

**IMPERVIOUS AREA (SITE)**

TOTAL SITE AREA	2.74 ACRES
EXISTING IMPERVIOUS SURFACE	0.00 ACRES
PROPOSED IMPERVIOUS SURFACE	1.84 ACRES (67.2%)
INCREASE IN IMPERVIOUS SURFACE	1.84 ACRES (67.2%)

**PRE vs. POST RUNOFF CALCULATION**

EXISTING AREAS	PROPOSED AREAS
DRAINAGE AREA = 2.74 Ac.	DRAINAGE AREA = 2.74 Ac.
COMPOSITE C = 0.30	COMPOSITE C = 0.80
Q10 = 3.70 cfs	Q10 = 9.90 cfs
Q100 = 5.10 cfs	Q100 = 13.60 cfs

PRE10 > POST10 = 3.701 cfs > 9.90 cfs = 6.20 cfs INCREASE  
 PRE100 > POST100 = 5.10 cfs > 13.60 cfs = 8.50 cfs INCREASE

R.F.F. CALCULATION:  
 $(0.80 - 0.30) * (2.9/12) * (2.74 \text{ Ac.}) = 0.325 \text{ Ac.Ft.}$

**SITE DATA**

SITE AREA	2.74 ACRES
EXISTING ZONING	C-1
EXISTING FORM DISTRICT	RCFD
EXISTING USE	VACANT

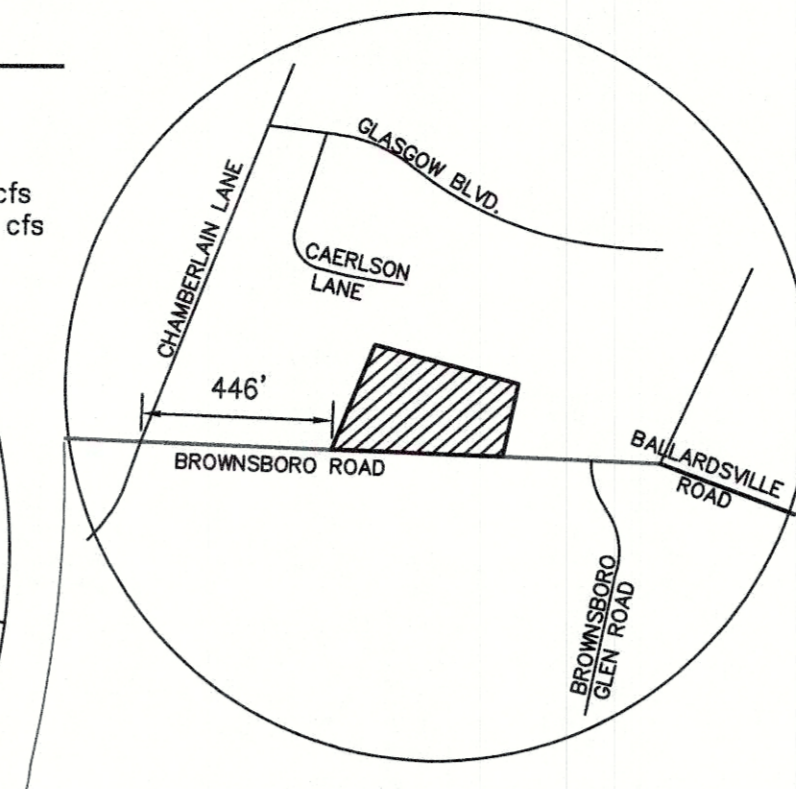
**SITE LANDSCAPE REQUIREMENT**

TOTAL SITE V.I.A.	59,558 SQ.FT.
7.5% LANDSCAPE REQUIREMENT	4,467 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED	4,634 SQ.FT.

