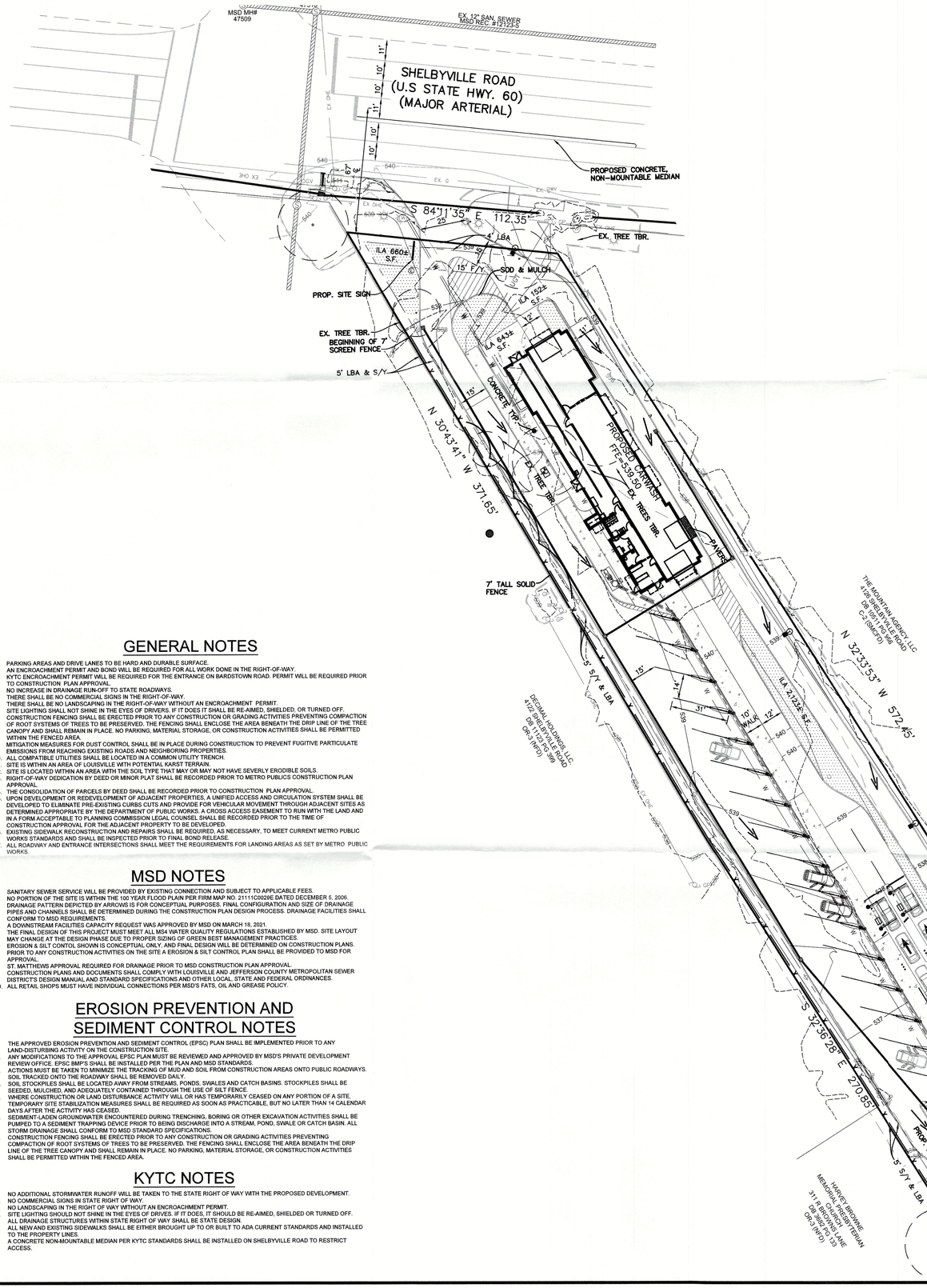

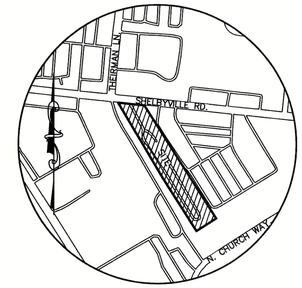

LOCATION MAP
NO SCALE

LEGEND

- EXISTING CONTOUR
- EXISTING TREE
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING WATER MANHOLE
- EXISTING GAS
- EXISTING GAS METER
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC MANHOLE
- EXISTING UTILITY POLE
- EXISTING GUY UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING CATCH BASIN & YARD DRAIN W/PIPE
- EXISTING HEADWALL W/PIPE
- EXISTING STORM GRATE
- EXISTING SANITARY MANHOLE W/PIPE
- EXISTING CLEANOUT
- PROPOSED CONTOUR
- PROPOSED FENCE
- PROPOSED LIGHT POLE
- PROPOSED ELECTRIC MANHOLE
- PROPOSED ACCESSIBLE SPACE
- PROPOSED FIRE HYDRANT
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED DRAINAGE FLOW ARROW
- PROPOSED 4" PROPERTY SERVICE CONNECTION
- PROPOSED CONCRETE

SITE DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	C2
EXISTING LAND USE	PARKING & VEHICLE STORAGE
PROPOSED LAND USE	CARWASH
TOTAL LAND AREA	1.35± AC. (58,992± S.F.)
BUILDING AREA	5,057 ± S.F.
FLOOR AREA RATIO	0.086
PARKING REQUIRED	
MINIMUM	
1 SPACE/2 EMPLOYEES	3 SPACES
1 SPACE/VACUUM UNIT	16 SPACES
MAXIMUM	
1 SPACE/EMPLOYEE	5 SPACES
1 SPACE/VACUUM UNIT	16 SPACES
PARKING PROVIDED	
CAR PARKING	21 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	
SHORT TERM	2 SPACES
LONG TERM (PROVIDED IIN BLDG)	2 SPACES

LANDSCAPE DATA:

V.U.A.	31,695± S.F.
I.L.A. REQUIRED (5%)	1,584 S.F.
I.L.A. PROVIDED	4,642± S.F.

