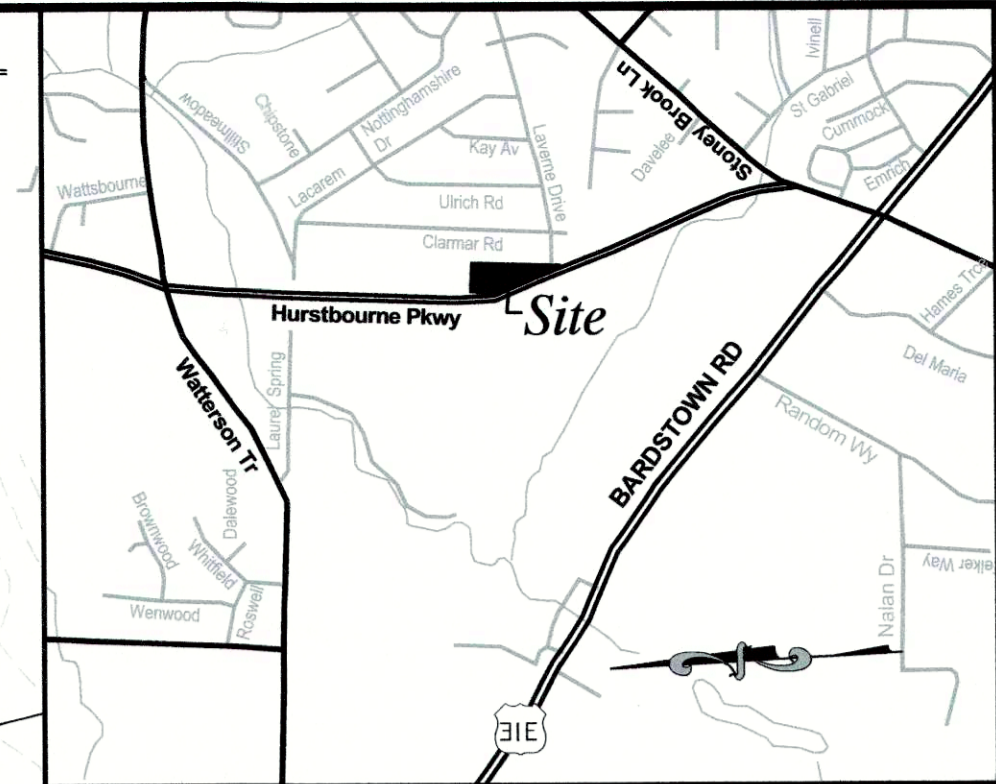


**WAIVERS REQUESTED:**

1. A waiver is requested from Section 9, Table 9.1.2d of the Louisville Land Development Code to waive a reduction in parking provided.
2. A waiver is requested from Section 10.3.5 of the Louisville Land Development Code to waive the berm in the S. Hurstbourne Parkway 30 ft. Parkway Buffer Area.

**VARIANCES REQUESTED:**

1. A variance is requested from Section 5.3.1.C.5, Table 5.3.2 of the Louisville Land Development Code to vary the maximum allowed 80' Hurstbourne Parkway building setback.
2. A variance is requested from Section 5.3.1.C.5, Table 5.3.2 of the Louisville Land Development Code to vary the building height from the 30 ft. maximum allowed to 39'.

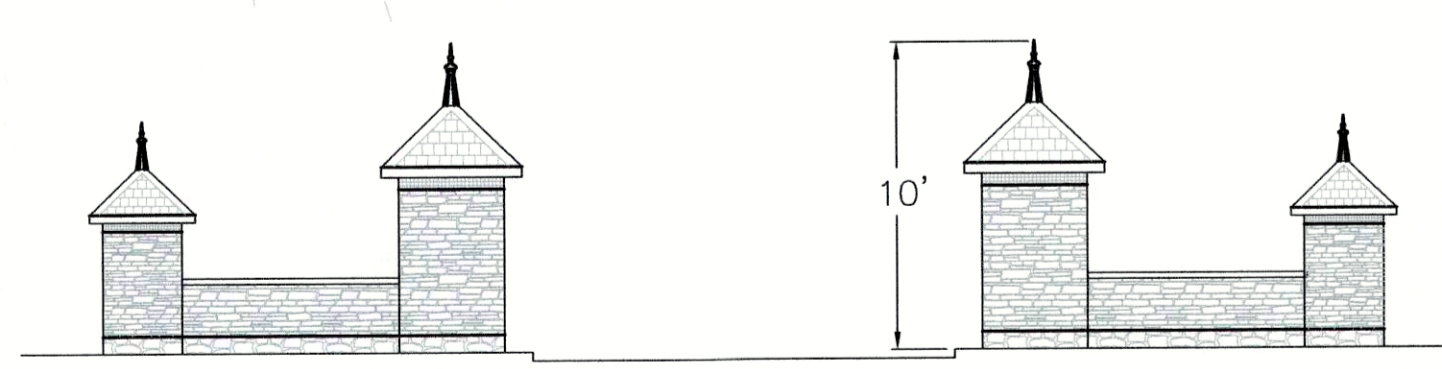


**PRELIMINARY APPROVAL**  
 Condition of Approval: \_\_\_\_\_  
 Date: 11/10/15  
 Development Review  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SLEWER DISTRICT

**PROJECT DATA**

TOTAL SITE AREA	= 2.9± AC.
R-4 TO C-2 AREA	= 2.4± AC.
R-4 TO REMAIN AREA	= 0.5± AC.
FORM DISTRICT	= NEIGHBORHOOD
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-2 & R-4
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= PRE OWNED CAR SALES & SINGLE FAM. RES.
BUILDING AREA	= 11,952 S.F.
CAR SALES (1ST FLOOR)	= 5,328 S.F.
SINGLE FAMILY RES. (2ND FLOOR)	= 17,280 S.F.
TOTAL BUILDING AREA	= 14,400 S.F.
OUTDOOR SALES AREA	= 14,400 S.F.
F.A.R.	= 0.14 (5.0 MAXIMUM ALLOWED)
DENSITY	= 7.24 DU/AC (145 DU/AC. MAX. ALLOWED)
PROPOSED BUILDING HEIGHT	= 39' 2 FLOORS (30' MAX. ALLOWED) (VARIANCE REQUESTED)
PARKING REQUIRED	MIN. MAX.
OUTDOOR DISPLAY	14,400 SF/7,200 SF MIN; 14,400 SF/5,000 SF MAX = 2 SPACES 3 SPACES
INDOOR DISPLAY	6,300 SF/250 SF MIN; 6,300 SF/150 SF MAX = 25 SPACES 42 SPACES
SINGLE FAMILY RESIDENCE	= 2 SPACES 3 SPACES
2 SP/UNIT MIN; 3 SP MAX	= 29 SPACES 48 SPACES
TOTAL PARKING REQUIRED	= 29 SPACES 48 SPACES
TOTAL PARKING PROVIDED (WAIVER REQUESTED)	= 9 (2 ACCESSIBLE SPACE INCLUDED) (2 GARAGE SPACES INCLUDED)
BICYCLE PARKING REQUIRED	= NONE REQUIRED
TOTAL VEHICULAR USE AREA (VUA)	= 36,609 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 2,746 S.F. (7.5% OF VUA S.F.)
INTERIOR LANDSCAPE AREA PROVIDED	= 4,815 S.F.

- GENERAL NOTES:**
1. Parking areas and drive lanes to be a hard and durable surface.
  2. No increase in drainage run off to state roadways.
  3. There shall be no commercial signs in the right-of-way.
  4. There shall be no landscaping in the Right-of-Way without an encroachment permit.
  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 and neighboring properties.
  8. A KY Transportation Cabinet encroachment permit and bond will be required for all work done in the right-of-way, prior to MPW construction approval.
  9. All drainage structures within the state Right-of-Way shall be state design.
- MSD NOTES:**
1. Sanitary sewer service will be provided by connection and subject to applicable fees.
  2. No portion of the site is within the 100 year flood plain per FIRM map 21111 C 0079 E, dated December 5, 2006.
  3. Drainage pattern depicted by arrows (⇒) is for conceptual purposes. final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
  4. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
  5. The final design of this project must meet all MSA water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of green best management practices.
  6. Erosion & silt control shown is conceptual only and final design will be determined on construction plans. Prior to any construction activities on the site a erosion & silt control plan shall be provided to MSD for approval.
  7. A Sanitary Sewer Capacity Request will be submitted to MSD on September 14, 2015.
  8. Onsite detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows will be limited to pre-developed peak flows for the 2, 10 and 100 year storms or to the capacity of the downstream system, whichever is more restrictive.
  9. Site subject to a MSD drainage bond and shall be posted prior to construction plan approval.



**DETENTION BASIN CALCULATIONS**

$$X = \Delta CRA / 12$$

$$\Delta C = 0.75 - 0.23 = 0.52$$

$$A = 2.9 \text{ ACRES}$$

$$R = 2.8 \text{ INCHES}$$

$$X = (0.52)(2.9)(2.8) / 12 = 0.52 \text{ AC.-FT.}$$

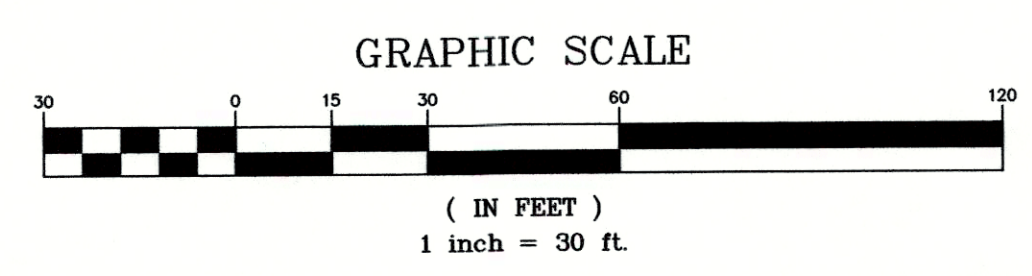
REQUIRED X = 15,246 CU.FT.  
 PROVIDED BASIN = 7,700 SQ.FT.

TOTAL = 7,700 SQ.FT. @ APPROX. 2 FT. DEPTH  
 = 15,400 CU.FT. > 15,246 CU.FT.

**TREE CANOPY CALCULATIONS**

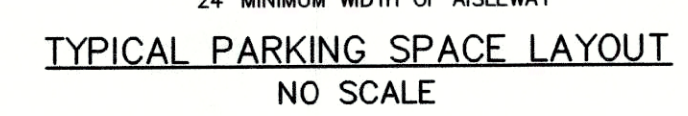
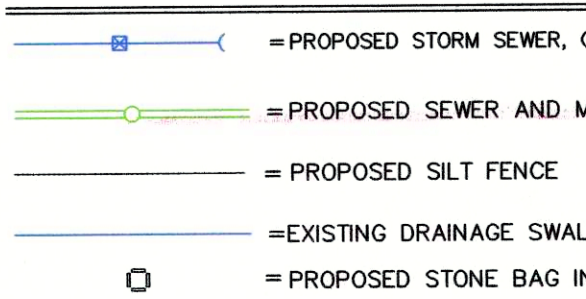
SITE CLASS C CANOPY REQUIREMENT (76% - 100% EXISTING COVERAGE)

TOTAL SITE AREA	= 127,049 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 15% (19,057 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 46% (58,098 S.F.)
TOTAL TREE CANOPY PROVIDED	= 15% (19,058 S.F.)



**NOTICE**  
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

**METRO LOUISVILLE APPROVED DISTRICT DEVELOPMENT PLAN**  
 DOCKET NO. 1509E1017  
 APPROVAL DATE 11/21/15  
 EXPIRATION DATE 11/21/18  
 SIGNATURE OF PLANNING COMMISSION



**REVISIONS**

NO.	DATE	DESCRIPTION	BY

**PROJECT DATA**

FILE NAME: 14200-DDDP.dwg  
 DATE: 11/16/15  
 SCALE: AS SHOWN  
 CHECKED BY: AEM/AM  
 DRAWN BY: SSS/AM

**LAND DESIGN & DEVELOPMENT, INC.**  
 ENGINEERS - LAND SURVEYING - LANDSCAPE ARCHITECTURE  
 507 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202  
 TEL: 502.251.1222 FAX: 502.251.1222 WWW.LDD&D.COM

**RECEIVED**  
 NOV 19 2015  
 PLANNING & DESIGN SERVICES

**DETAILED DISTRICT DEVELOPMENT PLAN**  
**GORDON MOTOR SPORTS 4901 HURSTBOURNE PARKWAY**  
 DEVELOPER  
**GORDON MOTOR SPORTS**  
 5801 BARDSTOWN ROAD  
 LOUISVILLE, KY 40291

**PROPERTY OWNER:**  
**VANDENBROCK PROPERTIES, LLC.**  
 5801 BARDSTOWN ROAD  
 LOUISVILLE, KY 40291-1932  
 D.B. 10332, PG. 0595  
 CASE: 1520NE1017  
 MSD WM#: 11178

**COUNCIL DISTRICT - 22**  
**FIRE PROTECTION DISTRICT - JEFFERSONTOWN**

**JOB NO. 14200**  
**SHEET 1 OF 1**