**TREE CANOPY REQUIREMENT**

TOTAL SITE AREA	119,354 SQ.FT.
EX. TREE CANOPY ON SITE	12,365 SQ.FT. (10.4%)
EX. TREE CANOPY TO BE PRESERVED	3,909 SQ.FT. (3.3%)
TREE CANOPY REQUIRED	41,774 SQ.FT. (35%)
ADDITIONAL TREE CANOPY REQUIRED	37,865 SQ.FT. (31.7%)
ADDITIONAL TREE CANOPY PROVIDED	38,400 SQ.FT. (35.2%)
32 TYPE 'A' TREES @ 1,200 SQ.FT. EACH	
TOTAL TREE CANOPY PROVIDED	42,309 SQ.FT. (35.4%)

**LOCATION MAP**



**GENERAL NOTES:**

- BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY SURVEY BY BOWMAN CONSULTING.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT EFFECT PUBLIC SAFETY OR HAMPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- VERIFY CAPACITY OF EXISTING 48" PIPE IN COBLESTONE DEVELOPMENT.
- NO APPROVAL REQUIRED.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM READING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED PER LDC CHAPTER 2 REQUIREMENTS SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
- SHORT TERM BICYCLE PARKING DEVICE SHALL BE A DURABLE, SECURELY ANCHORED DEVICE THAT SUPPORTS THE FRAME OF THE BICYCLE. IT IS TO ACCOMMODATE A HIGH SECURITY LOCK IS CHAINED AS REQUIRED BY THE LDC.
- ACCESSORY STRUCTURES SHALL BE IN COMPLIANCE WITH SECTIONS 5.5.5 AND 10.2.8 OF THE LDC.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
- A CROSS-ACCESS AGREEMENT WILL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL FOR LOTS 1-3 AND CONNECTION TO ABUTTING PROPERTY TO THE WEST. A CROSS-ACCESS AGREEMENT FOR ABUTTING PROPERTY TO THE EAST WILL BE RECORDED IF REQUIRED IN CONNECTION WITH THE REDEVELOPMENT OF THAT PROPERTY.
- TYPE 'C' BUFFER YARD WITH 1.5 TIMES PLANTING DENSITY AND SCREENING SHALL BE INSTALLED ALONG THE REAR PROPERTY LINE OF LOTS 1, 2, AND 3.  
\*TYPE C-4 PER TABLE 10.2.3 AND 10.2.4.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE APPROPRIATE AGENCIES.

**MSD NOTES**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANGES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE SUBMITTED PRIOR TO ANY LAND DISTURBING ACTIVITY AND SHALL BE REVIEWED AND APPROVED BY MSD'S PRIVATE CONSULTANT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE COVERED, MULCHED AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SIL FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SANITARY SEWER SERVICE PROVIDED BY L.E. SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL USA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- KENTUCKY DIVISION OF WATER APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- ON-SITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR RETURNS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.

**HEALTH DEPT. NOTES**

- OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SERVICE.
- SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 98 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45-005 REGULATIONS.
- MUST COMPLY WITH 902 KAR TARIFFING REGULATIONS FOR ANY FUTURE MICROLOADING OR PERMANENT MAKEUP.
- PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.

**KYTC NOTES:**

- KENTUCKY DEPARTMENT OF TRANSPORTATION APPROVAL REQUIRED.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS ON THE RIGHT-OF-WAY NOR ANY SIGNAGE ATTACHED TO THE RIGHT-OF-WAY FENCE.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT-OF-WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- ALL DRAINAGE STRUCTURES WITHIN STATE R.O.W. SHALL BE OF STATE DESIGN.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-ARMED, SHIELDED OR TURNED OFF.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
- CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT-OF-WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF ANY EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100-YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUESTS TO ALTER ON A RIGHT-OF-WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.
- THERE SHALL BE NO PARKING NOR ANY PORTION OF ANY PARKING LOT ON STATE RIGHT-OF-WAY.

**VARIANCE REQUEST**

- REQUEST MODIFICATION OF APPROVED VARIANCE FROM CASE 17DEVPLAN1019 OF CHAPTER 5.3.3.C.2.b TO FURTHER REDUCE THE REAR YARD SETBACK FROM 30' TO 8' ON LOT 3 IN THE REGIONAL CENTER FORM DISTRICT ADJACENT TO A RESIDENTIAL ZONING DISTRICT.

