

WAIVERS

A WAIVER WAS REQUIRED TO ALLOW THE PROPOSED BUILDING AND DRIVES TO ENCRoACH WITHIN THE PARKWAY BUFFER ALONG OUTER LOOP AND LONE OAK AVENUE.
 (CASE NO. 18DEVPLAN1195, GRANTED FEBRUARY XX, 2019)

A WAIVER WAS REQUIRED TO WAIVE THE REQUIREMENT TO CONSTRUCT SIDEWALKS ALONG LONE OAK AVENUE AND OLD OUTER LOOP.
 (CASE NO. 18DEVPLAN1195, GRANTED FEBRUARY XX, 2019)

A WAIVER WAS REQUIRED TO ELIMINATE THE REQUIREMENT FOR PUBLIC RIGHT-OF-WAY DEDICATION ALONG OLD OUTER LOOP. THE OLD OUTER LOOP RIGHT-OF-WAY WILL BE ALLOWED TO REMAIN AT 25-FT FROM THE CENTERLINE.
 (CASE NO. 18DEVPLAN1195, GRANTED FEBRUARY XX, 2019)

TREE CANOPY REQUIREMENT

CLASS C TREE CANOPY CATEGORY

GROSS SITE AREA	57,319 S.F.
EXISTING TREE CANOPY	51% (29,253 S.F.)
PERCENTAGE TREE CANOPY TO BE PRESERVED	0% (0 S.F.)
PERCENTAGE TREE CANOPY TO BE PLANTED	34% (19,388 S.F.)
TOTAL REQUIRED PERCENTAGE TREE CANOPY	25% (14,330 S.F.)

MINIMUM TREES TO BE PLANTED SUMMARY

12 ~ 1"-3" CAL TYPE-A (720 S.F. EACH)	8,640 S.F.
6 ~ 1"-3" CAL TYPE-B (432 S.F. EACH)	2,592 S.F.
13 ~ 1"-1 1/2" CAL TYPE-A (600 S.F. EACH)	7,800 S.F.
4 ~ 1"-1 1/2" CAL TYPE-C (89 S.F. EACH)	356 S.F.
TOTAL PROVIDED	34% (19,388 S.F.)

INTERIOR LANDSCAPING REQUIREMENT

PROPOSED VEHICULAR USE AREA (VUA)	23,843 S.F.
ILA REQUIRED (7.5%)	1,788 S.F.
PROVIDED	4,110 S.F.
ILA TREES REQUIRED (1/4,000 S.F.)	6
PROVIDED	7

INCREASED RUNOFF CALCULATIONS

EXISTING IMPERVIOUS AREA	= 6,229 S.F.
PROPOSED IMPERVIOUS AREA	= 37,463 S.F.
INCREASE IN IMPERVIOUS AREA	= 31,234 S.F.
C _{pn}	= 0.26
C _{ps}	= 0.63
AREA	= 1,316 ACRES
[(0.63 - 0.26) x (2.8/12) x 1.316] = 0.114 ACRE-FT	

FLOOD PLAIN NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSIDERED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0093 E, DATED DEC-5, 2006.

SITE STATISTICS

EXISTING ZONING	C-1, COMMERCIAL NEIGHBORHOOD (NFD)
EXISTING FORM DISTRICT	RESIDENCE
PROPOSED USE(S)	CAR WASH
NET ACREAGE OF SITE	1.316 ACRES
GROSS BUILDING FOOTPRINT AREA:	3,996 S.F.
PROPOSED BUILDING HEIGHT (MAX. 25')	25'-0"
GROSS FLOOR AREA OF BLDGS	3,996 S.F.
FLOOR AREA RATIO (MAX. 1.0):	0.07
PROPOSED VEHICULAR USE AREA (VUA)	23,843 S.F.

TAX BLOCK: 0751
 LOT NUMBER(S): 0019 / 0020 / 0021 / 0055
 SOURCE(S) OF TITLE:
 DEED BOOK 7079, PAGE 514
 DEED BOOK 7340, PAGE 857
 DEED BOOK 7340, PAGE 861
 PLAT BOOK 1, PAGE 141
 PLAT BOOK 1, PAGE 173

LEGEND

5/8" REBAR, 18" IN LENGTH, SET W/ CAP, P.L.S. NO. 2813	→ SHEET FLOW DIRECTION
EX. SEWER MANHOLE	→ PROP. WATERLINE
EX. SEWER CLEANOUT	→ PROP. WATER SERVICE LINE
EX. BUSH	→ PROP. CURB BOX INLET
EX. WATER MANHOLE	→ PROP. DROP BOX INLET
EX. WATER METER	→ PROP. STORM MANHOLE
EX. WATERLINE	→ SLOPED & FLARED HEADWALL
EX. STORM INLET	→ DETECTABLE WARNING SURFACE PER CURRENT ADA REQUIREMENTS
EX. ELECTRIC POWER POLE	→ PROP. SEWER CLEANOUT
EX. OVERHEAD ELECTRIC LINE	→ PROP. SEWER LATERAL
EX. GAS METER	→ VACCUUM BOOM
EX. CONTOUR	→ PROPOSED CONCRETE
EX. SPOT GRADE	→ QUALIFYING INTERIOR LANDSCAPING WITHIN VEHICULAR USE AREA
AREA OF DISTURBANCE (APPROX. 1.39 ACRES)	→ LANDSCAPING BUFFER AREA

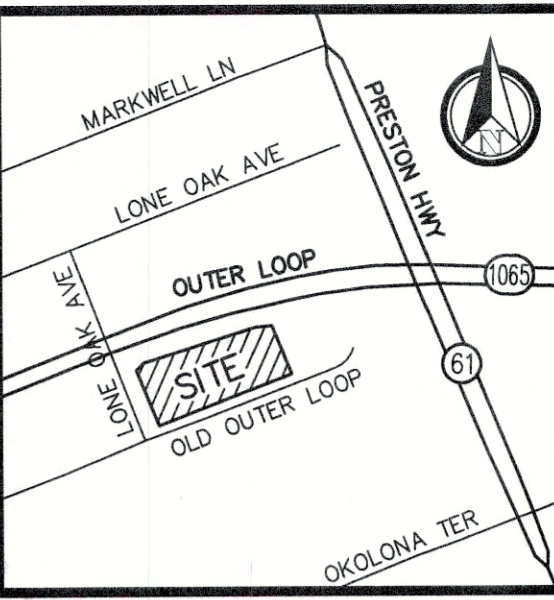
1148 LONE OAK AVENUE
 LOUISVILLE, KY 40219

INSIGHT KENTUCKY PARTNERS II LP
 D.B. 9875, PG. 268
 ZONED: R-6
 FORM DISTRICT: NFD

7810 PRESTON HWY
 LOUISVILLE, KY 40219

FORM DISTRICT BOUNDARY

STORER COMMUNICATIONS OF JEFFERSON COUNTY INC
 D.B. 5184, PG. 540
 ZONED: C-1
 FORM DISTRICT: SMCDF



LOUISVILLE METROPOLITAN SEWER DISTRICT NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- NO INCREASE IN VELOCITY AT THE POINT OF DISCHARGE AT THE PROPERTY LINE.
- PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- 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.

GENERAL NOTES

- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- 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 (E.G., ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH.
- ALL PROPOSED SIGNAGE SHALL COMPLY WITH LDC CHAPTER 8 AND PROPER PERMITS SHALL BE OBTAINED PRIOR TO SIGN INSTALLATION.
- THE PROPOSED DUMPSTER ENCLOSURE SHALL COMPLY WITH LDC 5.5.5.A.1.
- THE OWNER IS RESPONSIBLE FOR OBTAINING AN ENCROACHMENT PERMIT FROM KENTUCKY TRANSPORTATION CABINET PRIOR TO STARTING CONSTRUCTION.

PARKING SUMMARY

REQUIRED PARKING (CAR WASH CONVEYOR TYPE OPERATED BY CUSTOMER)	
MIN. (1 SP / CONVEYOR)	1 SPACE
(1 SP / VACUUM UNIT)	19 SPACES
MAX. (2 SP / CONVEYOR)	2 SPACES
(1 SP / VACUUM UNIT)	19 SPACES
TOTAL PARKING REQUIRED	20 SPACES
MIN. MAX.	21 SPACES
PROVIDED PARKING	
STANDARD SPACES	19 SPACES
HANDICAP SPACES	1 SPACE
TOTAL PARKING PROVIDED	20 SPACES

BICYCLE PARKING SUMMARY

REQUIRED BICYCLE PARKING (COMMERCIAL RETAIL SALES SERVICE OPERATIONS)	
LONG TERM	2 SPACES
SHORT TERM	2 SPACES
PROVIDED BICYCLE PARKING	
LONG TERM	2 SPACES
SHORT TERM	2 SPACES

3907 OLD OUTER LOOP LOUISVILLE, KY 40219

KAREY A. MINKS
 D.B. 10943, PG. 957
 ZONED: R-4
 FORM DISTRICT: NFD

3912 OLD OUTER LOOP LOUISVILLE, KY 40219

ROBERT W. WULF
 D.B. 6287, PG. 932
 ZONED: R-4
 FORM DISTRICT: NFD

4000 OLD OUTER LOOP LOUISVILLE, KY 40219

NEAL L. & KIM NEBLETT
 D.B. 8380, PG. 938
 ZONED: R-4
 FORM DISTRICT: NFD

4004 OLD OUTER LOOP LOUISVILLE, KY 40219

TERA S. VALE
 D.B. 11251, PG. 799
 ZONED: R-4
 FORM DISTRICT: NFD

4006 OLD OUTER LOOP LOUISVILLE, KY 40219

JOSE LUIS ACOSTA PINEDA
 D.B. 10714, PG. 695
 ZONED: R-4
 FORM DISTRICT: NFD

4008 OLD OUTER LOOP LOUISVILLE, KY 40219

CHARLES G. & LATISHA D. WHEELER
 D.B. 8190, PG. 58
 ZONED: R-4
 FORM DISTRICT: NFD

4011 OLD OUTER LOOP LOUISVILLE, KY 40219

KENNETH RAMAGE
 D.B. 10737, PG. 578
 ZONED: C-1
 FORM DISTRICT: SMCDF

4010 OLD OUTER LOOP LOUISVILLE, KY 40219

WVS VENTURES LLC
 D.B. 7427, PG. 302
 ZONED: C-1
 FORM DISTRICT: SMCDF

4010 OLD OUTER LOOP LOUISVILLE, KY 40219

RECEIVED
 FEB 20 2019
 PLANNING & DESIGN SERVICES

4008 OLD OUTER LOOP LOUISVILLE, KY 40219

BUDGET I.D.
 CONTRACT NO.
 RECORD NO.
 DRAWING NO.

GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 feet

PLANS PREPARED AND SUBMITTED BY:

 BEI INC.
 Civil Engineering - Land Surveying
 1035 FREDERICKS STREET - 400 BOX 2192
 LOUISVILLE, KY 40203
 PHONE: (502) 685-2811

OWNER:
 Kenneth & Sarah Ramage
 Louisville, KY 40219

DEVELOPER:
 ZIPS Real Estate II, LLC
 127 WEST WAYNE, N 46502
 LOUISVILLE, KY 40203
 PHONE: (214) 535 - 0104

NO.	REVISION	DATE

SHEET TITLE: SITE PLAN - GENERAL WAIVER
 PROJECT TITLE: ZIPS EXPRESS CAR WASH
 4001 OLD OUTER LOOP
 LOUISVILLE, KENTUCKY 40219

C2.00