

SITE IS LOCATED IN JEFFERSONTOWN AND IS SUBJECT TO THE MAY 2021 JEFFERSONTOWN LAND DEVELOPMENT CODE.

**PROJECT DATA**

TOTAL SITE AREA	= 10.95± Ac. (477,035 SF)
EXISTING ZONING	= C-2
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MOTOR VEHICLE SALES
BUILDING HEIGHT	= 1 STORY (50 FT. MAX. ALLOWED)
BUILDING AREA	= 70,000 SF
F.A.R.	= 0.15 (5.0 MAX. ALLOWED)

<b>PARKING REQUIRED</b>		MIN.	MAX.
1 SP/7,000 S.F. OF OUTDOOR DISPLAY/SALES MIN. (70,000 SF)	=	10 SP	
1 SP/5,000 S.F. OF OUTDOOR DISPLAY/SALES MAX. (70,000 SF)	=		14 SP
1 SP/250 S.F. OF INTERIOR DISPLAY/SALES MIN. (16,200 SF)	=	65 SP	
1 SP/150 S.F. OF INTERIOR DISPLAY/SALES MAX. (16,200 SF)	=		108 SP
1 SP/EMPLOYEE + 2 SPACE/SERVICE BAY MIN. (56 BAYS, 20 EMPLOYEES)	=	132 SP	
1 SP/EMPLOYEE + 5 SPACE/SERVICE BAY MIN. (56 BAYS, 20 EMPLOYEES)	=		300 SP
TOTAL PARKING REQUIRED	=	207 SP	422 SP

<b>PARKING PROVIDED</b>	
CUSTOMER PARKING	= 64 SPACES
EMPLOYEE PARKING	= 38 SPACES
DISPLAY/SALES PARKING	= 433 SPACES
TOTAL PARKING PROVIDED	= 534 SPACES
	(6 HC SP INCLUDED)
	= 2 SHORT TERM/2 LONG TERM (LONG TERM PROVIDED INDOORS)

<b>BIKE PARKING REQUIRED/PROVIDED</b>	
TOTAL VEHICULAR USE AREA	= 243,975 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 18,298 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 22,054 SF

<b>EXISTING IMPERVIOUS</b>	= 2,085 SF
<b>PROPOSED IMPERVIOUS</b>	= 324,634 SF

**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.
- Benchmark and topographical information shown hereon were derived from Loric data. Boundary information was taken from deeds.
- No Karst features were observed on site during a site visit on 11/10/21, by Derek Triplett, R.L.A.
- When Phase 2 building is constructed building renderings shall be submitted to Louisville Metro Planning and Zoning and the City of Jeffersontown. Jeffersontown City Council approval shall be required for the Phase 2 building elevations.
- Street trees will be provided in accordance with the Land Development Code Section 10.2.8.

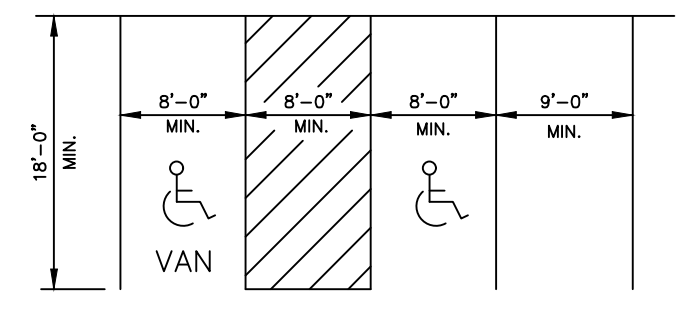
**MSD NOTES:**

- 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.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0064 F dated February 26, 2021.
- 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. Capacity to be verified all the way to the downstream lake. Developer may elect to re-analyze the downstream lake and provide necessary modifications to restore all required detention basin volume. Lake detention basin volume will only begin to count below any existing inlets.
- 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.

**DETENTION BASIN CALCULATIONS**

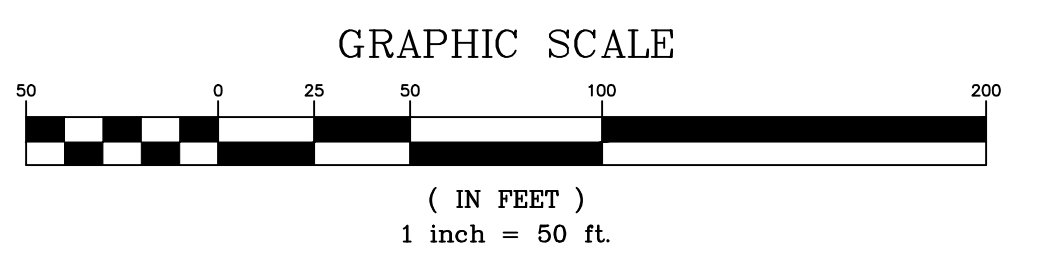
X = Δ CRA/12  
ΔC = 0.8 - 0.23 = 0.57  
A = 10.95 ACRES  
R = 2.8 INCHES  
X = (0.57)(10.95)(2.8)/12 = 1.4 AC.-FT.  
REQUIRED X = 63,438 CU.FT.  
PROVIDED BASIN = 32,000 SQ.FT.

TOTAL = 32,000 SQ.FT. @ APPROX. 2 FT. DEPTH  
= 64,000 CU.FT. > 63,438 CU.FT.



**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 477,035 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (95,407 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (95,407 S.F.)



**LEGEND**

- (blue line with circles) — PROPOSED STORM SEWER, CATCH BASIN
- (green line with circles) — PROPOSED SEWER AND MANHOLE
- (red line) — PROPOSED DRAINAGE SWALE

**SITE ADDRESS:**  
2125 BLANKENBAKER PKWY  
LOUISVILLE, KY 40299  
TAX BLOCK 2187, LOT 016  
D.B. 12459, PG. 474

**COUNCIL DISTRICT - 20**  
**FIRE PROTECTION DISTRICT - JEFFERSONTOWN**  
**MUNICIPALITY - JEFFERSONTOWN**

CASE 23-DDP-0056  
RELATLED CASE #21-ZONE-0151  
WM #12351/21 1142

**REVISIONS**

NO.	DATE	DESCRIPTION	BY	JH
1	11/22/21	REVISED PER AGENCY COMMENTS	JH	JH
2	1/13/22	NEW LAYOUT/REVISED PER AGENCY COMMENTS	JH	JH
3	1/14/22	REVISED PER AGENCY COMMENTS	JH	JH
4	6/26/23	REVISED LAYOUT	JH	JH
5	7/24/23	REVISED PER AGENCY COMMENTS	JH	JH

PROJECT DATA

FILE NAME: \_\_\_\_\_

DATE: 9/13/21

CHECKED BY: DT

SCALE: AS SHOWN

DRAWN BY: JH

PROJECT DATA

ENGINEER'S SEAL

SURVEYOR'S SEAL

**LD&D**  
**LAND DESIGN & DEVELOPMENT, INC.**  
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE  
505 WINDSOR BLVD. SUITE 100  
LOUISVILLE, KY 40202  
TEL: 502.446.9970 FAX: 502.446.9971  
WEB SITE: WWW.LD&D.COM

**2125 BLANKENBAKER PARKWAY**  
OWNER  
**2125 BLANKENBAKER PARKWAY LLC**  
8001 SHELBYVILLE RD  
LOUISVILLE, KY 40222

DETAILED DISTRICT DEVELOPMENT PLAN

JOB NO. **21170**

SHEET **1** OF **1**