



SITE DATA

MAIN PARCEL AREA = 29.9 AC
EXISTING ZONING = PUD

LOT AREAS

ANCHOR LOT	= 8.5 AC
NORTH OUTLOT	= 12.75 AC
OUTLOT #1	= 1.9 AC
OUTLOT #2	= 1.4 AC
OUTLOT #3	= 2.2 AC
OUTLOT #4	= 1.2 AC
OUTLOT #5	= 1.0 AC
OUTLOT #6	= 1.0 AC

ANCHOR LOT

LOT AREA = 8.5 AC (369,592 SF)
PROPOSED USE = GROCERY STORE, LIQUOR STORE

BUILDING AREA (SF)

GROCERY STORE	FOOTPRINT	55,453
LIQUOR STORE		3,200
TOTAL		58,653

BUILDING HEIGHT

LOT COVERAGE STRUCTURES = 31'
LOT COVERAGE STRUCTURES = 16%

PARKING REQUIRED

GROCERY STORE	MIN.	MAX.
1 SP/250 SF	= 222 SP	277 SP
LIQUOR STORE (CONVENIENCE STORE)	= 16 SP	21 SP
1 SP/150 SF	= 238 SP	298 SP
TOTAL PARKING REQUIRED	= 296 SPACES (INCLUDES 10 ADA)	
TOTAL PARKING PROVIDED	= 296 SPACES (INCLUDES 10 ADA)	
BICYCLE PARKING REQ'D./PROVD.	= 6 SPACES (1/50 PARKING SPACES)	

VEHICULAR USE AREA

INTERIOR LANDSCAPE AREA REQ'D. = 244,860 SF
INTERIOR LANDSCAPE AREA PROVD. = 24,486 SF (LA=10 SF/100 SF VUA)
INTERIOR LANDSCAPE AREA PROVD. = 24,759 SF
ILA TREES REQUIRED/TO BE PROVD. = 50 TREES (1 TREE/500 SF ILA)

NORTH OUTLOT

LOT AREA = 12.8 AC (555,594 SF)
BUILDING FOOTPRINT = 107,504 SF
BUILDING HEIGHT = 29'
LOT COVERAGE STRUCTURES = 19%

PARKING REQUIRED

HOME IMPROVEMENT	MIN.	MAX.
1 SP/300 SF	= 358 SP	538 SP
1 SP/200 SF	= 358 SPACES (INCLUDES 11 ADA)	
TOTAL PARKING PROVIDED	= 358 SPACES (INCLUDES 11 ADA)	
BICYCLE PARKING REQ'D./PROVD.	= 7 SPACES (1/50 PARKING SPACES)	

VEHICULAR USE AREA

INTERIOR LANDSCAPE AREA REQ'D. = 225,194 SF
INTERIOR LANDSCAPE AREA PROVD. = 23,777 SF (LA=10 SF/100 SF VUA)
ILA TREES REQUIRED/TO BE PROVD. = 48 TREES (1 TREE/500 SF ILA)

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 portion of the site is within the 100 year flood plain per FEMA PANEL 21185C0120E dated October 16, 2025.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- Off-site Detention Basin is provided, will need to be constructed prior to any land disturbing activity associated with this project.
- Basins will not be permitted for use to contain sediment as they are "in-line" with jurisdictional streams, as such traps & basins will be required on-site.
- Roads are private and will be maintained by property owner.
- Roadside ditches along commerce shall be re-designed & constructed to accommodate increased stormwater flows. Ditches with slopes <1% shall have a low flow concrete swale incorporated into design.
- Joint maintenance responsibility agreement shall be recorded.

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA

FILE NAME: 10005-3_DEVELOPMENT PLAN
DATE: 2026/07/19
SCALE: AS SHOWN
CHECKED BY: DT
DRAWN BY: BB

DEVELOPER:
PRIME PROPERTY DEVELOPMENT CO. LLC.
9300 Shelbyville Road, Suite 1300
Louisville, KY 40222

OWNER:
GREATER BUCKNER INVESTMENTS CO LLC
600 E MAIN STREET SUITE 103
LOUISVILLE, KY 40202

DEVELOPMENT PLAN

BUCKNER CROSSING

LEGEND

---	EXISTING CONTOUR	⊙	EXISTING SIGN	⊙	EXISTING ELECTRIC MANHOLE
- - -	PROPOSED CONTOUR	⊙	EXISTING UTILITY POLE	⊙	EXISTING SEWER MANHOLE
---	EXISTING STORM SEWER	⊙	EXISTING GUY ANCHOR	⊙	EXISTING SANITARY CLEAN OUT
---	PROPOSED STORM SEWER	⊙	EXISTING LIGHT POLE	⊙	EXISTING UTILITY VAULT
---	EXISTING SEWER AND MANHOLE	⊙	⊙	⊙	EXISTING TELECOMM. PEDESTAL
---	PROPOSED SEWER AND MANHOLE	⊙	⊙	⊙	EXISTING TRAFFIC SIGNAL BOX
---	PROPOSED SWALE	⊙	⊙	⊙	EXISTING UNDERGROUND GAS LINE
---	WATER LINES	⊙	⊙	⊙	EXISTING OVERHEAD ELECTRIC LINE
---	GAS LINES	⊙	⊙	⊙	

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.