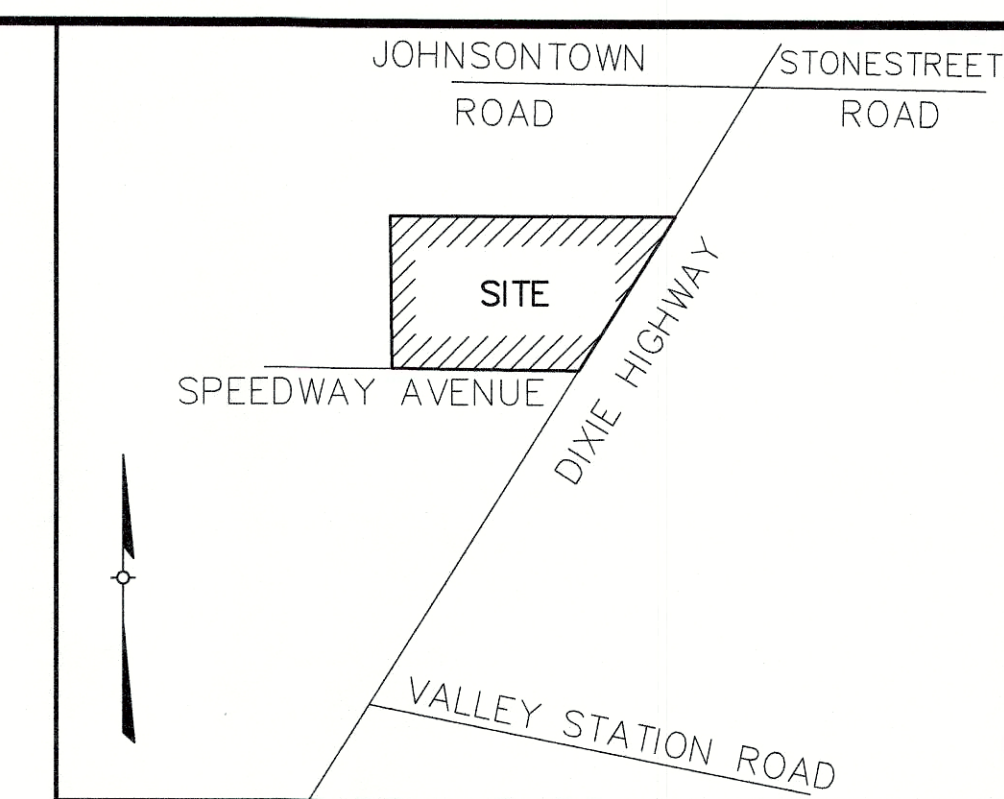




## PROJECT DATA

|                               |   |                                                     |
|-------------------------------|---|-----------------------------------------------------|
| TOTAL SITE AREA               | = | 1.5± Ac. (66,634 SF)                                |
| FORM DISTRICT                 | = | SUBURBAN MARKETPLACE CORRIDOR                       |
| EXISTING ZONING               | = | R-4 & C-2                                           |
| PROPOSED ZONING               | = | C-2                                                 |
| EXISTING USE                  | = | CAR WASH/DOG WASH                                   |
| PROPOSED BUILDING AREA        | = | 5,600 S.F.                                          |
| F.A.R.                        | = | 0.08 (5.0 MAX. ALLOWED)                             |
| BUILDING HEIGHT               | = | 30' (45' MAX. ALLOWED TRANSITION ZONE)              |
| PARKING REQUIRED              |   | <u>MIN.</u> <u>MAX.</u>                             |
| 1 SP (1 CONVEYOR UNIT) MIN.   | = | 1 SPACES                                            |
| 2 SP (1 CONVEYOR UNIT) MAX.   | = | 2 SPACES                                            |
| 1 SP (28 VACUUMS) MIN.        | = | 28 SPACES                                           |
| 1 SP (28 VACUUMS) MAX.        | = | 28 SPACES                                           |
| <u>TOTAL PARKING REQUIRED</u> | = | <u>29 SPACES</u> <u>30 SPACES</u>                   |
| PARKING PROVIDED              |   |                                                     |
| COMMON SPACES                 | = | 2 SPACES                                            |
| VACUUM SPACES                 | = | 28 SPACES                                           |
| TOTAL PARKING PROVIDED        | = | 30 SPACES (1 ACCESSIBLE SPACE)                      |
| BIKE PARKING                  | = | 2 SHORT TERM<br>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:

1. Parking areas and drive lanes to be a hard and durable surface.
2. Construction plans, bond, and KTC permit are required by MPW prior to construction approval and issuance of MPW encroachment permit.
3. An encroachment permit, bond, and construction plans will be required for all work done in the Speedway right-of-way, right-of-way adjacent to MPW & KTC construction plan approval and transmittal.
4. No increase in drainage run off to state roadways.
5. There shall be no commercial signs in the Right of Way.
6. There shall be no landscaping in the right-of-way without an encroachment permit. Landscaping on plans will need to be reviewed for sight distance.
7. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
8. 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.
9. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
10. Construction 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.
11. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
12. A Minor Plat shall be recorded for the Dixie Highway right-of-way dedication prior to MPW construction plan approval.

## MSD NOTES:

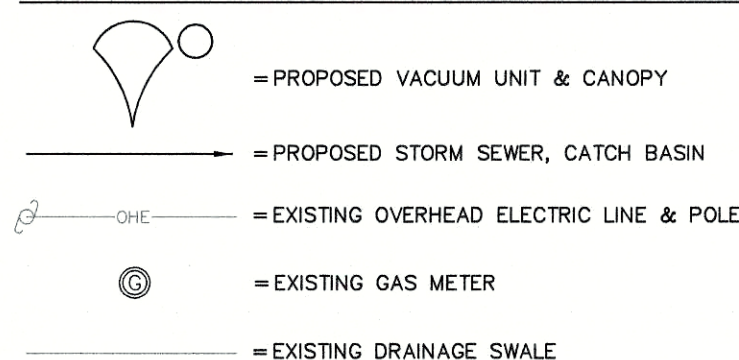
1. Sanitary sewer service will be provided by existing connection.
  2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0105 E dated December 5, 2006.
  3. Drainage pattern depicted by arrows (====>) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
  4. Site will not be subject to MSD Regional Facilities Fee or detention.
  5. The final design of this project must meet all state 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 = 22,352 S.F. (9% REDUCTION)
6. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Upon any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
  7. The car wash shall have an individual connection per MSD's fats, oils, & grease policy.
  8. MSD Sanitary department approval required prior to MSD construction plan approval.
  9. No increase of velocity or volume at point of discharge at the property line.
  10. Lowest finished floor or machinery shall be at or above 456.50'.
  11. A Downstream Capacity Facility request was submitted to MSD on February 22, 2016.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

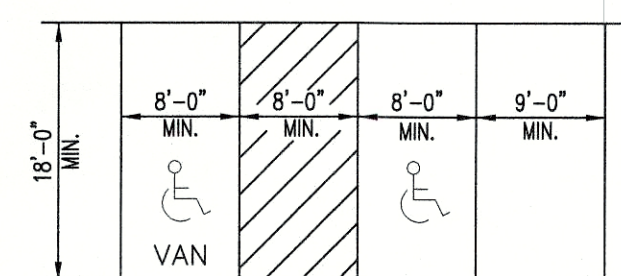
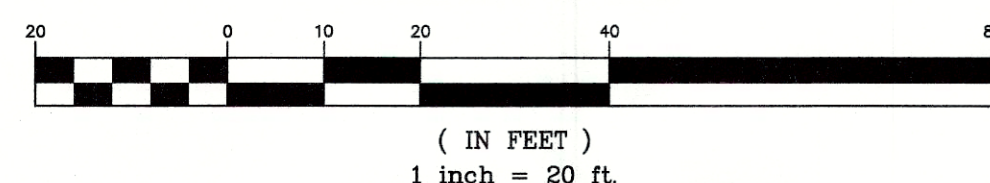
- The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development review office. EPSC shall be installed and maintained in accordance with the following:
- 1. Detention basins, if applicable, shall be constructed first and shall perform as sediment basins for the entire construction site.
  - 2. 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.
  - 3. Public utilities shall be protected by trench shields and trench catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.
  - 4. Erosion control measures shall be installed and maintained in accordance with drawing PR-02.
  - 5. Erosion control and disturbance activity shall be 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.
  - 6. All erosion control activity shall be performed prior to any boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, or catch basin.
  - 7. All storm drainage shall conform to MSD standard specifications.
  - 8. Grading activities shall be limited to the minimum area necessary to complete the work. The compaction of root systems of trees to be preserved. The fencing shall enclose the area between the drip-line of the tree canopy and shall remain in place. No parking, material storage, construction activities or other activities shall be permitted within the fenced area.

| 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.) |

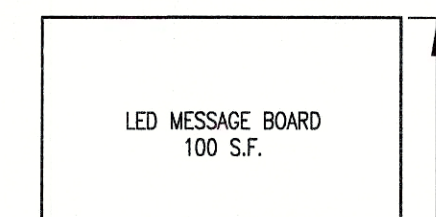
### LEGEND



GRAPHIC SCALE



TYPICAL PARKING SPACE LAYOUT



PROPOSED DIXIE HIGHWAY SITE SIGN  
NO SCALE

OWNER: SITE ADDRESS:  
GESJ, INC. 9500 DIXIE HIGHWAY  
P.O. BOX 789 TAX BLOCK 1153, LOT 0040  
WINCHESTER, KY 40392 D.B. 9814, PG. 0359  
COUNCIL DISTRICT - 14 CASE: 17WAIVER1005  
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK RELATED CASE:16ZONE1005  
W.M #6620

[illegible]

ENGINEER'S SEAL SURVEYOR'S SEAL

PROJECT DATA

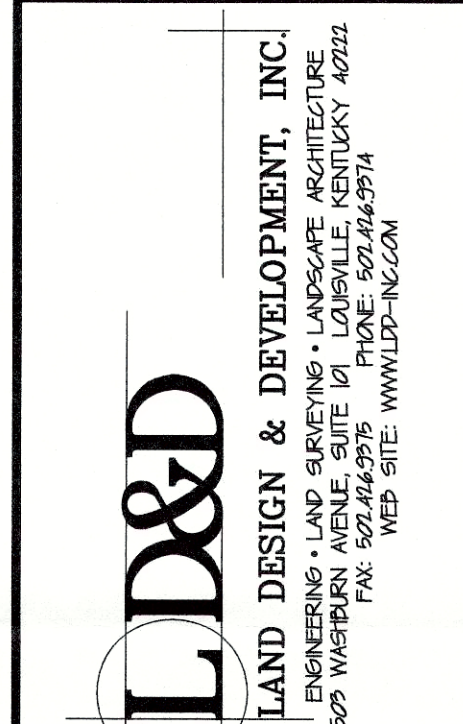
FILE NAME: 13204--DDDP

DATE: 2/27/17

SCALE: AS SHOWN

CHECKED BY: AER

DRAWN BY: JH/SBS



REVISIED DETAILED DISTRICT DEVELOPMENT PLAN

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**BLUE IGUANA CAR WASH**  
**9500 DIXIE HIGHWAY**

DEVELOPER

BLUE IGUANA CAR WASH  
1640 E SUNSHINE STREET  
SPRINGFIELD, MO 65804

DD RELATED CASE: 98122

OB NO. 15204

SHEET  
1  
OF 1