



PROJECT DATA

TOTAL SITE AREA	= 1.5± ACRES
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING ZONING	= R-4 & C-2
PROPOSED ZONING	= C-2
EXISTING USE	= CAR WASH/DOG WASH
PROPOSED BUILDING AREA	= 5,000 S.F.
F.A.R.	= 0.08 (5.0 MAX. ALLOWED)
BUILDING HEIGHT	= 30' (45' MAX. ALLOWED TRANSITION ZONE)
PARKING REQUIRED	MIN. 1 SP (1 CONVEYOR UNIT) MAX. 2 SPACES
	1 SP (28 VACUUMS) MIN. 28 SPACES 2 SPACES
	1 SP (28 VACUUMS) MAX. 28 SPACES 28 SPACES
TOTAL PARKING REQUIRED	= 29 SPACES 30 SPACES
PARKING PROVIDED	= 2 SPACES
COMMON SPACES	= 28 SPACES
VACUUM SPACES	= 28 SPACES (1 ACCESSIBLE SPACE)
TOTAL PARKING PROVIDED	= 30 SPACES (1 ACCESSIBLE SPACE)
BIKE PARKING	= 2 SHORT TERM = 2 LONG TERM (PROVIDED INSIDE BLDG.)
TOTAL VEHICULAR USE AREA	= 25,129 S.F.
INTERIOR LANDSCAPE AREA REQ'D	= 1,885 S.F.
ILA PROVIDED	= 2,721 S.F.

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - Construction plans, bond, and KTC permit are required by MPW prior to construction approval and issuance of MPW encroachment permit.
 - An encroachment permit, bond, and construction plans will be required for all work done in the Speedway Avenue or Dixie Highway right-of-way prior to MPW & KTC construction plan approval and transmittal.
 - No increase in drainage run off to state roadways.
 - There shall be no commercial signs in the Right of Way.
 - There should be no landscaping the right-of-way without an encroachment permit. Landscaping on plans will need to be reviewed for sight distance.
 - 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.
 - Transition Standards Section 5.7.1 of the Louisville Metro Land Development Code, apply to the entire site because more than 50% of the site is covered by the Neighborhood Transition Zone.
 - A vehicular connection shall be provided to the north property line at such time as the Christopher Davis property is redeveloped.
 - Upon development or redevelopment of the adjacent C-2 properties to the north, a unified access and circulation system shall be developed to eliminate preexisting curb cuts and provide for a 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.
 - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - A Minor Plat shall be recorded for the Dixie Highway right-of-way dedication prior to MPW construction plan approval.
- MSD NOTES:**
- Sanitary sewer service will be provided by existing connection.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0105 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.
 - Site will not be subject to MSD Regional Facilities Fee or detention.
 - The final design of this project must meet all MS4 water quality regulations established by MSD unless area of disturbance is less than 1 acre.
 - EXISTING IMPERVIOUS AREA = 35,535 S.F.
 - PROPOSED IMPERVIOUS AREA = 32,352 S.F. (9% REDUCTION)
 - 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.
 - The car wash shall have an individual connection per MSD's fats, oils, & grease policy.
 - MSD Sanitary department approval required prior to MSD construction plan approval.
 - No increase of velocity or volume at point of discharge at the property line.
 - Lowest finished floor or machinery shall be at or above 456.50'.
 - A Downstream Capacity Facility request was submitted to MSD on February 22, 2016.

NO.	DATE	DESCRIPTION	BY

PROJECT DATA
FILE NAME: 15204-DDDP
DATE: 3-4-16
SCALE: AS SHOWN
CHECKED BY: JET
DRAWN BY: JY/SBS

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LD&D
LAND DESIGN & DEVELOPMENT, INC.
BUSINESS - LAND SERVICES - LANDSCAPE ARCHITECTURE
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REVISED DETAILED DISTRICT DEVELOPMENT PLAN
BLUE IGUANA CAR WASH
9500 DIXIE HIGHWAY
DEVELOPER
BLUE IGUANA CAR WASH
1640 E SUNSHINE STREET
SPRINGFIELD, MO 65804

JOB NO. 15204
SHEET 1 OF 1

MSD STANDARD EROSION CONTROLS

	STONE SILT CHECK DAMS
	HEADWALL SEDIMENT PROTECTION DAM
	SILT FENCE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 66,634 S.F.
EX. TREE COVERAGE	= 0% - 40%
TOTAL TREE CANOPY AREA REQUIRED	= 20% (13,369 S.F.)
EX. TREE CANOPY TO BE PRESERVED	= 0%
PROP. TREE CANOPY TO BE PLANTED	= 20% (13,680 S.F.)

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- The approved erosion prevention and sediment control (EPCS) plan shall be implemented prior to any land-disturbing activity on the construction site. Any modifications to the approved EPCS plan must be reviewed and approved by MSD's private development review office. EPCS BMP's 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 seeded and stabilized.
- Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. 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 seeded, 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.
- Where construction or land disturbance 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 calendar days after the activity has ceased.
- Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin.
- All storm drainage shall conform to MSD standard specifications.
- 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 drip-line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

