

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

**PROJECT DATA**

TOTAL SITE AREA	= 10.95± Ac. (477,035 SF)
EXISTING ZONING	= PEC
PROPOSED 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	= 88,140 SF
F.A.R.	= 0.18 (1.0 MAX. ALLOWED)

**PARKING REQUIRED**

	MIN.	MAX.
1 SP/7,000 S.F. OF OUTDOOR DISPLAY/SALES	13 SP	
1 SP/5,000 S.F. OF OUTDOOR DISPLAY/SALES		18 SP
1 SP/250 S.F. OF INTERIOR DISPLAY/SALES	65 SP	
1 SP/150 S.F. OF INTERIOR DISPLAY/SALES		108 SP
1 SP/EMPLOYEE + 2 SPACE/SERVICE BAY	112 SP	
1 SP/EMPLOYEE + 5 SPACE/SERVICE BAY		250 SP
<b>TOTAL PARKING REQUIRED</b>	<b>190 SP</b>	<b>376 SP</b>

**PARKING PROVIDED**

CUSTOMER PARKING	41 SPACES
EMPLOYEE PARKING	44 SPACES
DISPLAY/SALES PARKING	492 SPACES
<b>TOTAL PARKING PROVIDED</b>	<b>577 SPACES</b>
(4 HC SP INCLUDED)	
BIKE PARKING REQUIRED/PROVIDED	2 SHORT TERM/2 LONG TERM (LONG TERM PROVIDED INDOORS)

**TOTAL VEHICULAR USE AREA**

INTERIOR LANDSCAPE AREA REQUIRED	= 248,520 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 18,639 SF
	= 22,207 SF

**EXISTING IMPERVIOUS**

EXISTING IMPERVIOUS	= 2,085 SF
PROPOSED IMPERVIOUS	= 344,103 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 Lojic 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, RLA.
- When Phase 2 building is constructed building renderings shall be submitted to Louisville Metro Planning and Zoning and the City of Jefferson. Jefferson City Council approval shall be required for the Phase 2 building elevations.

**MSD NOTES:**

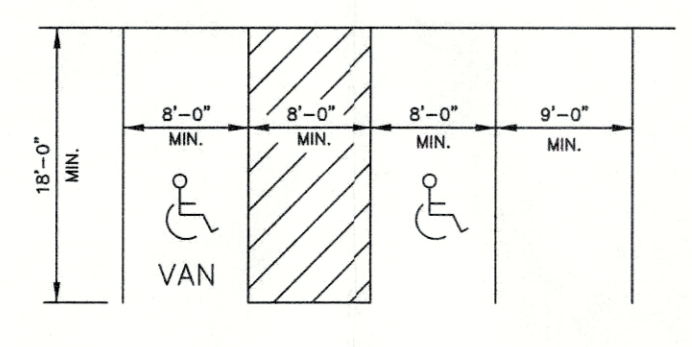
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream 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 plan will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Past-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.

METRO APPROVED DISTRICT DEVELOPMENT PLAN  
DOCKET NO. 21-201-0151  
APPROVAL DATE: May 26, 2022  
EXPIRATION DATE: July 19, 2024  
SIGNATURE OF PLANNING COMMISSION MEMBER

**DETECTION 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.



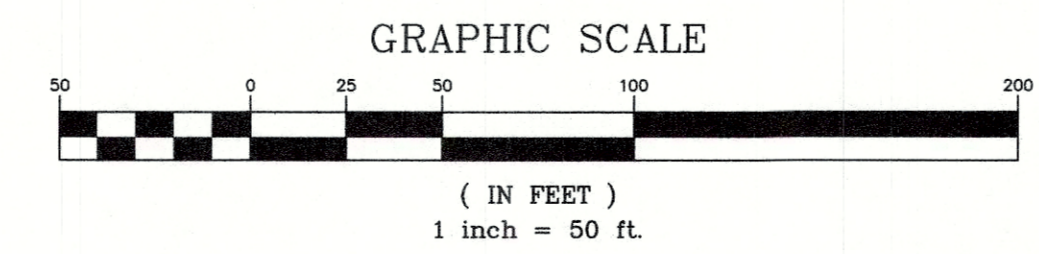
PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:  
 BY: *Quint W. Patel*  
 DATE: *4/14/22*  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

**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.)

PRELIMINARY APPROVAL  
 Condition of Approval:  
*Michelle Fort* 4-7-22  
 Development Review Date  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



SITE ADDRESS:  
 2125 BLANKENBAKER PKWY  
 LOUISVILLE, KY 40299  
 TAX BLOCK 2187, LJT 0016  
 D.B. 5839, PG. 0140

COUNCIL DISTRICT - 20  
 FIRE PROTECTION DISTRICT - JEFFERSON TOWN  
 MUNICIPALITY - JEFFERSON TOWN

CASE #21-ZONE-0151  
 WM #12351/21 1142

REVISIONS

NO.	DATE	DESCRIPTION
1	11/22/21	REVISED PER AGENCY COMMENTS
2	1/3/22	NEW LAYOUT/REVISED PER AGENCY COMMENTS
3	1/14/22	REVISED PER AGENCY COMMENTS

PROJECT DATA  
 FILE NAME:  
 DATE: 9/13/21  
 CHECKED BY: DT

ENGINEER'S SEAL  
 SURVEYOR'S SEAL

LD&D  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE  
 905 WINDSOR BLVD. SUITE 100  
 LOUISVILLE, KY 40258  
 TEL: 502.466.9738 FAX: 502.466.9734  
 WEB SITE: WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN  
**2125 BLANKENBAKER PARKWAY**  
 OWNER:  
 NTS CROSSING GROUP  
 600 N HURSTBOURNE PKWY STE 300  
 LOUISVILLE, KY 40222

JOB NO. 21170  
 SHEET 1 OF 1

21-ZONE-0151

