

C-1/EZ-1/SW/SMC
Okolona Medical Center LLC
6500 Preston Hwy
Louisville, KY 40219
D.B. 5991 PG. 0755

C-1/SMC
RIC Properties LTD
P.O. Box 460069
Escondido, CA 92046
D.B. 3810 PG. 0187

C-1/SMC
NTI Fern Valley Road LLC
7102 Commerce Way
Brentwood, TN 37027
D.B. 10136 PG. 0810

C-2/SMC
Blue Legacy LLC
6507 Preston Hwy
Louisville, KY 40219
D.B. 9067 PG. 0343

C-2/SMC
Independent Pilots
Association
3607 Fern Valley Rd
Louisville, KY 40219
D.B. 9240 PG. 0017

C-1/SMC
Coutar Remainder I LLC
P.O. Box 347
Columbus, IN 47202
D.B. 7704 PG. 0600

C-2/SMC
Glenn C House
11612 Wetherby Ave
Louisville, KY 40243
D.B. 7083 PG. 0523

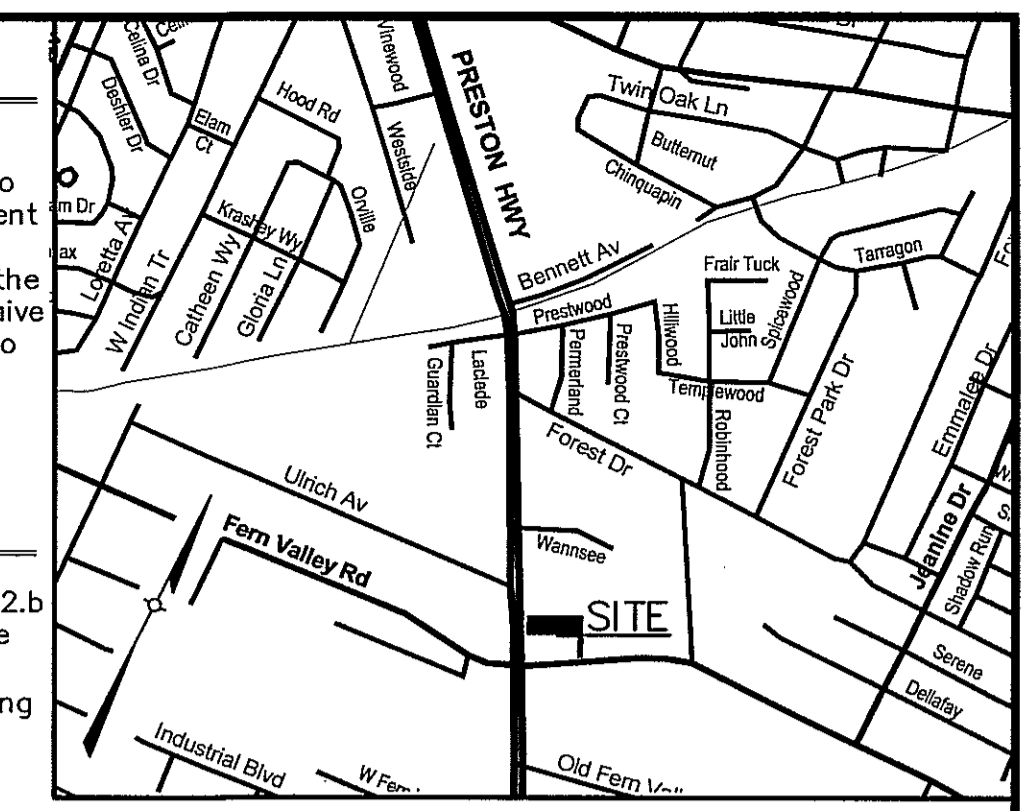
C-2/SMC
ASSP LLC
7393 Pete Andres Rd
Floyds Knobs, IN 47119
D.B. 9010 PG. 0082

WAIVERS REQUESTED:

- Waivers are requested from Section 10.2.4 of the Louisville Metro Land Development Code to waive the 25 ft Landscape Buffer Area adjacent to the R-4 zoned neighboring properties.
- A waiver is requested from Section 5.9.2 of the Louisville Metro Land Development Code to waive the pedestrian connection from the building to Fern Valley Road.

VARIANCES REQUESTED:

- Variations are requested from Section 5.3.2.C.2.b of the Louisville Metro Land Development Code for the pavement encroachments into the 25' Setback adjacent to the R-4 zoned neighboring properties.



PROJECT DATA

TOTAL SITE AREA	= 1.38± Ac.
R-4 TO C-1 REZONING	= 0.90± Ac.
C-1 ZONING REMAINING	= 0.48± Ac.
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING ZONING	= C-1/R-4
PROPOSED ZONING	= C-1
EXISTING USE	= BANK
PROPOSED USE	= CAR WASH
BUILDING AREA	= 6000 SF
BUILDING HEIGHT	= 20' (60' MAX. ALLOWED)
F.A.R.	= 0.10 (1.0 MAX. ALLOWED)
PARKING REQUIRED	
1 SP/1 CONVEYOR UNIT MIN.	= 1 SP
2 SP/1 CONVEYOR UNIT MAX.	= 2 SP
1 SP/26 VACUUM SPACES MIN.	= 26 SP
1 SP/26 VACUUM SPACES MAX.	= 26 SP
1 SP/2 EMPLOYEE MIN. (10 EMPLOYEES)	= 5 SP
1 SP/EMPLOYEE SPACE MAX. (10 EMPLOYEES)	= 10 SP
TOTAL PARKING REQUIRED	
TOTAL PARKING REQUIRED	= 32 SP 38 SP
-10% TARC CREDIT REDUCTION	= 29 SP 38 SP
TOTAL PARKING PROVIDED	= 33 SPACES (INCLUDES 1 CAR WASH SPACE) (2 HC SP INCLUDED)
BIKE PARKING REQUIRED/PROVIDED	
BIKE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM/2 LONG TERM (LONG TERM PROVIDED INDOORS)
QUEUE SPACES REQUIRED/PROVIDED	
QUEUE SPACES REQUIRED/PROVIDED	= 4 SPACES
TOTAL VEHICULAR USE AREA	= 36,233 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 2,717 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 4,894 SF

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 Fern Valley Road Preston Highway right-of-way.
- KTC permit will be required prior to construction plan approval.
- No increase in drainage run off to Preston Highway or Fern Valley Road.
- There shall be no commercial signs in the Preston Highway or Fern Valley Road Right of Way.
- There shall be no landscaping in the Preston Highway or Fern Valley Road Right of Way without an encroachment permit.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- 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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate preexisting curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A Cross Access agreement to run with the land and in a form acceptable to the Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.

MSD NOTES:

- Sanitary sewer service will be provided by existing connection and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0076 E dated December 5, 2006.
- 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.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- A Downstream Facilities Capacity Request will be submitted to MSD.
- 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.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.

PRESTON HIGHWAY R/W VARIES (130' R/W REQ'D.)

FERN VALLEY ROAD R/W VARIES (130' R/W REQ'D.)

**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**

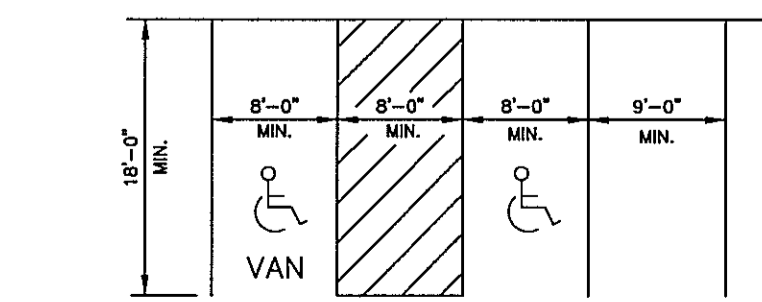
CONDITIONS:
BY: *[Signature]*
DATE: 9-3-14
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

PRELIMINARY APPROVAL

Condition of Approval:
[Signature] 9/3/14
Date:
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

