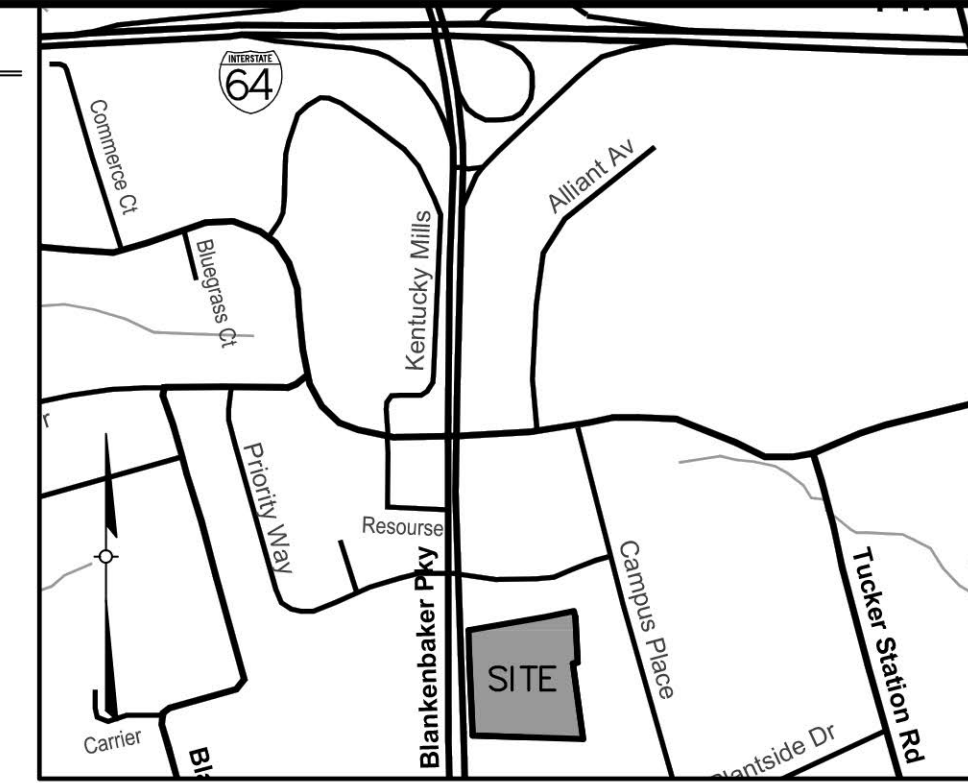


WAIVER REQUESTED:

1. A Waiver is requested from Section 10.2.4.B.3 of The Louisville Metro Land Development Code to allow the 30' Parkway Buffer to overlap with utility easements by greater than 50%.



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	= 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

1 SP/7,000 S.F. OF OUTDOOR DISPLAY/SALES MIN. (88,140 SF)	=	MIN.	MAX.
1 SP/5,000 S.F. OF OUTDOOR DISPLAY/SALES MAX. (88,140 SF)	=	13 SP	18 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. (46 BAYS, 20 EMPLOYEES)	=	112 SP	
1 SP/EMPLOYEE + 5 SPACE/SERVICE BAY MIN. (46 BAYS, 20 EMPLOYEES)	=	250 SP	
TOTAL PARKING REQUIRED	=	190 SP	376 SP

PARKING PROVIDED

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

TOTAL VEHICULAR USE AREA

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

EXISTING IMPERVIOUS

EXISTING IMPERVIOUS	= 2,085 SF
PROPOSED IMPERVIOUS	= 344,103 SF

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the right-of-way.
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 particulate emissions from reaching existing roads and neighboring properties.
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. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
9. 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.
10. Benchmark and topographical information shown herein were derived from Lojic data. Boundary information was taken from deeds.
11. No Karst features were observed on site during a site visit on 11/10/21, by Derek Triplett, R.L.A.
12. 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.

MSD NOTES:

1. 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.
2. Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0064 F dated February 26, 2021.
4. Drainage pattern depicted by arrows (→) is for conceptual purposes.
5. If the site has thru drainage an easement plan will be required prior to MSD granting construction plan approval.
6. 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.
7. 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.

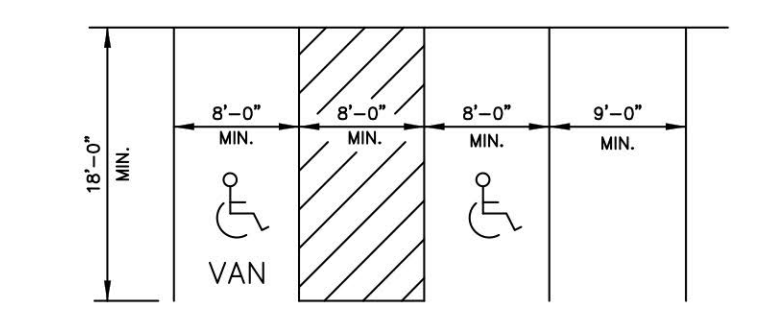
DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C = 0.8 - 0.23 = 0.57$
 $A = 10.95 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.57)(10.95)(2.8)/12 = 1.4 \text{ AC.}-\text{FT.}$
 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.

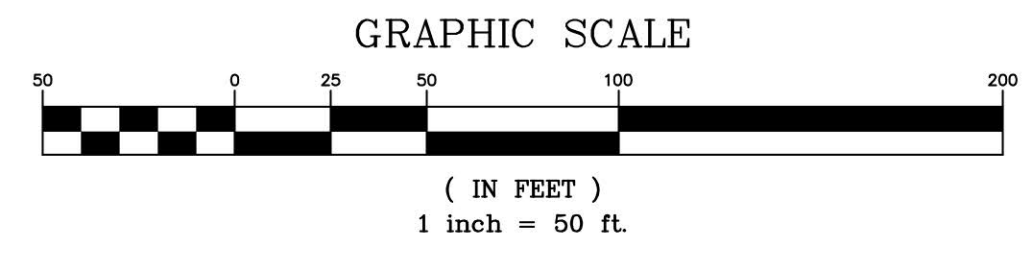
LEGEND

	= PROPOSED STORM SEWER, CATCH BASIN
	= PROPOSED SEWER AND MANHOLE
	= PROPOSED DRAINAGE SWALE



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.)



REVISIONS

NO.	DATE	DESCRIPTION
1	11/22/21	REVISED PER AGENCY COMMENTS
2	1/15/22	NEW LAYOUT/REVISED PER AGENCY COMMENTS
3	1/14/22	REVISED PER AGENCY COMMENTS

PROJECT DATA

FILE NAME:	DATE: 9/13/21	SCALE: AS SHOWN	GRAB BY: JH
CHECKED BY: DT			

PROJECT DATA

FILE NAME:	DATE: 9/13/21	SCALE: AS SHOWN	GRAB BY: JH
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 SHEET **1** OF **1**