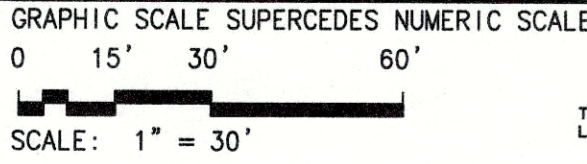
**VARIANCE GRANTED**

VARIANCE GRANTED FROM CASE 8394 ALLOW PARKING WITHIN THE REQUIRED 10' SETBACK ALONG BOTH SIDES OF AN ACCESS ESM'T.

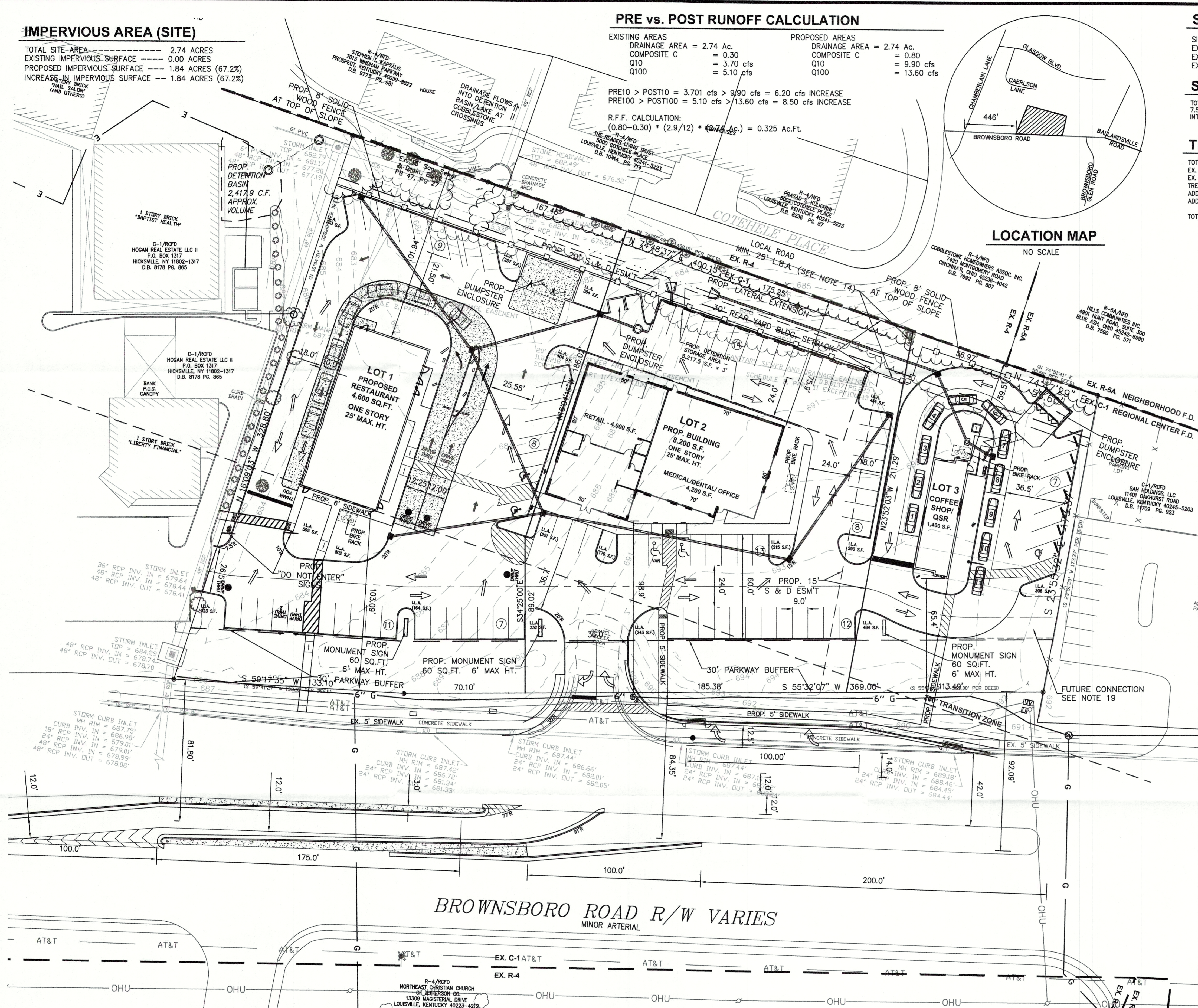
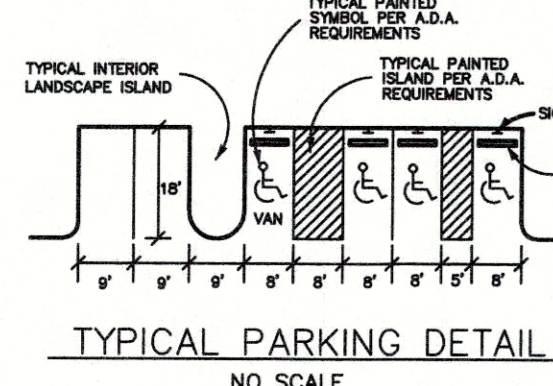
**WAIVER REQUEST**

