

**SITE DATA**

PROJECT NAME: TAKE 5 EXPRESS CAR WASH OF LOUISVILLE, KY

SITE ADDRESS: 5208 DIXIE HIGHWAY, LOUISVILLE, KY 40216

TOTAL PARCEL AREA: 40.89 AC

JURISDICTION: CITY OF LOUISVILLE

ZONING: C-2 & M-2

TAX PARCEL NO.: 102605740000

EXISTING USE: CAR WASH

INTENDED USE: CAR WASH

FLOOD ZONE: ZONE X

MAP: 2111 C0072F

DATED: JULY 05, 2018

**SETBACKS:** REQUIRED

FRONT: 0 FT.

REAR: 0 FT.

SIDE: 0 FT.

**PARKING CALCULATIONS**

PARKING REQUIRED: CAR WASH, FULL SERVICE: MIN: 1 SPACE PER STALL (1 SPACE/1 STALL = 1 SPACE) MAX: 2 SPACES PER STALL (2 SPACES/1 STALL = 2 SPACES) RETAIL (GOODS OR SERVICES): MIN: 1 SPACE PER 1,000 SF (980 SF/1,000 SF = 0.98 SPACES) MAX: 1 SPACE PER 500 SF (980 SF/500 SF = 1.96 SPACES) = TOTAL MIN: 4 SPACES TOTAL MAX: 4 SPACES

PARKING PROVIDED: 3 STANDARD SPACES, 1 HANDICAP SPACE, 4 TOTAL SPACES

VACUUM SPACES PROVIDED: 12 VAC SPACE PROVIDED, 1 HANDICAP VAC SPACE PROVIDED, 13 TOTAL VAC SPACES

BICYCLE REQUIRED: 2 SHORT TERM & 2 LONG TERM LONG TERM PARKING MAY BE PROVIDED INSIDE

BICYCLE PROVIDED: 4 SPACES

- PAY KIOSK KEYNOTES**
- (X1) PAY STATION CANOPY. REFERENCE ARCH PLANS FOR DETAILS.
  - (X2) XPT MENU BOARD. REFERENCE ARCH PLANS FOR DETAILS.
  - (X3) KIOSK. REFERENCE ARCH PLANS FOR DETAILS.
  - (X4) FAST PASS READER. REFERENCE ARCH PLANS FOR DETAILS.
  - (X5) GATE. REFERENCE ARCH PLANS FOR DETAILS.

- SIGN KEYNOTES**
- (S3) TUNNEL EXIT LIGHT
  - (S4) "COME BACK SOON" SIGN
  - (S5) "FREE VACUUM" SIGN
  - (S6) STOP SIGN

- SITE FEATURES KEYNOTES**
- (A1) RHINO-MAT WASH STATION WITH CMU WALL. REFERENCE ARCH SITE DETAILS.
  - (A2) VACUUM EQUIPMENT. REFERENCE ELECTRICAL DETAILS.
  - (A3) VENDING MACHINE. REFERENCE ARCH PLANS FOR DETAILS.
  - (A4) CMU DUMPSTER ENCLOSURE. REFERENCE ARCH PLANS FOR DETAILS.
  - (A5) VACUUM CANOPY. REFERENCE ARCH SITE DETAILS.
  - (C1) PAVEMENT MARKINGS. REFERENCE SHEET C-7 FOR DETAILS.
  - (C2) PAD MOUNTED TRANSFORMER. REFERENCE SHEET C-7 FOR DETAILS.
  - (C3) WHEEL STOP. REFERENCE SHEET C-7 FOR DETAILS.
  - (C4) ACCESSIBLE SIGN IN BOLLARD. REFERENCE SHEET C-7 FOR DETAILS.
  - (C5) 4" WHITE STRIPING. REFERENCE SHEET C-7 FOR DETAILS.
  - (C6) BOLLARD TYPE I. REFERENCE SHEET C-7 FOR DETAILS.
  - (C7) BARRIER FREE RAMP. REFERENCE SHEET C-7 FOR DETAILS.
  - (C8) ACCESSIBLE PARKING. REFERENCE SHEET C-7 FOR DETAILS.
  - (C9) WATER RECLAMATION SUMP. REFERENCE MEP DETAILS.
  - (C10) SAND AND OIL INTERCEPTOR. REFERENCE MEP DETAILS.
  - (C11) BOLLARD TYPE II. REFERENCE SHEET C-7 FOR DETAILS.
  - (C12) 4" SOLID WHITE LANE STRIPE.
  - (C13) VACUUM EQUIPMENT ROOM.
  - (C14) PROPOSED 5.5x6' CONC. PAD & PROPOSED BIKE RACK - SEE DETAIL ON THIS SHEET
  - (C15) RIGHT TURN ONLY SIGN

**MSD STANDARD EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED 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.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.
- 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.
- SOLID STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SILT FENCE.
- ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
- SEDIMENT LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING STRUCTURE TO BE DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.
- WHERE CONSTRUCTION OR LAND DISTURBING 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.

**MSD NOTES**

- SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- CONSTRUCTION PERMITS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICE.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- A TELLER-INSPECTION, FLUSH AND CLEANING WILL BE REQUIRED PRIOR TO MSD ACCEPTING THROUGH DRAINAGE PIPE EASEMENT. MAINTENANCE ON EXISTING PIPE MAY BE REQUIRED TO BRING IT TO MSD SPECIFICATIONS.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
- IF SITE HAS THROUGH DRAINAGE, AN EASEMENT PLAN WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

**OWNER**

BATT N PUTT INC  
5201 EUGENE WAY  
LOUISVILLE, KY 40216  
CONTACT: DAVID GAGEL

**DEVELOPER/APPLICANT**

TAKE 5 OIL CHANGE  
440 S. CHURCH STREET SUITE 700  
CHARLOTTE, NC 28202  
CONTACT: MATTHEW GILBERT  
PHONE: (980) 259-0701  
EMAIL: MATTHEW.GILBERT@DRIVENBRANDS.COM

**ENGINEER**

CARTER ASSOCIATES INC.  
VERO BEACH, FL 32960  
CONTACT: TREVOR STUBBS, P.E.  
PHONE: (772) 562-4191  
EMAIL: TREVORS@CARTERASSOC.COM

**EXISTING PERVIOUS/IMPERVIOUS**

PERVIOUS OPEN SPACE: 4,306 S.F. / 0.10 AC / 11%

IMPERVIOUS OPEN SPACE: 4,306 S.F. / 0.10 AC / 11%

TOTAL PERVIOUS AREA: 4,306 S.F. / 0.10 AC / 11%

PERVIOUS BUILDING AREA: 2,720 S.F. / 0.06 AC / 7%

PAVEMENT AREA: 31,897 S.F. / 0.73 AC / 82%

TOTAL IMPERVIOUS AREA: 34,617 S.F. / 0.79 AC / 89%

TOTAL AREA: 38,923 S.F. / 0.894 AC / 100%

**PROPOSED PERVIOUS/IMPERVIOUS**

PERVIOUS BUFFER & LANDSCAPE AREA: 10,289 S.F. / 0.24 AC / 26%

TOTAL PERVIOUS AREA: 10,289 S.F. / 0.24 AC / 26%

IMPERVIOUS BUILDING AREA: 3,778 S.F. / 0.09 AC / 10%

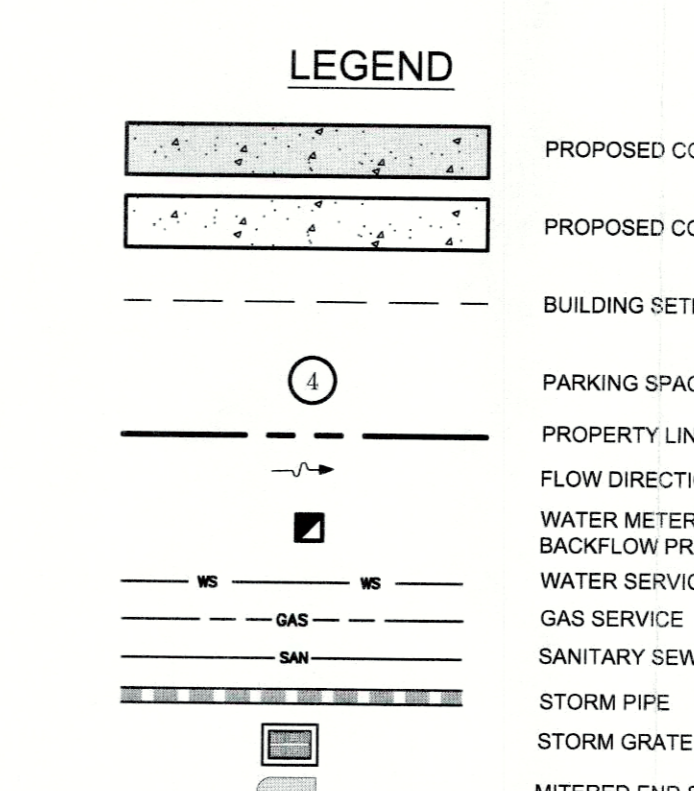
PARKING LOT & SIDEWALK AREA: 24,856 S.F. / 0.57 AC / 64%

