

LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 0.7± Ac. (29,490 SF)
EXISTING ZONING	= C-2
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= CAR WASH TO BE DEMOLISHED AND REPLACED
BUILDING HEIGHT	= 1 STORY (60' MAX. ALLOWED)
BUILDING AREA	= 4200 SF
F.A.R.	= 0.14 (5.0 MAX. ALLOWED)
PARKING REQUIRED	
1/SP PER EMPLOYEE MIN. (2 EMPLOYEES)	= 1 SP
1/SP PER EMPLOYEE MAX. (2 EMPLOYEES)	= 2 SP
TOTAL PARKING PROVIDED	= 2 SPACES (1 HC SP INCLUDED)
TOTAL VEHICULAR USE AREA	
TOTAL VEHICULAR USE AREA	= 13,163 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 987 SF (5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 1,421 SF
EXISTING IMPERVIOUS	
EXISTING IMPERVIOUS	= 21,571 SF
PROPOSED IMPERVIOUS	= 24,550 SF (13.8% INCREASE)

GENERAL NOTES:

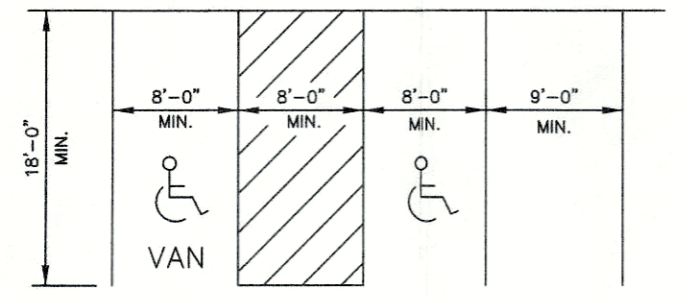
- Parking areas and drive lanes to be a hard and durable surface.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- 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 shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.

MSD NOTES:

- All retail shops must have individual connections per MSD's fats, oils and grease policy.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service is existing. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0049 F dated February 26, 2021.
- Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- 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 Mgmt. Practices.

LEGEND

- = Bollard
- = Sign
- ☆ = Light Pole
- CB = Catch Basin
- ⊙ = Storm Drainage Manhole
- ICV = Irrigation Control Valve
- WM = Water Meter
- GM = Gas Meter
- ⊙ = Sanitary Sewer Manhole
- CO = Sanitary Clean-Out
- TP = Telecomm. Pedestal
- RCP = Reinforced Concrete Pipe
- 8" W = Underground Water Line
- 2" G = Underground Gas Line
- T = Underground Telecomm. Line
- UE = Underground Electric Line
- = Set 1/2" By 18" Iron Pin With Cap Stamped "WNC 3492"
- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE

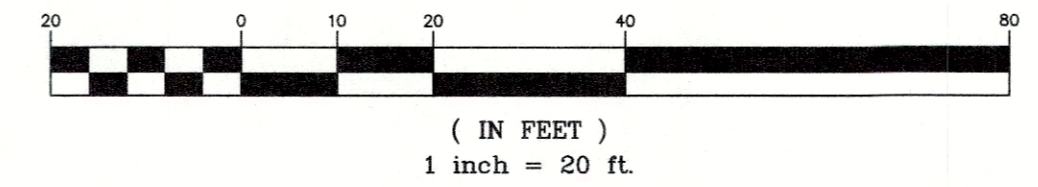


TYPICAL PARKING SPACE LAYOUT
NO SCALE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 29,490 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (5,898 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (5,898 S.F.)

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY

PROJECT DATA
FILE NAME: 21104 DDP
DATE: 6/28/21
CHECKED BY: AER
DRAWN BY: AH

PROJECT DATA

SCALE: AS SHOWN
DRAWN BY: AH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS - LAND SURVEYING - LANDSCAPE ARCHITECTURE
505 WASHINGTON ST. SUITE 200
LOUISVILLE, KY 40202
PHONE: 502.444.2714
FAX: 502.444.2714
WEB SITE: WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
**12945 SHELBYVILLE ROAD
LOUISVILLE, KENTUCKY 40243**
OWNER
AUTO WASH USA LLC
12945 SHELBYVILLE ROAD
LOUISVILLE, KY 40243

RECEIVED
JUN 28 2021
PLANNING & DESIGN SERVICES

OWNER:
AUTO WASH USA LLC
12945 SHELBYVILLE RD
LOUISVILLE, KY 40243

SITE ADDRESS:
12945 SHELBYVILLE ROAD
TAX BLOCK 0023, LOT 0703
D.B. 7875 PG. 0299

COUNCIL DISTRICT - 19
FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN
MUNICIPALITY - MIDDLETOWN

JOB NO. 21104
SHEET 1 OF 1