IMPERVIOUS DATA

DISTURBED AREA	1.27 AC.
EXISTING IMPERVIOUS AREA	1.02 AC.
PROPOSED IMPERVIOUS AREA	0.94 AC.
DECREASE IN IMPERVIOUS AREA	0.08 AC.

TREE CANOPY DATA:

GROSS SITE AREA	58,992± S.F.
LAND USE	CARWASH
EXISTING TREE CANOPY	3,342± S.F. (6%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)

VARIANCE REQUESTS

1.A VARIANCE OF 6.4.C.2.e (AND AS A RESULT OF 5.4.C.2.a.) OF THE ST MATTHEWS LDC IS REQUESTED TO ALLOW A FREESTANDING SIGN TO ENCROACH THE 15' FRONT YARD AND BE AS CLOSE AS 1' TO THE FRONT PROPERTY LINE.

2.A VARIANCE OF 6.4.C.2.e (AND AS A RESULT OF 5.4.C.2.d.) OF THE ST MATTHEWS LDC IS REQUESTED TO ALLOW A SERVICE STRUCTURE TO ENCROACH INTO THE REQUIRED REAR YARD.

WAIVER REQUEST

A WAIVER OF 12.E.6. OF THE ST MATTHEWS LDC IS REQUESTED TO EXCEED THE MAXIMUM 120' DISTANCE LINEALLY BETWEEN ILA'S ALONG A ROW OF PARKING, IN THIS CASE THE ROW OF VACUUM SPACES.

GRAPHIC SCALE 1"=30'
0 15 30 60

CASE #22-DDP-0124
RELATED CASES: 21-DDP-0020, 15ZONE1006
MSD W.M. #10198
FIRE PROTECTION DISTRICT: ST. MATTHEWS

GENERAL NOTES

1. PARKING AREAS AND DRIVE LANES TO BE HARD AND DURABLE SURFACE.
2. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
3. KYTC ENCROACHMENT PERMIT WILL BE REQUIRED FOR THE ENTRANCE ON BARDSTOWN ROAD. PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
4. NO INCREASE IN DRAINAGE RUN-OFF TO STATE ROADWAYS.
5. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
6. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
7. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES IT SHALL BE RE-AIMED, SHIELDED, OR TURNED OFF.
8. 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.
9. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
10. ALL COMPATIBLE UTILITIES SHALL BE LOCATED IN A COMMON UTILITY TRENCH.
11. SITE IS WITHIN AN AREA OF LOUISVILLE WITH POTENTIAL KARST TERRAIN.
12. SITE IS LOCATED WITHIN AN AREA WITH THE SOIL TYPE THAT MAY OR MAY NOT HAVE SEVERLY ERODIBLE SOILS.
13. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT SHALL BE RECORDED PRIOR TO METRO PUBLICS CONSTRUCTION PLAN APPROVAL.
14. THE CONSOLIDATION OF PARCELS BY DEED SHALL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.
15. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING CURBS CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGH ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS EASEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
16. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
17. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS

MSD NOTES

1. SANITARY SEWER SERVICE WILL BE PROVIDED BY EXISTING CONNECTION AND SUBJECT TO APPLICABLE FEES.
2. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111C0029E 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. A DOWNSTREAM FACILITIES CAPACITY REQUEST WAS APPROVED BY MSD ON MARCH 18, 2021.
5. 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 MANAGEMENT PRACTICES.
6. EROSION & SILT CONTOL SHOWN IS CONCEPTUAL ONLY, AND FINAL DESIGN WILL BE DETERMINED ON CONSTRUCTION PLANS.
7. PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE A EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD FOR APPROVAL.
8. ST. MATTHEWS APPROVAL REQUIRED FOR DRAINAGE PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
9. 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.
10. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE.
2. ANY MODIFICATIONS TO THE APPROVAL EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
3. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
4. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
5. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
6. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN. ALL STORM DRAINAGE SHALL CONFORM TO MSD STANDARD SPECIFICATIONS.
7. 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.

KYTC NOTES

1. NO ADDITIONAL STORMWATER RUNOFF WILL BE TAKEN TO THE STATE RIGHT OF WAY WITH THE PROPOSED DEVELOPMENT.
2. NO COMMERCIAL SIGNS IN STATE RIGHT OF WAY.
3. NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
4. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVES. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
5. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
6. ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS AND INSTALLED TO THE PROPERTY LINES.
7. A CONCRETE NON-MOUNTABLE MEDIAN PER KYTC STANDARDS SHALL BE INSTALLED ON SHELBYVILLE ROAD TO RESTRICT ACCESS.

MINDEL SCOTT
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OWNER/DEVELOPER
SPEEDWASH 4124, LLC
855 LOVERS LN., SUITE 112
BOWLING GREEN, KY 42103
(270) 792-9274

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

SPEEDWASH CAR WASH

4124 SHELBYVILLE RD, ST. MATTHEWS, KY 40207
TAX BLOCK 28, LOT 75
DEED BOOK 12068, PAGE 966

Revisions
11/28/22 PER AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=30'
Date: 11/07/22
Job Number: 3859

Sheet 1 of 1

22-DDP-0124

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