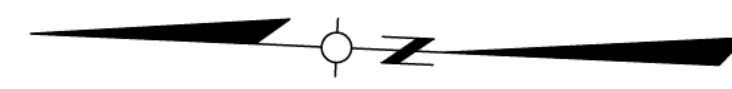


TREE CANOPY CALCULATIONS (TCCA)

CLASS: C
 EXISTING TREE CANOPY: 1,487.3 SF (0.4%) COVERAGE
 SITE AREA: 8.83 AC (384,996 SF)
 EXISTING TREES PRESERVED: 1,487.3 SF (0.4%)
 REQUIRED NEW TREE CANOPY: 75,511.9 SF (19.6%)
 REQUIRED TOTAL TREE CANOPY: 76,999.2 SF (20%)
 TOTAL TREE CANOPY TO BE PROVIDED: 76,999.2 (20%)



GENERAL NOTES:

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE CITY OF JEFFERSONTOWN LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH AND OTHER DEBRIS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BEFORE ANY PERMIT (INCLUDING BUT NOT LIMITED TO BUILDING, PARKING LOT, CHANGE OF USE OR ALTERATION PERMIT) IS REQUESTED:
 - THE DEVELOPMENT MUST RECEIVE FULL CONSTRUCTION APPROVAL FROM THE CITY OF JEFFERSONTOWN (10416 WATKINSON TRAIL) AND THE METROPOLITAN SEWER DISTRICT (700 WEST LIBERTY).
 - ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE KENTUCKY TRANSPORTATION CABINET OR ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE LOUISVILLE METRO PUBLIC WORKS DEPARTMENT.
- ANY AREA PROPOSED TO BE USED FOR OUTDOOR SALES, DISPLAY OR STORAGE IN ACCORDANCE WITH SECTION 4.4.8 SHALL BE ACCURATELY DELINEATED ON THE DEVELOPMENT PLAN.
- THIS PROJECT LIES WITHIN THE CITY LIMITS OF JEFFERSONTOWN.
- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN, ALL APPLICABLE SECTIONS OF THE LAND DEVELOPMENT CODE (LDC) AND AGREED UPON BINDING ELEMENTS UNLESS AMENDED PURSUANT TO THE LAND DEVELOPMENT CODE. ANY CHANGES/ADDITIONS/ALTERATIONS OF THE PLAN SHALL BE SUBMITTED TO THE CITY OF JEFFERSONTOWN FOR REVIEW AND APPROVAL; ANY CHANGES/ADDITIONS /ALTERATIONS NOT SO REFERRED SHALL NOT BE VALID.

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- JEFFERSONTOWN APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 50% OF THE 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0064F

