

THE EXISTING FEATURES, UNDERLYING TOPOGRAPHY, SITE BOUNDARY AND EASEMENT DATA, ETC SHOWN ON THIS PLAN SHEET ARE PROVIDED BY OTHERS. CHRIS SCHIPPER ENGINEERING MAKES NO REPRESENTATION TO THE ACCURACY OF THAT BASELINE DATA. THEREFORE, THE CONTRACTOR SHALL VERIFY THAT EXISTING FEATURES ARE AS SHOWN AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SUBURBAN DESIGN GROUP PRIOR TO STARTING CONSTRUCTION.



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- 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. A COPY OF THE RECORDED INSTRUMENT SHALL BE SUBMITTED TO THE DIVISION OF PLANNING AND DESIGN SERVICES. TRANSMITTAL OF APPROVED PLANS TO THE OFFICE RESPONSIBLE FOR PERMIT ISSUANCE WILL OCCUR ONLY AFTER RECEIPT OF SAID INSTRUMENT. THE APPLICANT FURTHER AGREES TO CONSTRUCT THE EASEMENT/AGREEMENT AREA(S) UP TO THE COMMON PROPERTY LINE.
- CROSS ACCESS AGREEMENT OR EASEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY MPW.

**2300 HIKES LANE**

**PROJECT DATA**  
EXISTING FORM DISTRICT / ZONING ----- SUB. MARKETPLACE TOWN CENTER / C-1 C-2  
PROP. FORM DISTRICT / ZONING ----- SUB. MARKETPLACE TOWN CENTER / C-2  
EXISTING LAND USE ----- AUTO REPAIR  
PROP. LAND USE ----- AUTO REPAIR SALES  
TOTAL LAND AREA ----- 31,790 S.F. / 0.73 AC.  
BUILDING SIZE ----- EXISTING 7,150± S.F.  
BUILDING HEIGHT ----- 16±' EXISTING  
FLOOR AREA RATIO ----- 0.17 (1.0 MAX.)  
FIRE PROTECTION DISTRICT ----- BUECHEL  
METRO COUNCIL DISTRICT ----- 10

**PARKING DATA**  
12 BAY AUTO REPAIR CENTER AND RETAIL AUTO SALES 1134 S.F. OF DISPLAY AREA  
MIN 2 SPACES PER BAY ----- 24 SPACES + 3 EMPLOYEES + 1 CAR SALES AREA = 28 SPACES  
MAX 5 SPACES PER BAY ----- 60 SPACES  
PARKING PROVIDED (ONSITE) ----- 16 SPACES INCLUDING 1 H.C. SPACE + 12 BAYS = 28  
7 SPACES FOR CAR DISPLAY  
BICYCLE PARKING REQUIRED ----- 2 SHORT TERM AND 2 LONG TERM SPACES  
BICYCLE PARKING PROVIDED ----- 4 SPACES

**2220 HIKES LANE**

**PROJECT DATA**  
EXISTING FORM DISTRICT / ZONING ----- SUB. MARKETPLACE TOWN CENTER / C-1  
PROP. FORM DISTRICT / ZONING ----- SUB. MARKETPLACE TOWN CENTER / C-2  
EXISTING LAND USE ----- RETAIL  
PROP. LAND USE ----- RETAIL AUTO SALES  
TOTAL LAND AREA ----- 15,216 S.F. / 0.35 AC.  
BUILDING SIZE ----- EXISTING 3,500± S.F.  
BUILDING HEIGHT ----- 16±' EXISTING  
FLOOR AREA RATIO ----- 0.21 (1.0 MAX.)  
FIRE PROTECTION DISTRICT ----- BUECHEL  
METRO COUNCIL DISTRICT ----- 10

**PARKING DATA**  
RETAIL AUTO SALES 324 S.F. OF DISPLAY AREA  
MIN 1 SPACE PER 250 S.F. + 1 SPACE/7000 S.F. OF DISPLAY AREA 15 SPACES  
MIN 1 SPACE PER 150 S.F. + 1 SPACE/7000 S.F. OF DISPLAY AREA 25 SPACES  
PARKING PROVIDED (ONSITE) ----- 15 SPACES INCLUDING 1 H.C. SPACE  
2 SPACES FOR CAR DISPLAY  
BICYCLE PARKING REQUIRED ----- 2 SHORT TERM AND 2 LONG TERM SPACES  
BICYCLE PARKING PROVIDED ----- 4 SPACES

**BOTH ADDRESSES**

**LANDSCAPE DATA**  
EXISTING VEHICLE USE AREA (VUA) ----- 18,620± S.F.  
PROPOSED VEHICLE USE AREA (VUA) ----- 19,848± S.F.