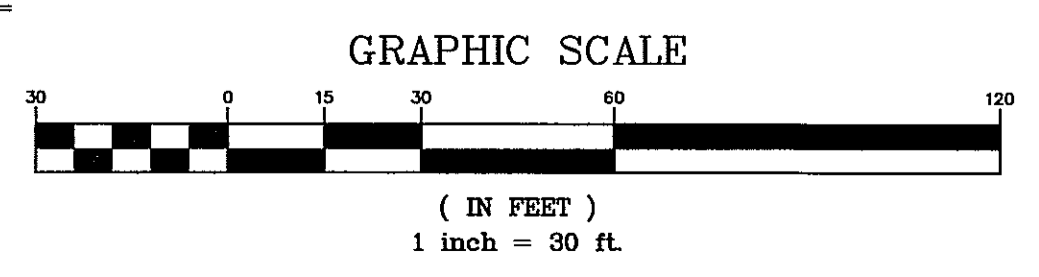
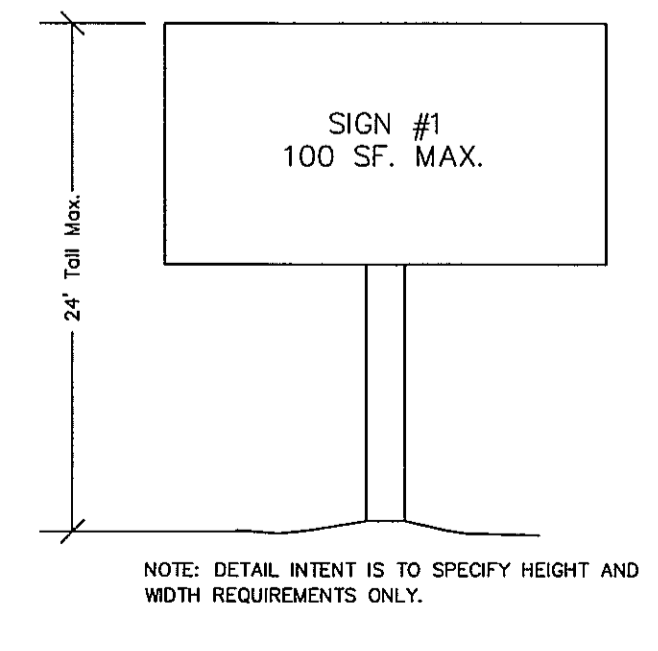
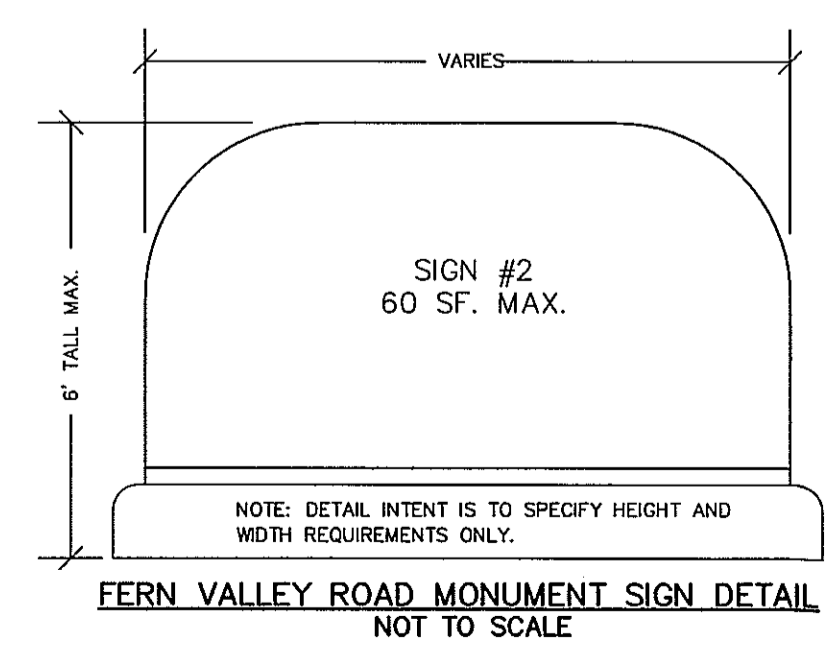
DETENTION BASIN CALCULATIONS

EXISTING IMPERVIOUS	= 49,693 SF
PROPOSED IMPERVIOUS	= 40,696 SF
NO DETENTION NEEDED	



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 59,566 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (11,913 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (12,240 S.F.)



LEGEND

- () — PROPOSED STORM SEWER, CATCH BASIN
- - - - - PROPOSED SILT FENCE
- PROPOSED STONE BAG INLET PROTECTION

NO.	DATE	DESCRIPTION
1	8-29-14	ADDED WAIVER REQUEST & RAISED MEDIAN PER 8-28-14 LD&T

REVISIONS

BY: AR

PROJECT DATA	FILE NAME: 1404-DDP	SCALE: AS SHOWN	GRANN BY: JH/SBS
DATE: 8/7/14	CHECKED BY: KER		

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTURE
909 WASHINGTON AVENUE SUITE 101 LOUISVILLE, KENTUCKY 40202
TEL: 502-261-4574 FAX: 502-261-4574

DETAILED DISTRICT DEVELOPMENT PLAN
THOMAS CAR WASH
DEVELOPER
6511 PRESTON HIGHWAY
THOMAS CAR WASH
4139 BARDSTOWN ROAD
LOUISVILLE, KY 40218
[4] ZONE 1021

JOB NO. 14044
SHEET 1 OF 1

OWNER:
PNC Bank National Association
c/o PNC Realty Services
620 Liberty Avenue 19th Floor
Pittsburgh, PA. 15222

SITE ADDRESS:
6511 PRESTON HWY
LOUISVILLE, KY 40219
TAX BLOCK 0632, LOT 0460
D.B. 4499, PG. 268

COUNCIL DISTRICT - 2
FIRE PROTECTION DISTRICT - OKOLONA

RECEIVED
AUG 29 2014
PLANNING & DESIGN SERVICES

CASE #1420NE1021
WM #10966