CHECKED BY: KY
DATE: 12/13/2021	DRAWN BY: BB

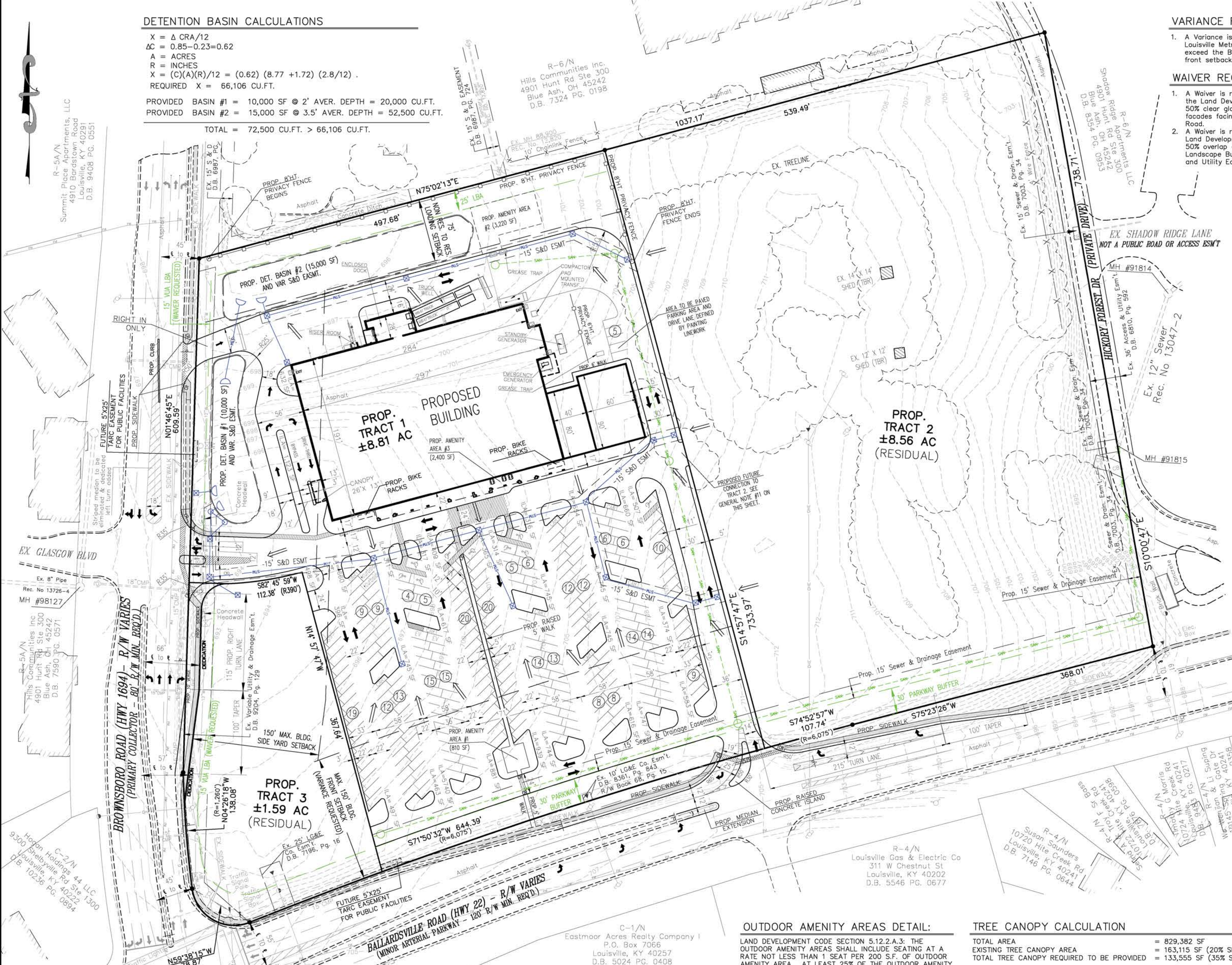
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OUTDOOR AMENITY AREAS DETAIL:

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.

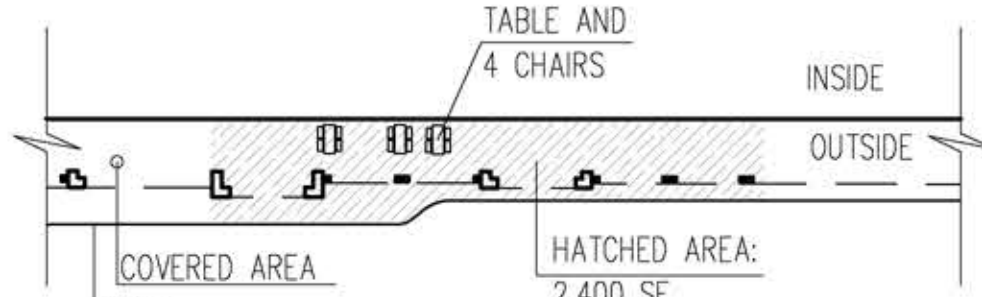
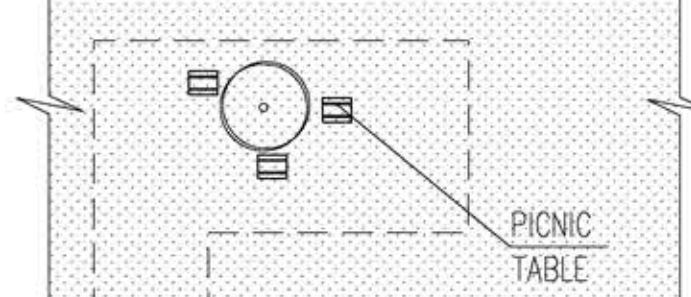
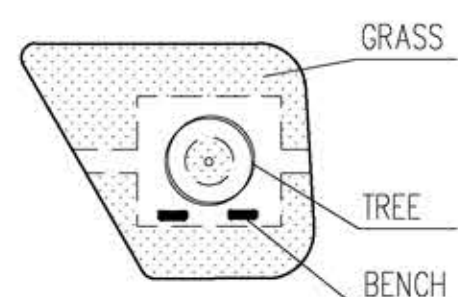
TREE CANOPY CALCULATION

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)

PROP. AMENITY AREA #1 (810 SF)
TYPE: (LDC 5.12.2.A.1.a) PLAZA WITH SEATING
REQUIRED SEATS (810/200= 4 SEATS)
PROVIDED SEATS (2) 2 SEATS BENCHES = 4 SEATS

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



GRAPHIC SCALE

LEGEND
1 inch = 60 ft.

EXISTING CONTOUR (LOIC)	EXISTING UTILITY POLE
PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL	EXISTING FIRE HYDRANT
EXISTING STORM SEWER	EXISTING FORCE MAIN
EXISTING SEWER AND MANHOLE	EXISTING GUY WIRE
PROPOSED SEWER AND MANHOLE	DRAINAGE FLOW DIRECTION
WATER LINES	CURB RAMP
GAS LINES	EXISTING FENCE
EXISTING TREE LINE	PROPOSED FENCE
WATER METER	

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