

**PRELIMINARY APPROVAL  
DEVELOPMENT PLAN**

CONDITIONS: License agreement on file

BY: *Tommy Nabet*  
DATE: 5/21/14  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS

OR-2/RC  
Alice A Boden Estate  
111 Dorchester Rd  
Louisville, KY 40223  
D.B. W0557 PG. 0911

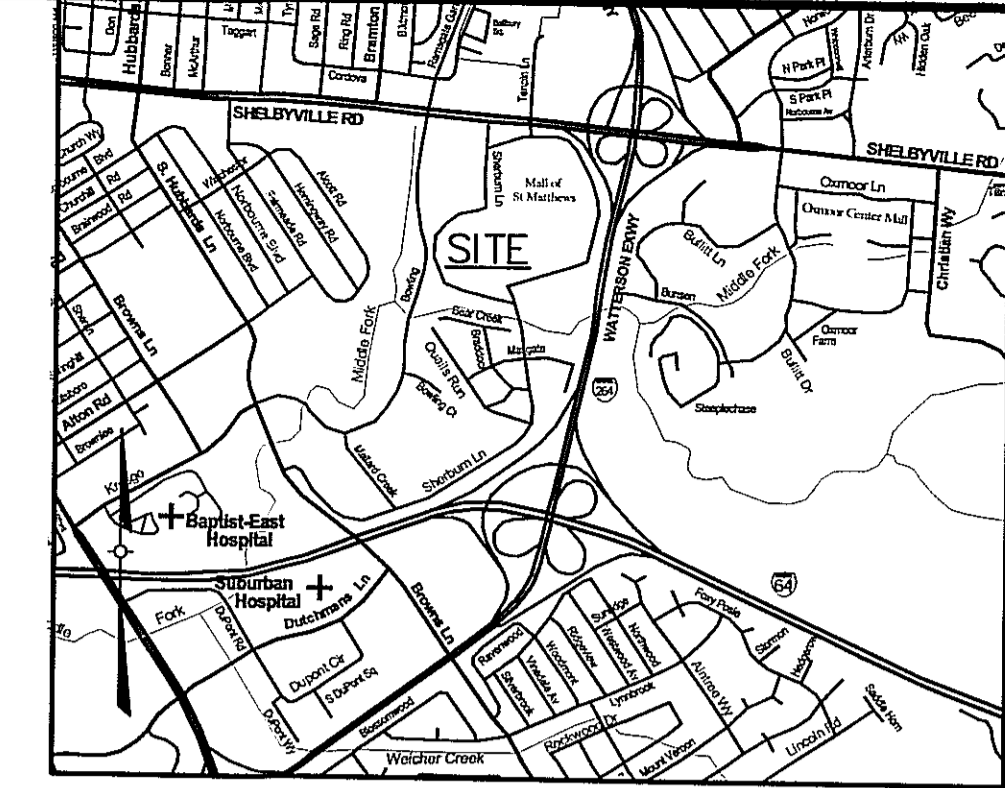
SITE IS LOCATED IN THE CITY OF ST. MATTHEWS AND IS SUBJECT TO THE APRIL 2001 LOUISVILLE METRO LAND DEVELOPMENT CODE AND TO THE MARCH 2006 LAND DEVELOPMENT CODE CHAPTER 9 PARKING REQUIREMENTS.

C-2/RC  
Carney Cypress Station LLC  
4500 Bowling Blvd Ste 150  
Louisville, KY 40207  
D.B. 7729 PG. 0420

OTF/RC  
Baptist East Milestone LLC  
750 Cypress Station Dr  
Louisville, KY 40207  
D.B. 7337 PG. 0509

OR-3/RC  
Belmont Village St. Matthews  
P.O. Box 4900  
Scottsdale AZ 85261  
D.B. 8745 PG. 0770

R-4/RC  
City of St. Matthews  
P.O. Box 7097  
Louisville, KY 40257  
D.B. 6544 PG. 0146



LOCATION MAP  
NOT TO SCALE

**PROJECT DATA**

TOTAL SITE AREA	= 7.28± Ac.
LOT 1 AREA	= 2.46± Ac.
LOT 2 AREA	= 1.18± Ac.
LOT 3 AREA	= 1.03± Ac.
LOT 4 AREA	= 2.61± Ac.
EXISTING ZONING	= C-2
FORM DISTRICT	= REGIONAL CENTER
EXISTING USE	= AUTO DEALERSHIP
TOTAL BUILDING AREA	= 84,977 SF (INCLUDES 1743 S.F. PROP. ADDITION)
TOTAL PARKING REQUIRED	= 318 SPACES
TOTAL PARKING PROVIDED	= 529 SPACES