- REQUEST WAIVER OF CHAPTER 10.2.3 TO ALLOW ENCROACHMENT OF DUMPSTER ENCLOSURE AND VEHICLE MANEUVERING INTO THE REQUIRED 25' LANDSCAPE BUFFER AREA.
- REQUEST WAIVER OF CHAPTER 10.2.4.B.3 TO ALLOW UTILITY EASEMENTS TO ENCROACH INTO REQUIRED LANDSCAPE BUFFER AREA MORE THAN 50%.

**REVISED DETAILED DISTRICT DEVELOPMENT PLAN**



RECEIVED  
 JAN 26 2023  
 PLANNING & DESIGN SERVICES



**LOT 1 INFORMATION**

AREA	1.20 ACRES (52,430.20 SQ.FT.)
PROPOSED USE	RESTAURANT
BUILDING AREA	4,600 SQ. FT.
PARKING CALCULATIONS:	
MIN. REQUIRED:	9 SPACES
1 SPACE/7500 S.F.	
MAX. ALLOWED:	46 SPACES
1 SPACE/100 S.F.	
PARKING PROVIDED:	35 SPACES (INCLUDES 2 ACCESSIBLE SPACES)
BIKE PARKING:	3 SPACES
3 SPACES OR 10% OF MIN. PARKING REQ.	

