

**WAIVERS**

A WAIVER WAS REQUIRED TO ALLOW THE EXISTING AND PROPOSED PAVEMENT TO ENCRoACH INTO THE 15' PROPERTY PERIMETER LBA ALONG EL CONQUISTADOR PLACE. (CASE NO. 18DEVPLAN1181, GRANTED JANUARY XX, 2019)

**TREE CANOPY REQUIREMENT**

**CLASS C TREE CANOPY CATEGORY**  
 GROSS SITE AREA 62,445 S.F.  
 EXISTING TREE CANOPY 1% (400 S.F.)  
 PERCENTAGE TREE CANOPY TO BE PRESERVED 0% (0 S.F.)  
 PERCENTAGE TREE CANOPY TO BE PLANTED 37% (22,896 S.F.)  
 TOTAL REQUIRED PERCENTAGE TREE CANOPY 20% (12,489 S.F.)

**MINIMUM TREES TO BE PLANTED SUMMARY**  
 27 ~ 1 1/2"-3" CAL. TYPE-A (720 S.F. EACH) 19,440 S.F.  
 8 ~ 1 1/2"-3" CAL. TYPE-B (432 S.F. EACH) 3,456 S.F.  
 TOTAL PROVIDED 37% (22,896 S.F.)

**INTERIOR LANDSCAPING REQUIREMENT**

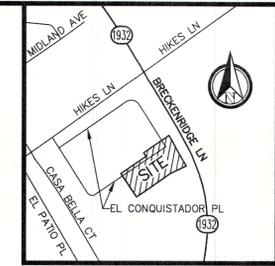
PROPOSED VEHICULAR USE AREA (VJA) 31,483 S.F.  
 ILA REQUIRED (7.5%) 2,361 S.F.  
 PROVIDED 7,258 S.F.  
 ILA TREES REQUIRED (1/4,000 S.F.) 8  
 PROVIDED 8

**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 CONSTRUED 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. 21111C0061 E, DATED DEC. 5, 2006.

**GENERAL NOTES**

- 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 REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.



**VICINITY MAP**

Professional Engineer's Seal  
 JAMES J. BAKER  
 29850  
 Signature: \_\_\_\_\_ Date: 1/7/19

RECORD DWGS:	
CHECKED BY:	JUB
DESIGNED BY:	JUB
DRAWN BY:	JUB
FILE NAME:	F:\bent\2018\18-002\18DEV PLAN.dwg
PLOT DATE:	

PLANS PREPARED AND SUBMITTED BY:  
  
 BEI INC.  
 Civil Engineering - Land Surveying  
 1015 BRECKENRIDGE STREET - 4TH FLOOR  
 LOUISVILLE, KENTUCKY 40204  
 (270) 685-2811

OWNER:  
 Boyette Properties, LLC  
 Louisville, KY 40250  
 (502) 396 - 8900

DEVELOPER:  
 ZIPS Real Estate II, LLC  
 127 WEST BERRY STREET #300  
 WEST BERRY AVENUE IN #802  
 LOUISVILLE, KY 40202  
 (502) 336 - 0104

NO.	REVISION	DATE

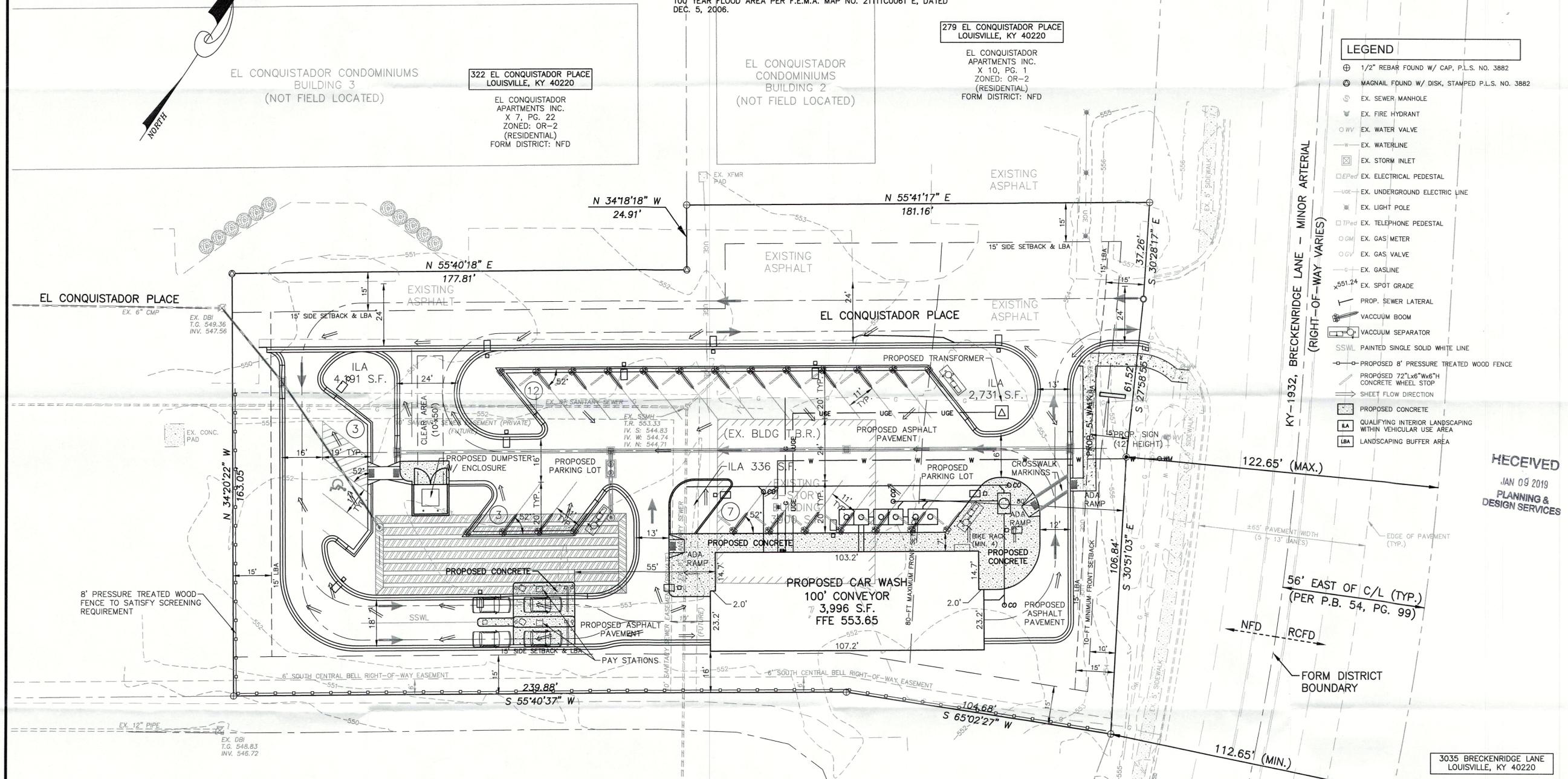
SHEET TITLE:  
**DEVELOPMENT PLAN - CATEGORY 2B**

PROJECT TITLE:  
**ZIPS EXPRESS CAR WASH  
 3000 BRECKENRIDGE LANE  
 LOUISVILLE, KENTUCKY 40220**

BUDGET I.D.  
 CONTRACT NO.  
 RECORD NO.  
 DRAWING NO:  
**C2.00**

**LEGEND**

- 1/2" REBAR FOUND W/ CAP, P.L.S. NO. 3882
- MAGNAIL FOUND W/ DISK, STAMPED P.L.S. NO. 3882
- EX. SEWER MANHOLE
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. WATERLINE
- EX. STORM INLET
- EX. ELECTRICAL PEDESTAL
- EX. UNDERGROUND ELECTRIC LINE
- EX. LIGHT POLE
- EX. TELEPHONE PEDESTAL
- EX. GAS METER
- EX. GAS VALVE
- EX. GASLINE
- EX. SPOT GRADE
- PROP. SEWER LATERAL
- VACUUM BOOM
- VACUUM SEPARATOR
- PAINTED SINGLE SOLID WHITE LINE
- PROPOSED 8" PRESSURE TREATED WOOD FENCE
- PROPOSED 72"x6"x6" CONCRETE WHEEL STOP
- SHEET FLOW DIRECTION
- PROPOSED CONCRETE
- QUALIFYING INTERIOR LANDSCAPING WITHIN VEHICULAR USE AREA
- LANDSCAPING BUFFER AREA



RECEIVED  
 JAN 09 2019  
 PLANNING & DESIGN SERVICES

KY-1932, BRECKENRIDGE LANE - MINOR ARTERIAL  
 (RIGHT-OF-WAY VARIES)

122.65' (MAX.)  
 56' EAST OF C/L (TYP.)  
 (PER P.B. 54, PG. 99)  
 NFD RCFD

FORM DISTRICT BOUNDARY

3035 BRECKENRIDGE LANE  
 LOUISVILLE, KY 40220

MP KROGER BORROWING  
 ENTITY LLC  
 P.B. 54, PG. 99  
 D.B. 10391, PG. 87  
 ZONED: C-1, C-2  
 (COMMERCIAL)  
 FORM DISTRICT: RCFD

3083 BRECKENRIDGE LANE  
 LOUISVILLE, KY 40220

MCMAHAN GROUP LLC  
 P.B. 54, PG. 99  
 D.B. 10340, PG. 735  
 ZONED: OR-2, C-1, C-2  
 (COMMERCIAL)  
 FORM DISTRICT: NFD, RCFD

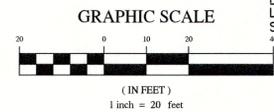
3030 BRECKENRIDGE LANE  
 LOUISVILLE, KY 40220

CASA GRANADA  
 BUILDERS INC  
 X 16, PG. 47  
 ZONED: OR-2  
 (RESIDENTIAL)  
 FORM DISTRICT: NFD

**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



**SITE STATISTICS**

EXISTING ZONING C-2, COMMERCIAL  
 EXISTING FORM DISTRICT NEIGHBORHOOD (NFD)  
 EXISTING USE OFFICE BUILDING  
 PROPOSED USE(S) CAR WASH  
 NET ACREAGE OF SITE 1.434 ACRES (62,445 S.F.)  
 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): 0.06

TAX BLOCK: 0037  
 LOT NUMBER(S): 0305  
 SOURCE(S) OF TITLE: DEED BOOK 8255, PAGE 963

**PARKING SUMMARY**

REQUIRED PARKING (CAR WASH CONVEYOR TYPE OPERATED BY CUSTOMER)  
 MIN. (1 SP / CONVEYOR) 1 SPACE  
 (1 SP / VACUUM UNIT) 22 SPACES  
 MAX. (2 SP / CONVEYOR) 2 SPACES  
 (1 SP / VACUUM UNIT) 22 SPACES

TOTAL PARKING REQUIRED  
 MIN. 23 SPACES  
 MAX. 24 SPACES

PROVIDED PARKING  
 STANDARD SPACES 24 SPACES  
 HANDICAP SPACES 1 SPACE  
 TOTAL PARKING PROVIDED 25 SPACES

MAXIMUM PARKING IS EXCEEDED IN ORDER TO PROVIDE FOR EMPLOYEE PARKING