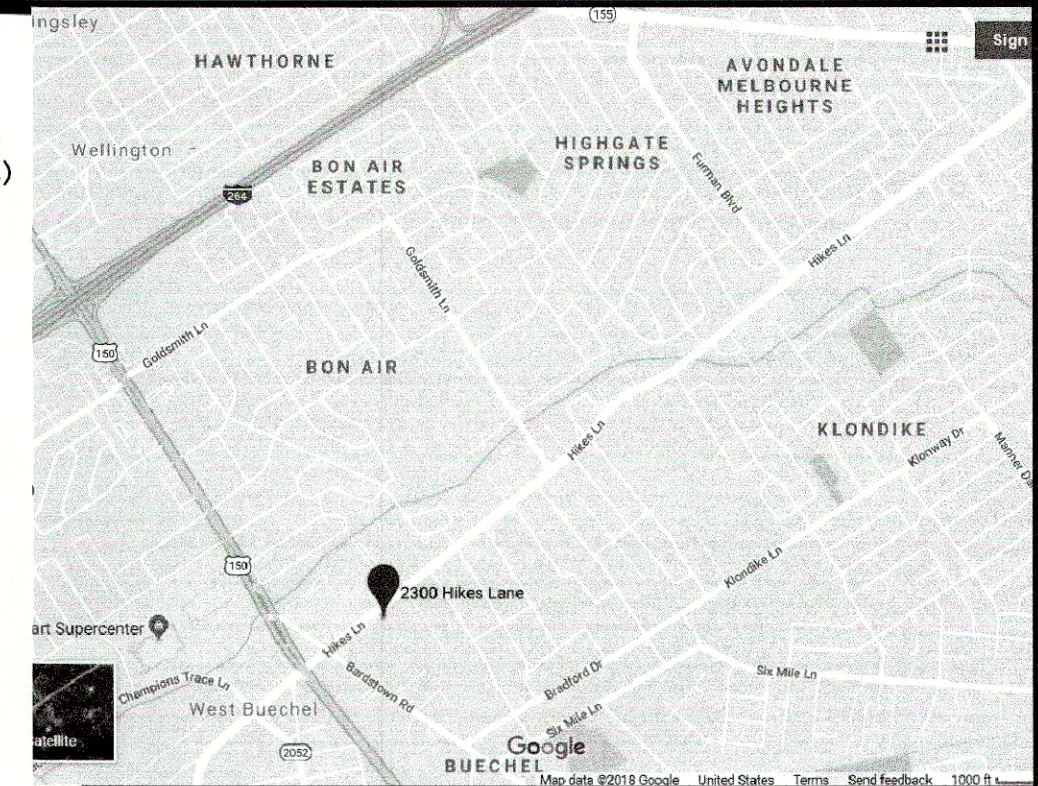
**STORM WATER RUN-OFF CALCULATIONS:**  
TOTAL SITE AREA = 58,435 S.F. / 1.34 AC.  
EXISTING IMPERVIOUS SURFACE = 0.87 AC. (37,960 S.F.)  
PROPOSED IMPERVIOUS SURFACE = 0.90 AC. (39,188 S.F.)  
PROPOSED PERVIOUS SURFACE = 0.44 AC. (19,247 S.F.)  
K = CRA/12 FOR 1 HOUR 100 YEAR STORM  
= (0.70-0.72)(2.9)(1.34)/12  
= 0.006 ACRE FEET

**SITE DESCRIPTION:**

ACCORDING TO THE USDA WEB SOIL SURVEY, THE SITE CONSISTS OF Urban land

**NOTE:**

THE OUTDOOR STORAGE OF JUNKED OR INOPERABLE VEHICLES IS STRICTLY PROHIBITED AND SHOULD NOT OCCUR ANYWHERE ON SITE. ALL VEHICLES FOR REPAIR SHALL MAINTAIN A CURRENT WORK ORDER



**LOCATION MAP**  
NO SCALE

**EROSION PREVENTION AND SEDIMENT CONTROL NOTE**

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 (BEST MANAGEMENT PRACTICES) 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 SEED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH 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 DEVICE PRIOR TO BEING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

AREA OF DISTURBANCE: 0.03 ACRES

**LEGEND:**

- 685 --- EX. CONTOUR
- --- EX. TREE LINE
- --- EX. RAIL ROAD TRACK
- --- EX. WATER LINE
- --- EX. WATER METER
- --- EX. WATER VALVE
- --- EX. FIRE HYDRANT
- --- EX. UTILITY POLE/GUY WIRE
- --- EX. OVERHEAD ELECTRIC
- --- EX. LIGHTPOLE
- --- EX. FENCE
- --- EX. OVERHEAD TELEPHONE
- --- EX. GAS LINE
- --- EX. SANITARY SEWER / MANHOLE
- --- EX. CATCH BASIN W/ PIPE
- --- EX. DITCH / CREEK
- --- EDGE OF PAVEMENT
- --- BACK OF CURB
- --- PROP. DITCH / DETENTION BASIN
- --- PROP. HEADWALL CATCH BASIN / YARD DRAIN W/ PIPE
- --- PROP. HDWL / C.B. / Y.D. & PIPE DENOTES THRU DRAINAGE
- --- DRAINAGE FLOW ARROW
- --- PROP. HANDICAP PARKING SYMBOL
- --- PROPOSED FIRE HYDRANT
- --- PROPOSED WATER LINE
- --- PROP. SANITARY LINE / MANHOLE
- --- PROPOSED CONCRETE

GRAPHIC SCALE 1"=20'  
0' 10' 20' 40'

RECEIVED  
NOV 19 2018  
DESIGN SERVICES

CASE # 17ZONE1068

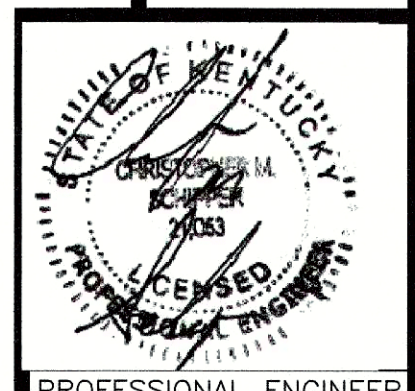
PREV. CASE # B-8-92

WM #	DATE	DESCRIPTION	CMS
5	11/14/18	HC PARKING, LOOP PARKING	CMS
4	10/18/18	COMMENTS	CMS
3	10/13/18	CROSSOVER NOTE	CMS
2	9/16/18	COMMENTS	CMS
1	8/16/18	COMMENTS ADD 2220	CMS
NO.	DATE		BY

CHRIS SCHIPPER ENGINEERING  
P.O. BOX 2844  
CLARKSVILLE, TN 37031  
Phone: (615) 775-1634  
Email: chris@schipperengineering.com

CHRIS SCHIPPER ENGINEERING  
Professional Engineer  
License No. 10000  
Expiration: 12/31/2020

OWNER / DEVELOPER  
CRYSTAL CLEAN CARWASH  
1701 W. BROADWAY  
LOUISVILLE, KY 40203



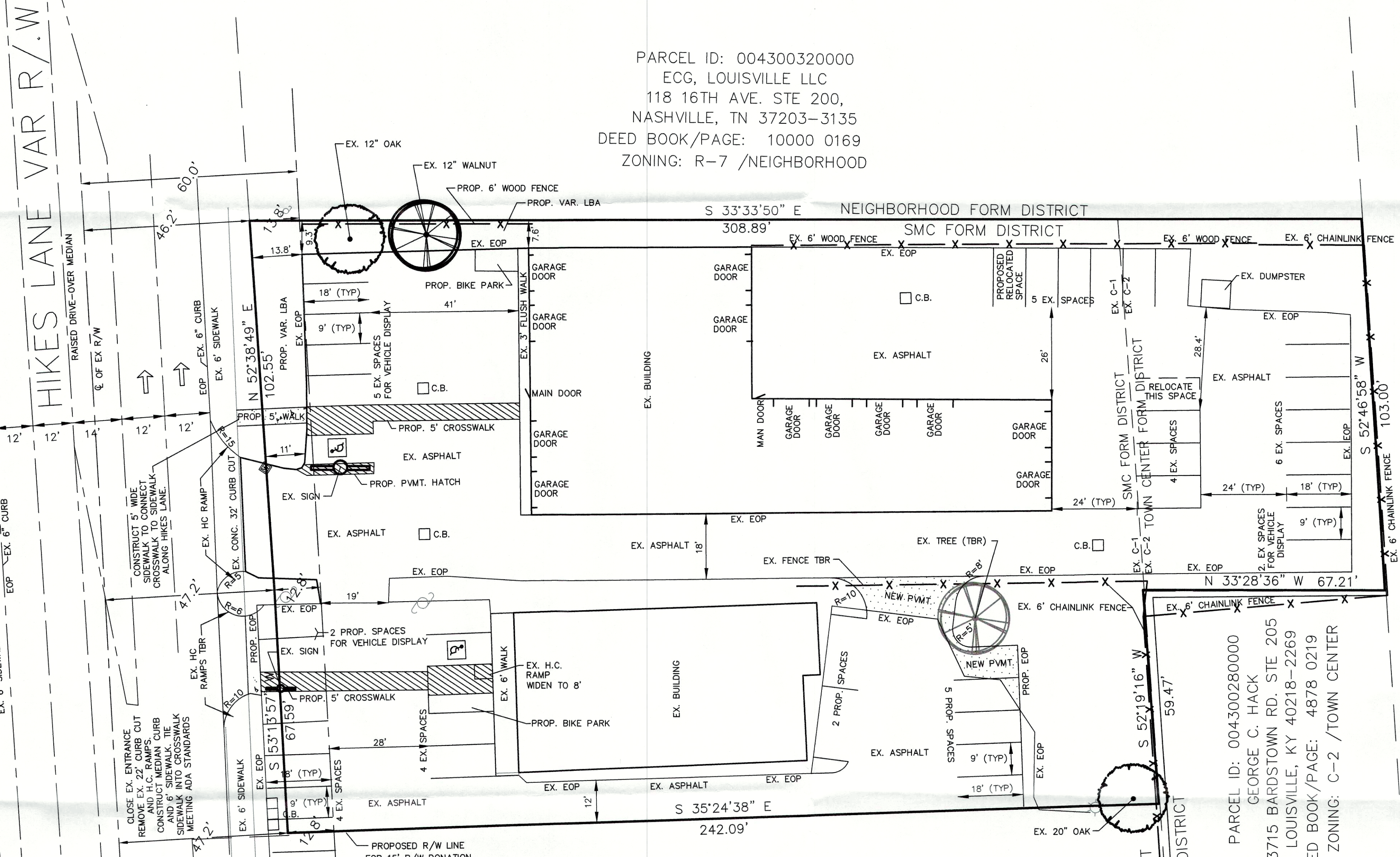
PROFESSIONAL ENGINEER

PROJECT  
2300 HIKES LANE  
REZONE C-1 PORTION TO C-2  
2220 - 2300 HIKES LANE  
LOUISVILLE, KY 40218  
T.B. 431 LOT 31 DB. 11078 PG. 879

DETAILED DISTRICT DEVELOPMENT PLAN

DATE 8/3/18  
SHEET NO. 1 OF 1

PARCEL ID: 091G02390000  
BARDSTOWN SQUARE PARTNERS LLC  
2530 SCOTTSDALE RD. STE 21  
BOWLING GREEN, KY 42104-6509  
DEED BOOK/PAGE: 8906 0533  
ZONING: C-1 / SUB MARKETPLACE



PARCEL ID: 004300320000  
ECG, LOUISVILLE LLC  
118 16TH AVE. STE 200,  
NASHVILLE, TN 37203-3135  
DEED BOOK/PAGE: 10000 0169  
ZONING: R-7 / NEIGHBORHOOD

PARCEL ID: 004300280000  
GEORGE C. HACK  
3715 BARDSTOWN RD. STE 205  
LOUISVILLE, KY 40218-2269  
DEED BOOK/PAGE: 4878 0219  
ZONING: C-2 / TOWN CENTER

PARCEL ID: 004301050000  
Auerbach Properties  
1117 Geraird Drive  
Louisville, KY 40222-4467  
DEED BOOK/PAGE: 10394 0432  
ZONING: C-1 / SUB MARKET PLACE

**PUBLIC WORKS AND KTC NOTES**

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS.
- ALL EXISTING AND PROPOSED SIDEWALKS AND RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- ALL WORK WITHIN THE RIGHT OF WAY WILL REQUIRE CONSTRUCTION PLANS, BOND AND PERMIT.
- 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 PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIR SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO BOND RELEASE.
- CONSTRUCTION PLANS, BOND AND KTC APPROVAL REQUIRED PRIOR TO MPW APPROVAL.
- SITE LIGHTING SHALL BE DESIGNED TO NOT SHINE INTO THE EYES OF DRIVERS.
- RADI FOR NEW COMMERCIAL ENTRANCES SHALL BE 35' WITHIN THE STATE R/W.
- A MEMORANDUM OF AGREEMENT MUST BE ENTERED INTO WITH PUBLIC WORKS AND EXECUTED PRIOR TO CONSTRUCTION APPROVAL FOR THE PARKING AND SIGNS IN THE RIGHT OF WAY.

**MSD NOTES**

- WASTEWATER: MSD SANITARY SEWERS AVAILABLE BY EXISTING PSC, SEWAGE TO BE TREATED AT THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT. A DOWNSIDE CAPACITY REQUEST IS REQUIRED PRIOR TO PRELIMINARY PLAN APPROVAL.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL PROPERTY SERVICE CONNECTIONS PER MSD'S FATS, OILS AND GREASE POLICY.
- EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- MSD SINGLE LOT RESIDENTIAL CONSTRUCTION PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS

**UTILITY NOTE:**

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK BEING DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS, IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

ALL UTILITY RELOCATIONS & ADJUSTMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER

**GENERAL NOTES**

- DOMESTIC WATER SUPPLY: SUBJECT SITE IS SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (I.E. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- ALL RADI TO BE 4.5' UNLESS OTHERWISE INDICATED.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES