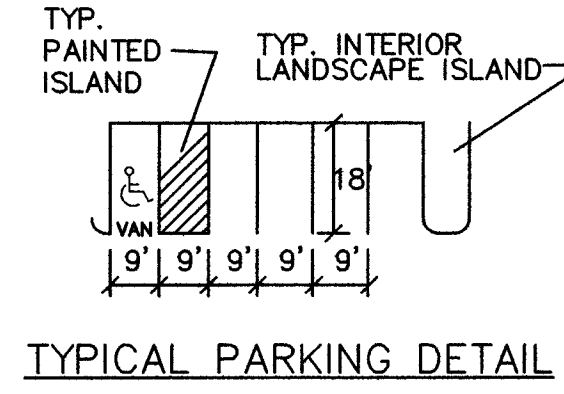


**LEGEND**

- EXISTING TREE
- DENOTES DRAINAGE FLOW
- HANDICAP PARKING
- INTERNAL LANDSCAPE AREA
- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED CAR QUEING
- EXISTING PSC
- PROPOSED DECIDUOUS TREE (REFER TO CHART FOR TYPE)
- PROPOSED EVERGREEN TREE (REFER TO CHART FOR TYPE)
- TREE PROTECTION FENCING
- EXISTING DITCH/FLOW LINE
- REINFORCED SILT FENCE (MSD DWG. EF-10-02)
- STONE BAG INLET PROTECTION (MSD DWG. EF-03-02)
- CONSTRUCTION ENTRANCE (MSD DWG. ER-01-03)



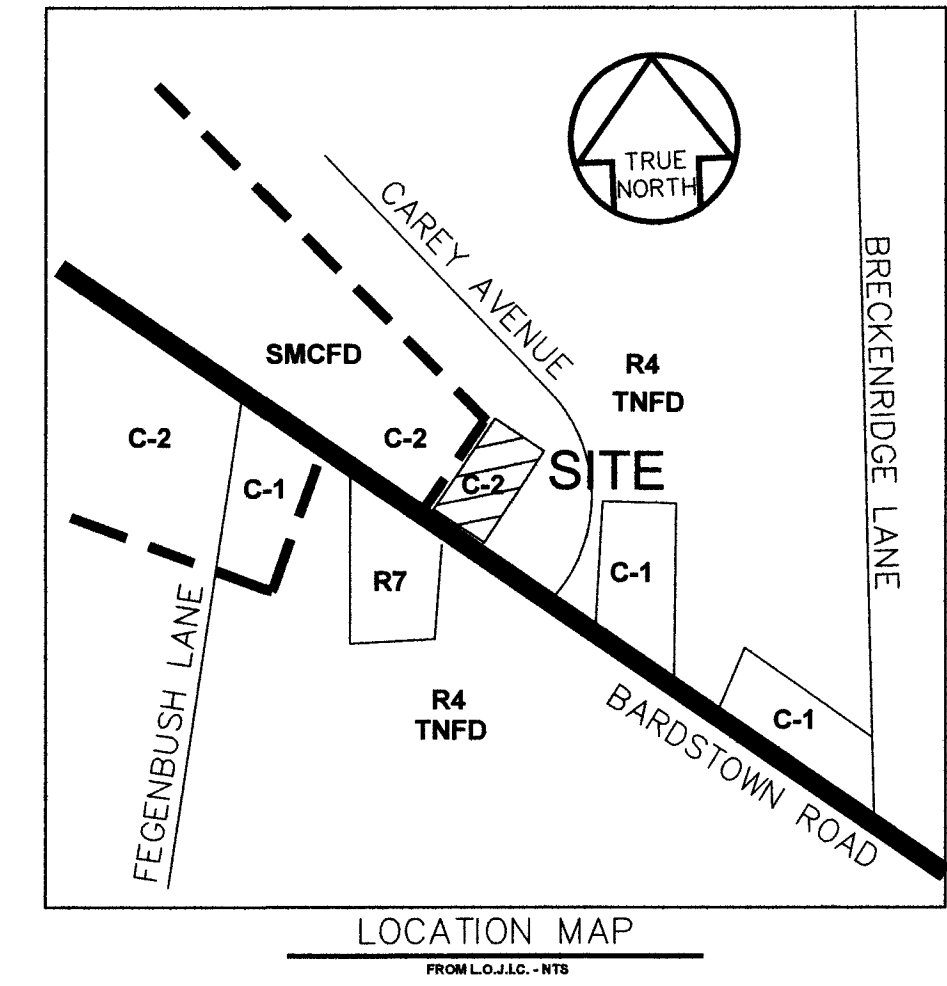
**SITE DATA:**

**LOT 1 - EXISTING VACANT LOT**

LOT SIZE: EXISTING 2.0 AC (87,284) S.F.  
 TAX BLOCK & LOT: 0044 - 0061  
 FORM DISTRICT: NEIGHBORHOOD  
 EXISTING ZONING: C2  
 EXISTING USE: VACANT  
 PROPOSED USE: CAR WASH (CONVEYOR OPERATED BY CUSTOMER WITH UP TO TWO EMPLOYEES)  
 PROPOSED BUILDING HEIGHT: 15'-0"  
 BUILDING SPACE: PROPOSED 5,010 S.F.  
 FLOOR AREA RATIO: EXISTING 0.057 FAR

**SPECIAL NOTE FOR SCREENING:**

- NORTH RESIDENTIAL PROPERTIES WILL BE SCREENED WITH (23) 6' WHITE PINES SPACED 10' ON CENTER.



**PARKING REQUIREMENTS:**

PARKING REQ:  
 FOR (2 EMPLOYEES MAX + 1 HC) TOTAL = 3 SPACES  
 PARKING CURRENTLY PROVIDED (INCLUDES 1 HANDICAP SPACE) = 3 SPACES  
 ADDL OVERSIZED SPACES FOR CAR VACUUMS/CLEANING = 22 SPACES

**LANDSCAPE REQUIREMENTS:**

PROPOSED VEHICULAR USE AREA (VUA) = 34,179 S.F.  
 ILA REQUIRED = 2,564 S.F. (7.5%)  
 ILA PROVIDED = 3,179 S.F.

**TREE CANOPY REQUIREMENTS:**

TCPA Category: Class "C"  
 PRESERVED TREE CANOPY COVERAGE AREA: 0 S.F. (0%)  
 SITE AREA: 87,284 S.F.  
 TREE CANOPY COVERAGE AREA REQUIRED: 17,457 S.F. (20%)

**GENERAL NOTES**

- SITE AREA = 2.00 ACRES (87,284 S.F.).
- LIMITS OF DISTURBANCE = 61,390 SF (1.41 ACRES).
- SITE IS LOCATED WITHIN THE BUECHEL FIRE DISTRICT.
- SITE IS LOCATED WITHIN METRO COUNCIL DISTRICT 22.
- NO STREAMS OR FLOODPLAIN ARE LOCATED ON THIS SITE PER FEMA FIRM PANEL: 21111C0078E.
- HYDROLOGIC SOIL GROUP AT FINISH GRADE SHALL BE CONSISTENT WITH EXISTING SOIL TYPES.
- CONTOUR DATA ON THIS PLAN WAS DERIVED FROM FIELD POINTS AND LOJIC DATA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING EXISTING ROADWAYS ONCE CONSTRUCTION ACTIVITY BEGINS & IN CONFORMITY TO MSD EPSC MEASURES.
- EPSC CONTROLS TO BE INSPECTED EVERY 7 CALENDAR DAYS AND/OR AFTER EVERY RAIN FALL EVENT TOTALING 0.5" OR MORE.
- RECEIVING BODY OF WATER IS A TRIBUTARY TO SOUTH FORK OF BEARGRASS CREEK.
- AN MSD DRAINAGE BOND WILL BE REQUIRED. ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS FOR THE 2, 10, AND 100 YEAR STORMS.
- THE FINAL DESIGN OF THE 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.
- CONTRACTOR SHALL MEET ADA AND PROWAG REQUIREMENTS FOR ALL SLOPES AND CROSS SLOPES.
- ALL DISTURBED AREAS TO BE SEEDED AND STRAWED AFTER GRADING IS COMPLETE.
- CONSTRUCTION OF DETENTION BASIN SHALL BE COORDINATED WITH THE MSD INSPECTOR.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICLE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORHOODS.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY LATERAL EXTENSION, AND BE TREATED AT THE MORRIS FORMAN WATER QUALITY FACILITY.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK PERFORMED IN THE RIGHT-OF-WAY.
- ALL DUMPSTER PADS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 5.5.2.B.2 OF THE LDC.
- THERE SHALL BE NO INCREASE IN RUNOFF TO THE STATE RIGHT-OF-WAY ON BARDSTOWN ROAD.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS, IF IT DOES IT SHALL BE RE-AIMED, SHIELDED, OR TURNED OFF.
- THE SITE LIES WITHIN THE KARST TERRAIN AREA. ANY SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 4 SECTION 8 OF THE LAND DEVELOPMENT CODE.
- 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 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.
- THE PROPOSED CAR WASH IS A CONVEYOR TYPE OPERATED BY CUSTOMER WITH ONE TO TWO EMPLOYEES ON SITE FOR MAINTENANCE ACTIVITY.

**DETENTION BASIN CALCULATIONS:**

$X = (\text{DELTA} C \times \text{rainfall}) \times (\text{acres}) / 12$   
 $(\text{DELTA} C = 0.85 - 0.22 = 0.63)$   
 $A = 2.16 \text{ AC}$   
 $R = 2.8 \text{ INCHES}$   
 $X = (0.63) (2.16) (2.8) / 12 = 0.3175 \text{ AC.FT.}$   
 REQUIRED = 13,830 C.F.  
 PROVIDED BASIN VOLUME = 14,000 C.F.

**IMPERVIOUS AREA SUMMARY:**

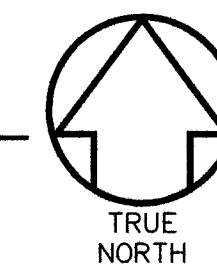
TOTAL SITE AREA ----- 2.00 ACRES  
 EXISTING IMPERVIOUS SURFACE ----- 0.52 ACRES  
 PROPOSED IMPERVIOUS SURFACE ----- 0.97 ACRES

**HANDICAPPED ACCESSIBILITY:**

- THE ELEVATION OF ALL EXTERIOR WALKS AND SLABS SHALL BE FLUSH WITH FINISH FLOOR ELEVATION AT ALL DOORS, AND SHALL SLOPE NO MORE THAN 2% WITHIN 5' OF THOSE DOORS. ELSEWHERE EXTERIOR WALKS AND SLABS SHALL CONFORM TO THE SPOT ELEVATIONS AND CONTOURS INDICATED AND IN NO CASE SHALL EXCEED 5% SLOPE EXCEPT AT CURB RAMPS WHICH SHALL SLOPE 8.33% (MAX). CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 2.0%.
- GRATING LOCATED WITHIN ACCESSIBLE ROUTE SHALL BE POSITIONED PERPENDICULAR TO DIRECTION OF TRAVEL. SLOT WIDTH SHALL NOT EXCEED 1/2" UNLESS OTHERWISE NOTED.
- RAMP TRANSITIONS FROM RAMPS TO WALKS, SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
- RAMPS TO BUILDING:
  - A. MINIMUM WIDTH 48" (SEE PLAN FOR ACTUAL DIMENSION)
  - B. SLOPE TO BE 1:20 (5%) UP TO A MAXIMUM OF 1:12 (8.33%)
  - C. CROSS SLOPE 2% MAXIMUM
  - D. FLARED SIDES: MAXIMUM SLOPE 1:10

**SITE LAYOUT PLAN**

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE  
 0 10' 20' 40'  
 SCALE: 1" = 20'



**HARTLEY LAND**  
 3512 BURKLAND BLVD, SHEPHERDSVILLE, KENTUCKY 40165  
 PHONE : 502-957-7748 E-MAIL: alan@hartleyland.com

CASE # 14DEVPLAN1092  
 MSD WM # 9809

| REVISIONS | By          | CS             |
|-----------|-------------|----------------|
| Date      | Description | Metro Comments |
| 10-1      |             |                |

**Blue Stone**  
 Engineers, PLLC  
 3703 Taylorsville Road, Suite 205  
 Louisville, Kentucky 40220  
 (502) 992-9288  
 www.bluestoneengineers.com

DEVELOPER: TODD GRACE  
 2805 HIGHLAND AVE.  
 CARROLLTON, KY 41008

OWNER:  
 MINNIE D. FEENBUSH  
 REVOCABLE TRUST  
 4940 PLUM RUN ROAD  
 BLOOMFIELD, KENTUCKY 40008

11-13-14  
 DATE

CHRIS CRUMPTON  
 21023  
 LICENSED PROFESSIONAL ENGINEER  
 STATE OF KENTUCKY

TITLE: 4405 BARDSTOWN ROAD  
 TODD'S PLACE EXPRESS CAR WASH

SITE INFORMATION:  
 4405 BARDSTOWN ROAD, LOUISVILLE, KY 40218  
 DEED BOOK 9434 PAGE 0521  
 TAX BLOCK 0044 LOT 0061

REVISED DISTRICT DEVELOPMENT PLAN

SHEET NO. **CAT3**

DATE: 08-22-14  
 SCALE: NTS

DRAWN BY: CS  
 CHECKED BY: CTC