TOTAL IMPERVIOUS AREA: 28,634 S.F. / 0.66 AC / 74%

TOTAL AREA: 38,923 S.F. / 0.894 AC / 100%

**STORMWATER NOTE:** THE PROPOSED PROJECT HAS A NET 5,983 SF DECREASE OF IMPERVIOUS AREA.

**LIMIT OF DISTURBANCE NOTE:** THE PROPOSED PROJECT HAS A NET 0.90 ACRES OF TOTAL SITE EARTH DISTURBANCE.



**CAI**

CARTER ASSOCIATES, INC.  
SERVING FLORIDA SINCE 1911

CONSULTING ENGINEERS AND LAND SURVEYORS

1708 21ST STREET  
VERO BEACH, FL 32960

TEL: (772) 562-4191  
EMAIL: CInR@CarterAssoc.com

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**BOING US HOLDCO, INC**

dba "CAR WASH USA EXPRESS"  
6300 S SYRACUSE WAY #205  
CENTENNIAL, CO 80111

TEL: (980) 259-0701

NO.	REVISION	DATE
1	ZONING DELINEATION ADDED TO PLAN	11-15-21
2	REVISIONS PER CITY OF LOUISVILLE	10-22-21
3	REVISIONS PER CITY OF LOUISVILLE	10-28-21
4	REVISIONS PER CITY OF LOUISVILLE	09-19-21

**TAKE 5 EXPRESS CAR WASH OF LOUISVILLE, KY**

5208 DIXIE HIGHWAY  
LOUISVILLE, KY

11/15/21

DATE

STATE OF KENTUCKY

TREVOR STUBBS  
36360

REGISTERED PROFESSIONAL ENGINEER

TREVOR STUBBS, P.E.  
KY LIC. NO. 36360  
CARTER ASSOCIATES, INC.

ISSUED DATE: 08-16-21  
PROJ. # : 21-270E  
DRAWN BY: KB  
DATE: SEE SURVEY  
REF # : SEE SURVEY  
P.B. & PG. : SEE SURVEY

SHEET TITLE:

**SITE PLAN**

SHEET

**C-3**

DWG. NO.:

Nov. 15, 21, 9:27 AM P:\21272E\_Civil\Louisville\_KY\Map\C-3\_Site Plan (Preliminary) Review.dwg, Site Plan, Keith Brown

**LANDSCAPE CALCULATIONS**

TOTAL SITE AREA: ± 39,639.6 SF (0.91 ACRES)

**TREE CANOPY:**  
EXISTING TREE CANOPY AREA: 0 SF  
TREE CANOPY REQUIRED: ± 13,673 SF (35% OF SITE AREA)  
EXISTING CANOPY PRESERVED: 0 SF  
PROPOSED CANOPY TO BE PLANTED: 14,400 SF (36% OF SITE AREA)

**LANDSCAPE BUFFER**  
10' TYPE A BUFFER WITH 1.5 PLANTING DENSITY MODIFIER  
153 LIN. FT. = 5 TREES REQUIRED/PROVIDED AND 3' HT HEDGE REQUIRED/PROVIDED

**STREET TREES**  
DIXIE HWY RD. FRONTAGE LENGTH: ± 113 LF  
STREET TREES REQUIRED: 3 TREES (1 TYPE 'A' TREE PER 30 LF OF FRONTAGE)  
STREET TREES PROVIDED: 3 TREES

**VEHICULAR USE AREAS (VUA)**  
SITE VUA: ± 22,885 SF  
BUFFER REQUIRED: 10' (SUB. MARKETPLACE CORRIDOR.)  
TREES REQUIRED: 1 LG. TYPE 'A' TREE PER 50 LIN. FT. OF BOUNDARY  
TREES PROVIDED: ± 113 LF = 3 TREES

**VUA INTERIOR LANDSCAPE AREAS**  
REQUIRED: BETWEEN 6,000 - 12,000 SF = 5% (1,981 SF)  
PROVIDED: ± 3,829 SF (9%)

TREES REQUIRED IN VUA: 1 MEDIUM OR LG. DECIDUOUS TREE PER 4,000 SF OF VUA (22,885 / 4,000 = 5.7) (7 TREES)

TREES PROVIDED IN VUA: 6 TREES

- SITE NOTES**
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. THE BURIAL OF TREES AND OTHER DEBRIS ON-SITE WILL NOT BE ALLOWED.
  - ALL CONSTRUCTION ACTIVITIES WORK SHALL COMPLY WITH ALL GOVERNING JURISDICTIONS, STATE OF KENTUCKY, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
  - ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
  - ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
  - ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
  - PRIOR TO COMMENCEMENT OF CONSTRUCTION BUILDING DIMENSIONS SHALL BE COORDINATED AND CHECKED WITH THE ARCHITECTURAL PLANS.
  - ALL DISTURBED AREAS WITHIN SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
  - ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
  - ALL SIDEWALKS SHALL HAVE A WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED.
  - A RECIPROCAL ACCESS AND CROSSOVER EASEMENT AGREEMENT IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION LEGAL COUNSEL SHALL BE CREATED BETWEEN THE ADJOINING PROPERTY OWNERS TO THE SOUTH AND RECORDED. A COPY OF THE RECORDED INSTRUMENT SHALL BE SUBMITTED TO THE DIVISION OF PLANNING AND DESIGN SERVICES PRIOR TO OBTAINING A BUILDING PERMIT.
  - UPON REDEVELOPMENT OF THE PROPERTY TO THE NORTH, A RECIPROCAL ACCESS AND CROSSOVER EASEMENT AGREEMENT IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION LEGAL COUNSEL SHALL BE CREATED BETWEEN THE ADJOINING PROPERTY OWNERS AND RECORDED.
  - EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS DUE TO ANY DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
  - THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
  - SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
  - THERE SHALL BE NO PARKING NOR ANY PORTION OF ANY PARKING LOT ON STATE RIGHT OF WAY.
  - ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
  - ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
  - ALL UTILITY STRUCTURES TO BE SCREENED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE.
  - STREET TREES TO BE PROVIDED IN ACCORDANCE WITH LAND DEVELOPMENT CODE SECTION 10.2.8. FINAL LOCATION AND TYPE TO BE SHOWN ON THE APPROVED DEVELOPMENT PLAN.
  - SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.

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DESIGN SERVICES

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DWG. NO.:

**IRRIGATION CONCEPT**

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

**ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

**MULCHES**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

**GENERAL GRADING AND PLANTING NOTES**

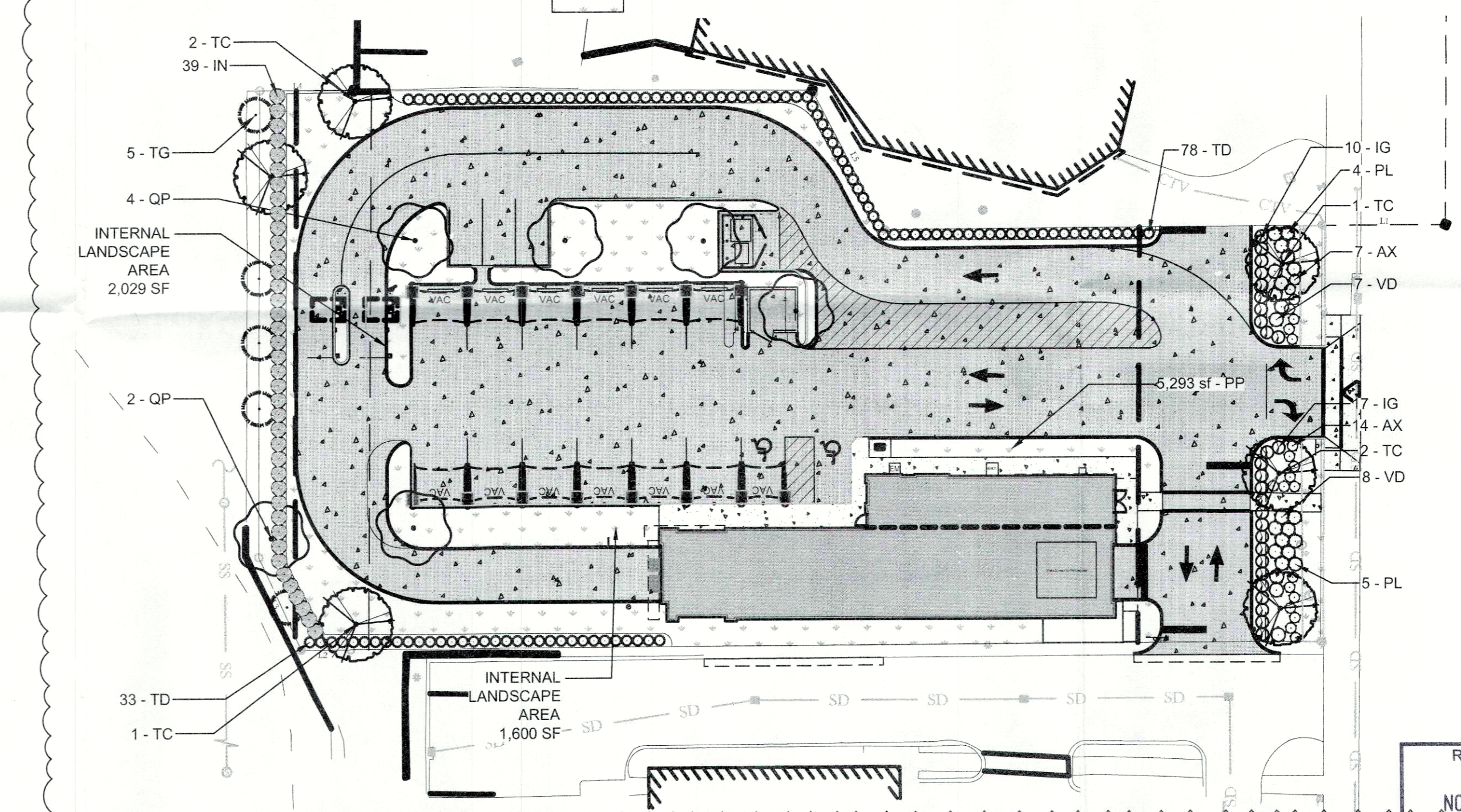
1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
2. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
3. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
4. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
5. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
6. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
7. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
8. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
9. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
10. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
11. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
12. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
13. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
14. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

**LANDSCAPE CALCULATIONS**

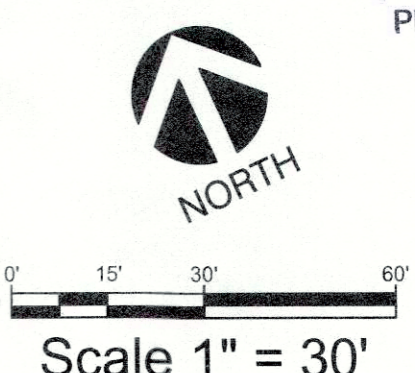
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<b>LANDSCAPE BUFFER</b>	
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153 LIN. FT. = 5 TREES REQUIRED/PROVIDED, AND 3' HT HEDGE REQUIRED/PROVIDED	
<b>STREET TREES</b>	
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TREES REQUIRED:	3 TREES (1 TYPE 'A' TREE PER 30 LF OF FRONTAGE)
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TREES PROVIDED IN VUA:	6 TREES

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CANOPY CREDIT
	QP	6	QUERCUS PALUSTRIS	PIN OAK	1,200 SF X 6=7,200 SF	1.5" CAL.
	TG	5	THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6' HT.	1,200 SF X 6=7,200 SF
	TC	6	TILIA 'GREENSPIRE'	GREENSPIRE LINDEN	1.5" CAL.	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	AX	21	ABELIA X 'SHERWOODII'	DWARF ABELIA	5 GAL.	36" o.c.
	IN	39	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT CHINESE HOLLY	3' HT.	48" o.c.
	IG	27	ILEX GLABRA 'SHAMROCK'	INKBERRY	3 GAL.	42" o.c.
	PL	9	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	DWARF NINEBARK	3 GAL.	48" o.c.
	TD	111	TAXUS X MEDIA 'DENSIFORMIS'	YEW	18" HT	36" o.c.
	VD	15	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	3 GAL.	48" o.c.
TURF	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	PP	5,294 SF	POA PRATENSIS	KENTUCKY BLUEGRASS	SOD	



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PROJ. # : 21-270E  
DRAWN BY: KB  
DATUM : SEE SURVEY  
REF. # : SEE SURVEY  
F.B. & PG. : SEE SURVEY

SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET  
**LP-1**  
DWG. NO.: