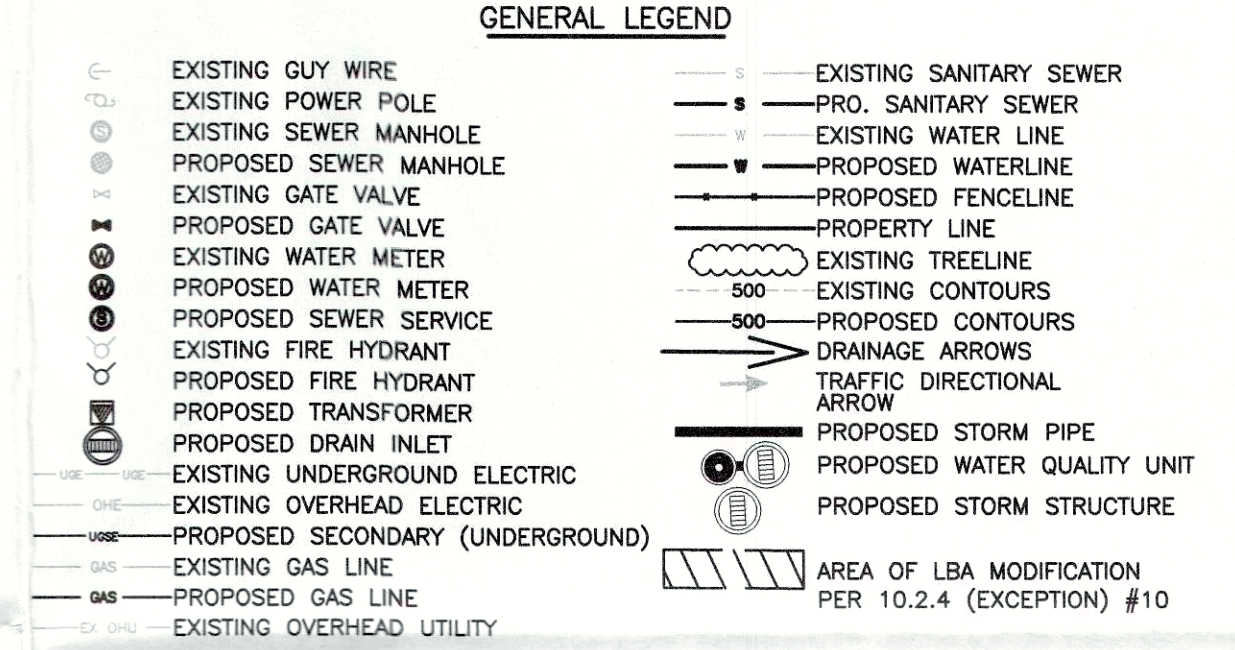


LOCATION MAP
NO SCALE



KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/SPACING	NOTES / TYPE
DECIDUOUS TREES					
AR	8	ACER RUBRUM	RED MAPLE	1 3/4" CAL./AS SHOWN	B&B / TYPE B
LN	2	LAGERSTROEMIA 'NATCHEZ'	NATCHEZ GRAPE MYRTLE	6" HT/ AS SHOWN	B&B / TYPE C
OP	9	QUERCUS PHELLOS	WILLOW OAK	1 3/4" CAL./AS SHOWN	B&B / TYPE A
ZS	7	ZELKOVA SERRATA	JAPANESE ZELKOVA	1 3/4" CAL./AS SHOWN	B&B / TYPE A
EVERGREEN TREES					
IO	5	ILEX OPACA	AMERICAN HOLLY	6" HT/ AS SHOWN	B&B / TYPE B
IN	7	ILEX 'NELLY R. STEVENS'	NELLY R. STEVENS HOLLY	6" HT/ AS SHOWN	B&B / TYPE B
PS	21	PINUS STROBUS	WHITE PINE	6" HT/ AS SHOWN	B&B / TYPE A
TG	36	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6" HT/ AS SHOWN	B&B / TYPE B
SHRUBS					
IM	33	ILEX 'MESOC' CHINA GIRL	CHINA GIRL HOLLY	18" HT/ 4' O.C.	B&B / TWO CHINA BOY PLANTED
ND	12	NANDINA DOMESTICA	NANDINA BAMBOO	24" HT/ 3' O.C.	#3 CONT.
NF	12	NANDINA DOMESTICA 'FIRE POWER'	FIRE POWER NANDINA	12" HT/ 3' O.C.	#3 CONT.
NG	26	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM NANDINA	18" HT/ 3' O.C.	#3 CONT.
TM	35	TAXUS X MEDIA 'DENSIFORMIS'	YEW	18" HT/ 4' O.C.	#3 CONT.
CA	18	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER GRASS	18" HT/ 3' O.C.	#3 CONT.

NOTE: BIDDER IS RESPONSIBLE FOR VERIFYING PLANT COUNT BY TAKING QUANTITIES FROM PLAN AND NOT FROM PLANT LIST.

LANDSCAPE DATA:
V.U.A. 38,610± S.F.
I.L.A. REQUIRED (7.5% X VUA) 2,896 S.F.
I.L.A. PROVIDED 4,701± S.F.

WAIVER GRANTED (CASE# 17ZONE1042, FEB. 1, 2018):
1. A WAIVER WAS GRANTED OF TABLE 10.2.6 OF THE LDC TO REDUCE THE 15' VEHICLE USE AREA LANDSCAPE BUFFER ALONG HILLOCK DRIVE AND OLD BARDSTOWN ROAD FROM 15' TO 10'.
2. A WAIVER OF 5.3.2.A.1.b.i OF THE LDC WAS GRANTED TO OMIT THE REQUIREMENT OF PROVIDING A PEDESTRIAN CONNECTION FROM THE BUILDING TO THE PUBLIC RIGHT-OF-WAY.
3. A WAIVER OF 5.3.2.A.1.b.ii OF THE LDC IS REQUESTED TO OMIT THE REQUIREMENT OF A VEHICULAR CONNECTION BETWEEN NON-RESIDENTIAL USES.

VARIANCE GRANTED (CASE# 17ZONE1042, FEB. 1, 2018):
1. A VARIANCE OF LDC 5.1.B.9 TO ALLOW THE PROPOSED BUILDING TO OCCUPY LESS THAN 60% OF THE 80' MAXIMUM FRONT SETBACK AS REQUIRED IN TABLE LDC TABLE 5.3.2.

TREE CANOPY REQUIREMENTS
GROSS SITE AREA: 2.05 AC. (89,424 SF)
REQUIRED CANOPY 17,885± SF (20%)

EXISTING TREE CANOPY 0%
PERCENT OF TREE CANOPY PRESERVED 0%
TREE CANOPY TO BE PLANTED 28,588 SF (32%)

BUFFER
LENGTH 430 LF
1.5 MULTIPLIER 4.5 TYPE A OR B TREES PER 100LF
PLUS 8' HIGH SCREEN 19 REQ./19 PROV.

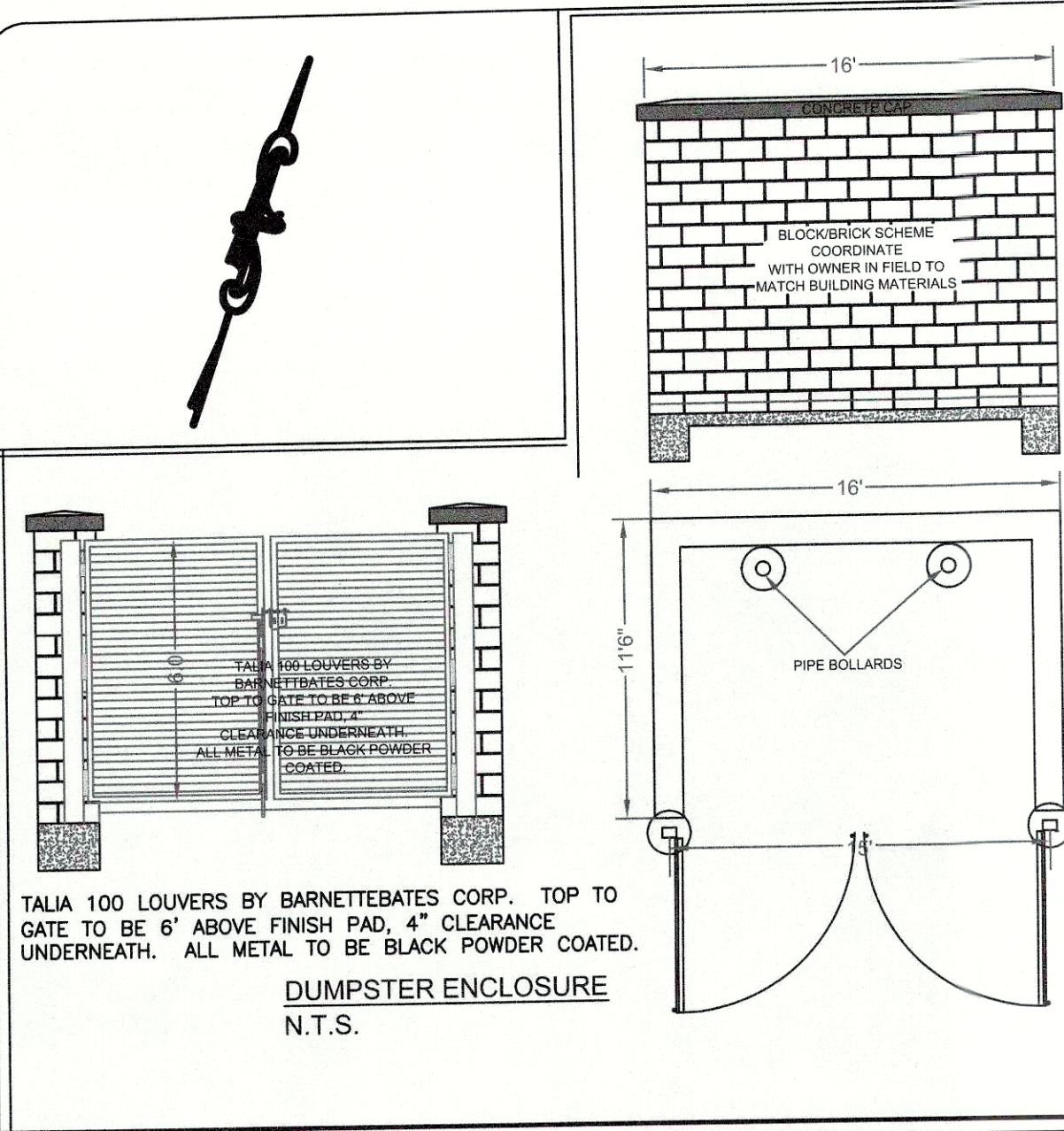
TOTAL VUA
INTERIOR VUA LANDSCAPE REQUIRED 38,259 SF
INTERIOR VUA LANDSCAPE PROVIDED 2,889 SF (7.5%)
NUMBER OF TREES REQUIRED (1/400SF): 5,266 SF (13.8%)
10 REQ./10 PROV.

STREET TREES
807.65' OF FRONTAGE/50'
PLUS 3' HIGH SCREEN 12 REQ./12 PROV.

WAIVERS GRANTED (CASE# 17ZONE1042, FEB. 1, 2018):
A LANDSCAPE WAIVER WAS GRANTED TO REDUCE THE REQUIRED 15' LBA TO 10' ALONG HILLOCK DRIVE AND OLD BARDSTOWN ROAD.

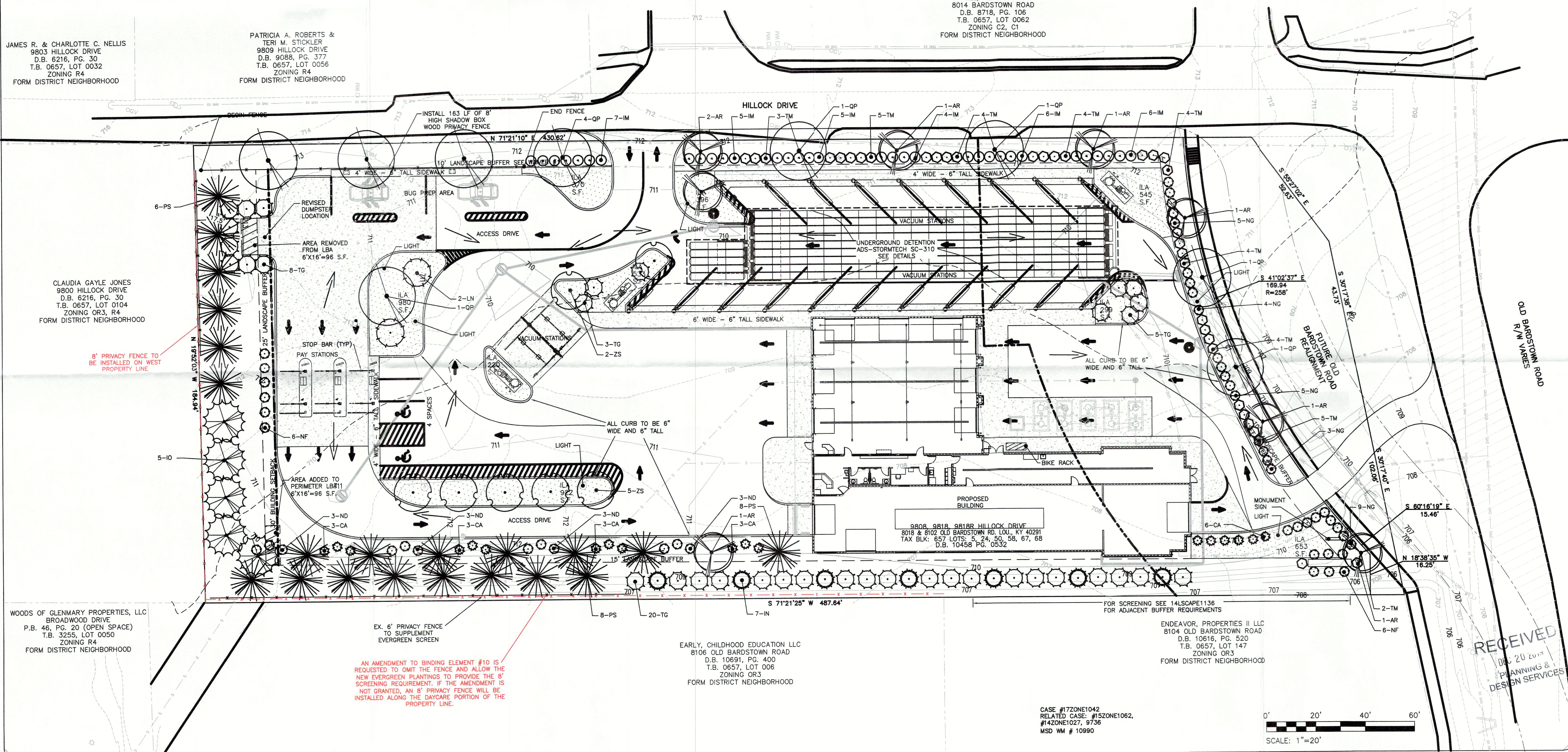
SITE DATA CHART:
GROSS SITE AREA: 2.05 AC. (89,424 SF)
ZONING PER CASE 17ZONE1042 C1
FORM DISTRICT NEIGHBORHOOD NEIGHBORHOOD SINGLE FAMILY RESIDENTIAL
EXISTING LAND USE FORM DISTRICT NEIGHBORHOOD
PROPOSED LAND USE AUTOMATED CARWASH
PROPOSED BUILDING FORM DISTRICT NEIGHBORHOOD
PROPOSED BUILDING FOOTPRINT 10,082 SF
FAR (FLOOR AREA RATIO) 10,082 SF
BUILDING HEIGHT 0.13
PARKING CALCULATIONS 36'-4"
18 VACUUM UNITS = 18 SPACES
1 CONVEYOR UNIT = 1 SPACE
7 EMPLOYEES = 4 SPACES
MIN. REQUIRED = 26 SPACES
TOTAL PROVIDED = 26 SPACES

*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.



TALIA 100 LOUVERS BY BARNETT/BATES CORP. TOP TO GATE TO BE 6" ABOVE FINISH PAD, 4" CLEARANCE UNDERNEATH. ALL METAL TO BE BLACK POWDER COATED.

DUMPSTER ENCLOSURE N.T.S.



JAMES R. & CHARLOTTE C. NELLIS
9803 HILLOCK DRIVE
D.B. 6216, PG. 30
T.B. 0657, LOT 0032
ZONING R4
FORM DISTRICT NEIGHBORHOOD

PATRICIA A. ROBERTS & TERI M. STICKLER
9809 HILLOCK DRIVE
D.B. 9088, PG. 377
T.B. 0657, LOT 0056
ZONING R4
FORM DISTRICT NEIGHBORHOOD

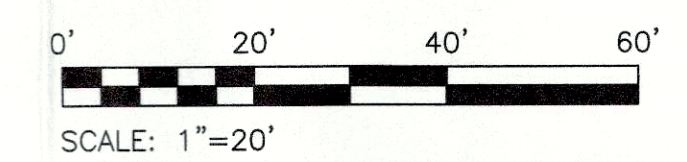
CLAUDIA GAYLE JONES
9800 HILLOCK DRIVE
D.B. 6216, PG. 30
T.B. 0657, LOT 0104
ZONING OR3, R4
FORM DISTRICT NEIGHBORHOOD

WOODS OF GLENMARY PROPERTIES, LLC
BROADWOOD DRIVE
P.B. 46, PG. 20 (OPEN SPACE)
T.B. 3255, LOT 0050
ZONING R4
FORM DISTRICT NEIGHBORHOOD

EARLY, CHILDHOOD EDUCATION LLC
8106 OLD BARDSTOWN ROAD
D.B. 10691, PG. 400
T.B. 0657, LOT 006
ZONING OR3
FORM DISTRICT NEIGHBORHOOD

ENDEAVOR PROPERTIES II LLC
8104 OLD BARDSTOWN ROAD
D.B. 10616, PG. 520
T.B. 0657, LOT 147
ZONING OR3
FORM DISTRICT NEIGHBORHOOD

CASE #17ZONE1042
RELATED CASE: #17ZONE1062,
#14ZONE1027, 9736
MSD WM # 10990



RECEIVED
OCT 20 2017
PLANNING & DESIGN SERVICES