**LOT 1 DATA**

LOT 1 AREA	= 2.46± Ac.
EXISTING BUILDING AREA	= 25,929 SF
EXISTING INDOOR DISPLAY	= 4,211 SF
PROPOSED BLDG ADDITION TO INDOOR DISPLAY	= 1,020 SF
PROPOSED BLDG ADDITION TO SERVICE AREA	= 723 SF
TOTAL BUILDING AREA	= 27,672 SF
OFFICE	= 8,867 SF
SERVICE BAYS	= 14 BAYS
PARTS DEPARTMENT	= 2,108 SF
OUTDOOR DISPLAY	= 20,000 SF
PARKING REQUIRED (LOT 1 PARKING REQUIRED INDOOR/OUTDOOR DISPLAY PARKING REQUIRED PER MARCH 2006 LDC. ALL OTHER PARKING REQUIRED PER APRIL 2001 LDC.)	
INDOOR DISPLAY	5231/250 SF MIN; 5231/150 SF MAX = 21 SPACES 35 SPACES
OUTDOOR DISPLAY	19789/7000 SF MIN; 19789/5000 SF MAX = 3 SPACES 4 SPACES
OFFICE	= 19 SPACES
SERVICE BAYS	(1 SP/400 SF-1ST FL-2,557 SF) (1 SP/500 SF-2ND FL-6,310 SF) = 42 SPACES
PARTS DEPARTMENT	(2 SP/BAY - 1 SP/EMPLOYEE) = 11 SPACES
TOTAL PARKING REQUIRED	= 96 SPACES
PARKING PROVIDED	= 153 SPACES
CUSTOMER & EMPLOYEE PARKING PRVD	= 11 SPACES
INDOOR/OUTDOOR DISPLAY	= 128 SPACES (INCLUDES 120 OUTDOOR SP)
SERVICE BAYS	= 14 SPACES

**LOT 2&3 DATA**

LOT 2&3 AREA	= 2.21± Ac.
TOTAL BUILDING AREA	= 23,544 SF
INDOOR DISPLAY	= 4,085 SF
OFFICE	= 3,662 SF
SERVICE BAYS	= 14 BAYS
PARTS DEPARTMENT	= 4,940 SF
OUTDOOR DISPLAY	= 37,900 SF
CAR WASH BUILDING	= 1,647 SF
PARKING REQUIRED	
INDOOR/OUTDOOR DISPLAY	(1 SP/1500 SF) = 28 SPACES
OFFICE	(1 SP/400 SF-1ST FL-2,557 SF) (1 SP/500 SF-2ND FL-6,310 SF) = 9 SPACES
SERVICE BAYS	(2 SP/BAY - 1 SP/EMPLOYEE) = 42 SPACES
PARTS DEPARTMENT	(1 SP/200 SF) = 25 SPACES
TOTAL PARKING REQUIRED	= 104 SPACES
PARKING PROVIDED	= 163 SPACES
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SERVICE BAYS	= 14 SPACES
CAR WASH	= 4 SPACES

**LOT 4 DATA**

LOT 4 AREA	= 2.61± Ac.
TOTAL BUILDING AREA	= 32,114 SF
INDOOR DISPLAY	= 3,165 SF
OFFICE	= 3,331 SF
SERVICE BAYS	= 23 BAYS
PARTS DEPARTMENT	= 6,648 SF
OUTDOOR DISPLAY	= 21,893 SF
PARKING REQUIRED	
INDOOR/OUTDOOR DISPLAY	(1 SP/1500 SF) = 17 SPACES
OFFICE	(1 SP/400 SF-1ST FL-2,557 SF) (1 SP/500 SF-2ND FL-6,310 SF) = 8 SPACES
SERVICE BAYS	(2 SP/BAY - 1 SP/EMPLOYEE) = 69 SPACES
PARTS DEPARTMENT	(1 SP/200 SF) = 33 SPACES
TOTAL PARKING REQUIRED	= 127 SPACES
PARKING PROVIDED	= 213 SPACES
CUSTOMER & EMPLOYEE PARKING PRVD	= 15 SPACES
INDOOR/OUTDOOR DISPLAY	= 175 SPACES (INCLUDES 165 OUTDOOR SP)
SERVICE BAYS	(INCLUDES 2 HC SPACES) = 23 SPACES