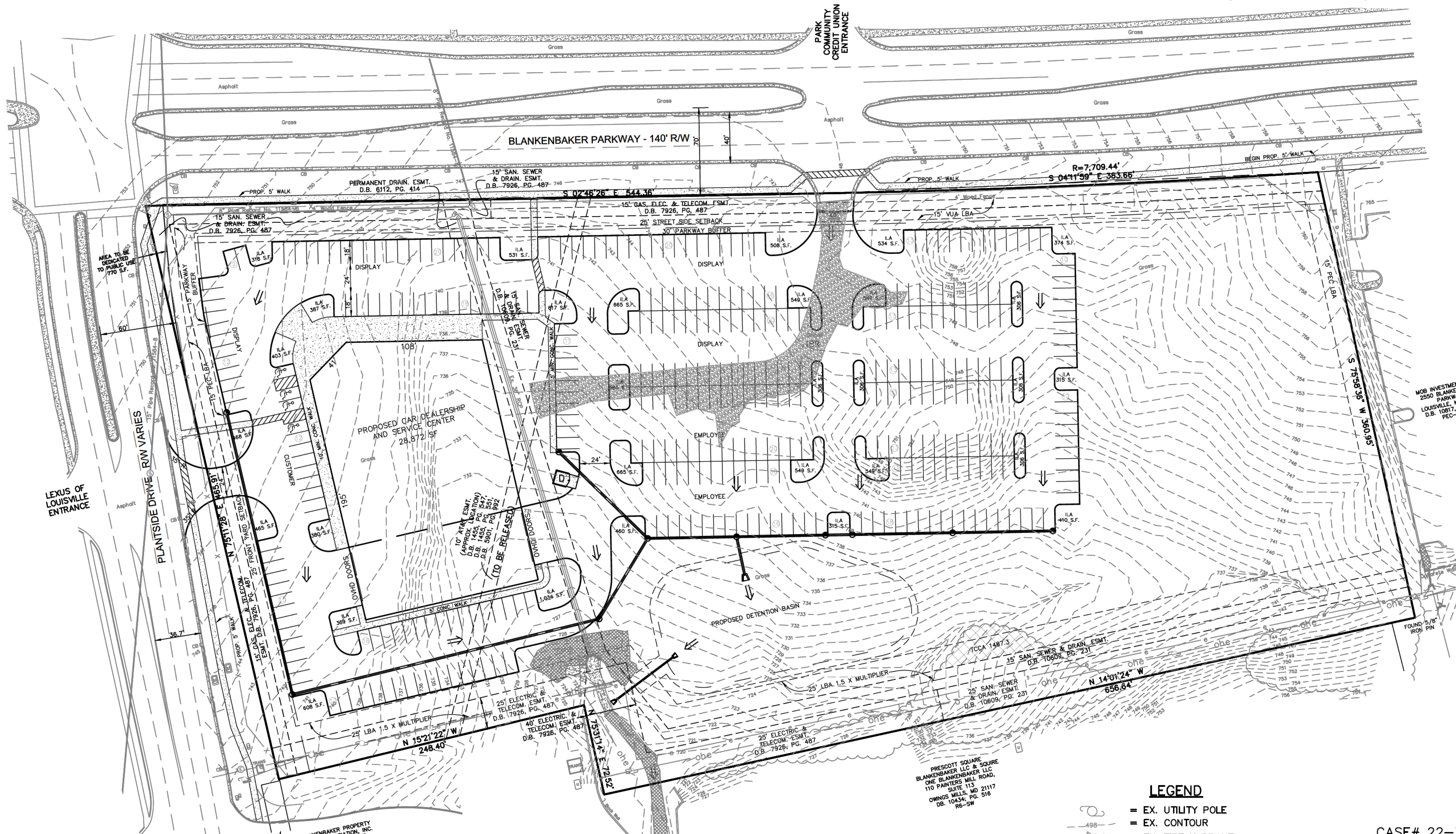
PARKING SUMMARY

REQUIRED
 MOTOR VEHICLE SALES (88,250 S.F. OUTDOOR DISPLAY 20,624 S.F. INTERIOR SALES) 95 SPACES
 MIN. (1 SPACE/ 7,000 S.F. EXTERIOR DISPLAY + 1 SPACE/ 250 S.F. INTERIOR SALES)
 MAX. (1 SPACE/ 5,000 S.F. EXTERIOR DISPLAY + 1 SPACE/ 150 S.F. INTERIOR SALES) 155 SPACES
 AUTO SERVICE (20 BAYS, 60 EMPLOYEES)
 MIN. (1 SPACE/ EMPLOYEE + 2 SPACES/ BAY) 100 SPACES
 MAX. (1 SPACE/ EMPLOYEE + 5 SPACES/ BAY) 160 SPACES
 TOTAL MINIMUM REQUIRED 195 SPACES
 TOTAL MAX ALLOWED 315 SPACES

PARKING PROVIDED
 DISPLAY SPACES 200 SPACES
 STANDARD SPACES 192 SPACES
 HANDICAP SPACES 4 SPACES
 TOTAL PROVIDED 396 SPACES (INCLUDES DISPLAY SPACES)

PROJECT SUMMARY

EXISTING ZONING	PEC
PROPOSED ZONING	C2
FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING USE	VACANT
PROPOSED USE	AUTOMOBILE DEALERSHIP
SITE ACREAGE	8.83 AC. (384,996 S.F.)
PROPOSED NEW BUILDING S.F.	28,872 S.F.
VUA	134,465 S.F.
ILA REQUIRED (7.5%)	10,085 S.F.
ILA PROVIDED	14,137 S.F.
F.A.R.	0.07



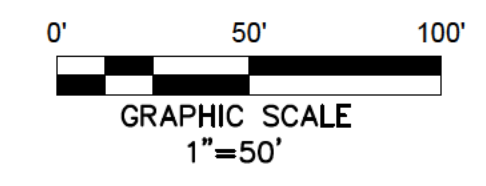
- LEGEND**
- = EX. UTILITY POLE
 - = EX. CONTOUR
 - = EX. FIRE HYDRANT
 - = EX. OVERHEAD ELECTRIC
 - = EX. SIGN
 - = EXISTING CONCRETE
 - = EXISTING LIGHT
 - = TO BE REMOVED
 - = PARKING COUNT
 - = PROPOSED TREELINE
 - = PROPOSED 6' SCREENING FENCE
 - = PROPOSED DUMPSTER
 - = PROPOSED STORMWATER DRAINAGE
 - = PROPOSED SANITARY SEWER

PRELIMINARY DRAINAGE CALCULATIONS

CHANGE IN RUNOFF COEFFICIENT, C = (0.55-0.25) = 0.30
 SITE AREA = 8.83 ACRES
 INCREASED RUNOFF = (0.30x2.8/12)x8.83AC = 0.618 AC-FT
 PROPOSED DETENTION = 0.618 AC-FT+50% = 0.618 AC-FT+0.309 AC-FT = .927 AC-FT

INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 13,778 S.F.
 POST-DEVELOPED IMPERVIOUS SURFACE = 170,647 S.F.
 INCREASE IN IMPERVIOUS SURFACE = 156,869 S.F.



CASE# 22-ZONE-0032
 RELATED CASE# 22-ZONEPA-0007, 09-076-83

DETAILED DISTRICT DEVELOPMENT PLAN (FOR REZONING) ACURA

11700 PLANTSIDE DRIVE
 LOUISVILLE, KY 40299
 OWNER:
 NTS CROSSINGS CORP
 500 N HURSTBOURNE PKWY STE 400,
 LOUISVILLE, KY 40222
 D.B. 5839 Pg. 143,146
 TAX BLOCK: 0039 LOT: 0549
 DEVELOPER/APPLICANT:
 KS REAL ESTATE, LLC
 1800 WILLIAMSON COURT
 LOUISVILLE, KY 40223

Milestone design group
 108 Davenport Lane, Suite 300 Louisville, KY 40223
 502.527.7073 www.milestonedesign.org

ACURA

DATE: 1/24/2022
 DRAWN BY: G.C.Z.
 CHECKED BY: J.M.M.
 SCALE: 1"=50' (HORZ)
 SCALE: N/A (VERT)

REVISIONS	
3/25/22	AGENCY COMMENT

DETAILED DISTRICT DEVELOPMENT PLAN

JOB NUMBER	21052
1	OF
1	1