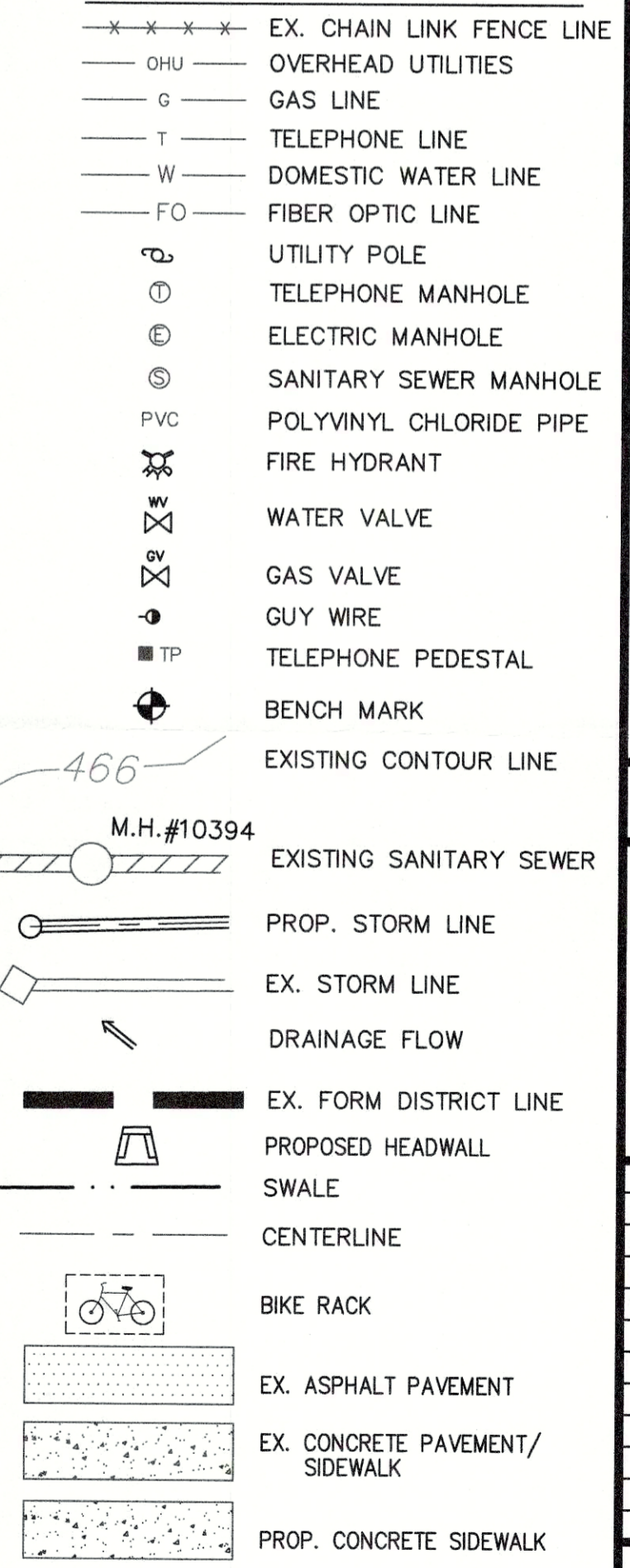
**LOT 2 INFORMATION**

LOT AREA	1.04 ACRES (45,508.57 SQ.FT.)
PROPOSED USE	MEDICAL/DENTAL/ OFFICE/RETAIL
BUILDING AREA	8,200 SQ.FT.
DENTAL OFFICE	4,200 S.F.
RETAIL	4,000 S.F.
PARKING CALCULATIONS:	
OFFICE (4,200 SQ.FT.)	
MIN. REQUIRED:	11 SPACES
1 SPACE/400 S.F.	
MAX. ALLOWED:	28 SPACES
1 SPACE/150 S.F.	
RETAIL (4,000 S.F.)	
MIN. REQUIRED:	8 SPACES
1 SPACE/500 S.F.	
MAX. ALLOWED:	20 SPACES
1 SPACE/250 S.F.	
TOTAL MIN. REQUIRED:	19 SPACES
TOTAL MAX. ALLOWED:	48 SPACES
PARKING PROVIDED:	48 SPACES (INC. 2 ACCESSIBLE SPACES)
BIKE PARKING:	3 SPACES
3 SPACES OR 10% OF MIN. PARKING REQ.	

**LOT 3 INFORMATION**

LOT AREA	0.49 ACRES (21,455.01 SQ.FT.)
PROPOSED USE	RESTAURANT
BUILDING AREA	1,400 SQ.FT.
PARKING CALCULATIONS:	
MIN. REQUIRED:	3 SPACES
1 SPACE/500 S.F.	
MAX. ALLOWED:	14 SPACES
1 SPACE/100 S.F.	
PARKING PROVIDED:	7 SPACES (INC. 1 ACCESSIBLE SPACE)
BIKE PARKING:	3 SPACES
3 SPACES OR 10% OF MIN. PARKING REQ.	

**LEGEND**



REVISED DETAILED DEVELOPMENT PLAN  
 9903 BROWNSBORO ROAD

240505 - RDDP16  
 DRAWING

**FOR REVIEW ONLY**

PLAN STATUS	
2022/10/17	REV PER AGENCY COM.
2022/10/24	RESUBMITTAL
2022/11/14	RESUBMITTAL
2023/01/28	RESUBMITTAL

DATE	DESCRIPTION
DHS	DHS
CRB	CRB
DESIGN	DRAWN
CHKD	CHKD
SCALE	H: 1"=30'
	V: N/A
JOB NO.	240505-01-001
DATE	: DATE
FILE NO.	

NOT FOR CONSTRUCTION

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