**V.U.A. DATA**

VEHICULAR USE AREA	= 181,133 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 9,057 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 10,446 SF

**GENERAL NOTES:**

- 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.
- Stormwater detention and floodplain compensation for this site is provided for in the open space across Bowling Blvd as recorded in part of Cypress Station Sec. 3.
- All finished floors must be at elevation 521.0 or higher.
- City of St. Matthews approval required.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- 6:1:1 compensation will be required for any loss in floodplain storage.

RECEIVED  
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PLANNING &  
DESIGN SERVICES

NO.	DATE	DESCRIPTION	BY

PROJECT DATA  
FILE NAME: 13149-RDDP  
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SCALE: AS SHOWN  
DRAWN BY: JH  
CHECKED BY: AER

LAND DESIGN & DEVELOPMENT, INC.  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS  
505 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202  
PHONE: 502.251.4574 FAX: 502.251.4574 WWW.LDD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
**BLUEGRASS MOTORSPORT  
4730 BOWLING BLVD.**  
OWNER/DEVELOPER  
BLUE GRASS REAL ESTATE HOLD  
4730 BOWLING BLVD  
LOUISVILLE, KY 40207

LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT  
Development Review  
*Tommy Nabet*  
Date  
SHEET 1 OF 1

JOB NO. 13149  
SHEET 1 OF 1



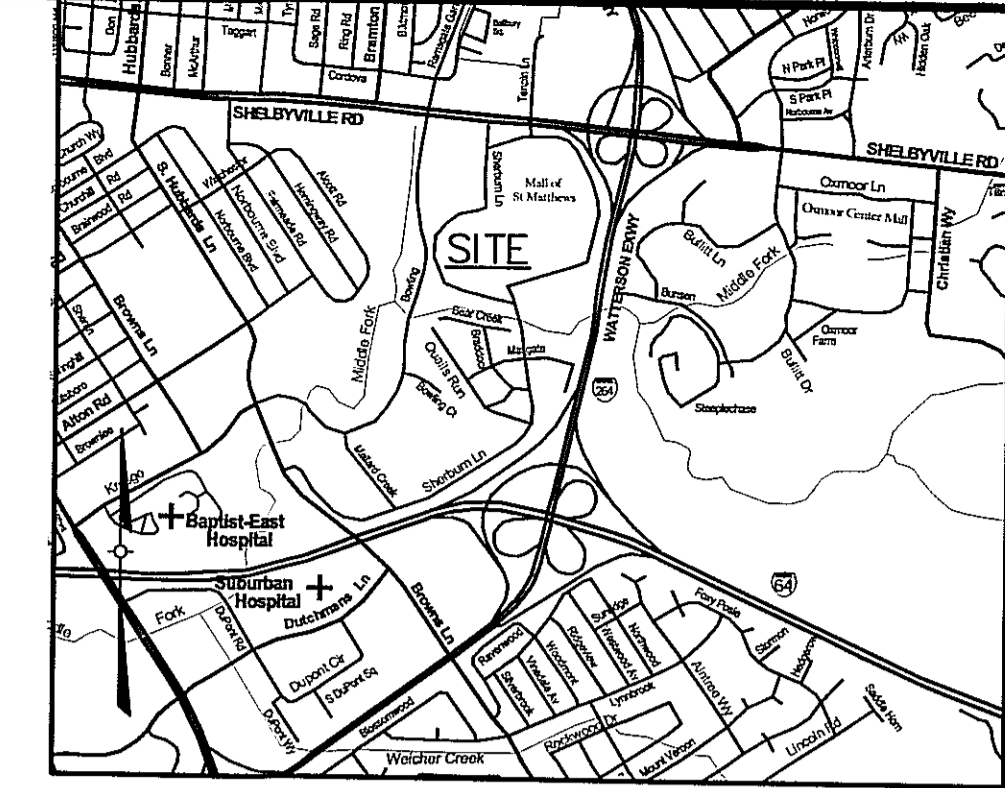
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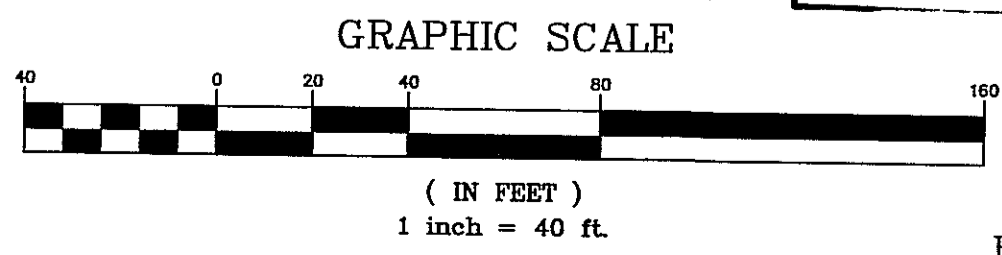
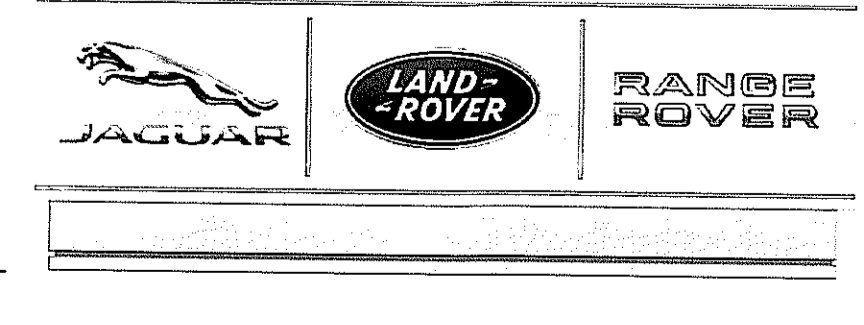
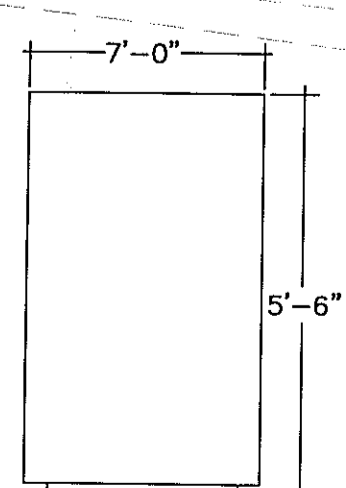
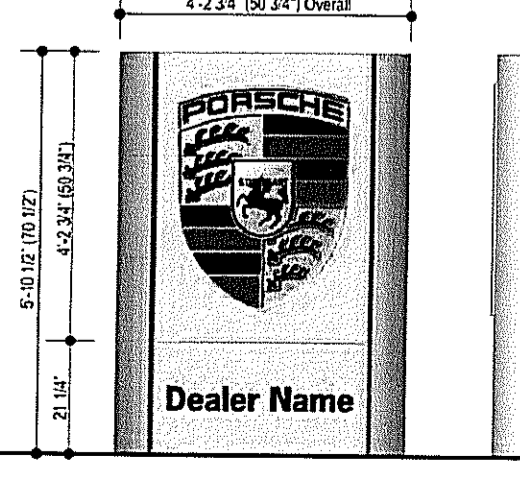
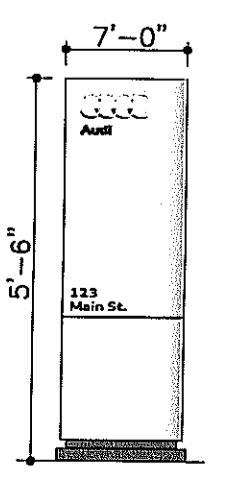
LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT  
Development Review  
*Tommy Nabet*  
Date  
SHEET 1 OF 1

JOB NO. 13149  
SHEET 1 OF 1

QUAILS RUN - R/W VARIES (60' MIN. REQ'D.)

CYPRESS STATION DR - R/W VARIES (60' MIN. REQ'D.)

BOWLING BLVD - R/W VARIES (120' MIN. REQ'D.)



SITE ADDRESS:  
4700, 4710, 4730 BOWLING BLVD  
TAX BLOCK 2794, LOT 001, 14, 15, 16  
D.B. 8639, PG. 0915

COUNCIL DISTRICT - 26  
FIRE PROTECTION DISTRICT - ST. MATTHEWS

14Devplan1054  
MSD WM#: 7632