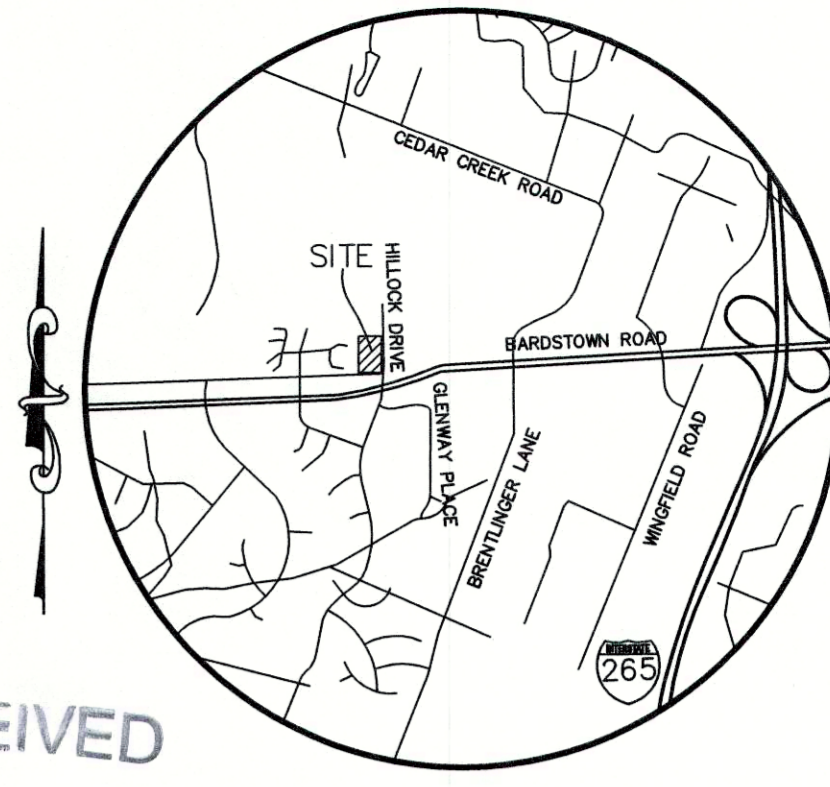


LOUISVILLE METRO  
APPROVED DISTRICT DEVELOPMENT PLAN  
DOCKET NO. 17 ZONE 1042  
APPROVAL DATE  
EXPIRATION DATE  
SIGNATURE OF PLANNING COMMISSION  
*Lawrence*  
PLANNING COMMISSION



RECEIVED  
JAN 22 2018  
PLANNING & DESIGN SERVICES

**LEGEND**

---	EXISTING CONTOUR
---	EXISTING TREE MASS
---	EXISTING FENCE
---	EXISTING STREET SIGN
---	EXISTING OVERHEAD UTILITIES
---	EXISTING UTILITY POLE
---	EXISTING DOWN GUY
---	EXISTING CATCH BASIN & YARD DRAIN
---	EXISTING HEADWALL W/ PIPE
---	EXISTING TOE OF SLOPE/DITCH
---	EXISTING SANITARY MANHOLE W/PIPE
---	EXISTING 6" PROPERTY SERVICE CONNECTION
---	PROPOSED CATCH BASIN & YARD DRAIN
---	PROPOSED SLOPED & FLARED HEADWALL
---	PROPOSED SANITARY MANHOLE W/PIPE
---	PROPOSED 6" PROPERTY SERVICE CONNECTION
---	PROPOSED CLEANOUT
---	PROPOSED SANITARY FLOW ARROW
---	PROPOSED DRAINAGE FLOW ARROW
---	REVISED TREE LINE
---	EXISTING ZONING LINE
---	PROPOSED FENCE
---	EX. PROPERTY LINE TO BE "Z-ED" OUT
---	PROPOSED BIKE RACK
---	PROPOSED DITCH

**SITE DATA:**

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	C1&R4
PROPOSED ZONING	C1
EXISTING LAND USE	SINGLE-FAMILY RESIDENTIAL
PROPOSED LAND USE	CAR WASH USE
GROSS LAND AREA	2.05± AC.
NET LAND AREA	1.83± AC.
BUILDING AREA	9,947 ± S.F.
BUILDING HT. (MAX ALLOWED: 30')	28' MEAN HT.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.11

**PARKING**

MINIMUM 18 VACUUM UNITS = 18 SPACES
1 SPACE FOR EACH CONVEYOR UNIT OR STALL PLUS 1 SPACE FOR EACH VACUUM UNIT
MAXIMUM
2 SPACES FOR EACH CONVEYOR UNIT OR STALL PLUS 1 SPACE FOR EACH VACUUM UNIT PLUS 1 SPACE FOR EACH 2 EMPLOYEES MAXIMUM SHIFT PLUS 1 SPACE FOR EACH EMPLOYEE MAXIMUM SHIFT
1 CONVEYOR UNIT = 1 SPACE
7 EMPLOYEES = 4 SPACES
MINIMUM REQ. = 28 SPACES
MAXIMUM ALLOWED = 30 SPACES
TOTAL PROVIDED = 28 SPACES
(INCLUDES 3 A.D.A. SPACES)
BICYCLE PARKING
PARKING PROVIDED = 2 SPACES

**TREE CANOPY DATA:**

GROSS SITE AREA	89,424± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	13,401± S.F. (15%)
TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TREE CANOPY TO BE PLANTED	13,414± S.F. (20%)
TREE CANOPY REQUIRED	13,414± S.F. (20%)
TOTAL TREE CANOPY PROVIDED	13,414± S.F. (20%)

\*TREE CANOPY DERIVED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

**DETENTION CALCULATIONS**

2.9/12 (0.85-0.33) (1.83) = 0.17 AC-FT

**LANDSCAPE DATA:**

V.U.A. REQUIRED	38,610± S.F.
V.U.A. PROVIDED (7.5% X V.U.A.)	2,896 S.F.
V.U.A. DEFICIT	5,049± S.F.

**WAIVER REQUEST:**

- A WAIVER IS REQUESTED OF TABLE 10.2.6 OF THE LDC TO REDUCE THE 15' VEHICLE USE AREA LANDSCAPE BUFFER ALONG HILLOCK DRIVE AND OLD BARDSTOWN ROAD FROM 15' TO 10'.
- A WAIVER OF 5.9.2.A.1.B.I OF THE LDC IS REQUESTED TO OMIT THE REQUIREMENT OF PROVIDING A PEDESTRIAN CONNECTION FROM THE BUILDING TO THE PUBLIC RIGHT-OF-WAY.
- A WAIVER OF 5.9.2.A.1.B.II OF THE LDC IS REQUESTED TO OMIT THE REQUIREMENT OF A VEHICULAR CONNECTION BETWEEN NON-RESIDENTIAL USES.

**VARIANCE REQUEST:**

- A VARIANCE OF LDC 5.1.8.B TO ALLOW THE PROPOSED BUILDING TO OCCUPY LESS THAN 60% OF THE 80' MAXIMUM FRONT SETBACK AS REQUIRED IN TABLE LDC TABLE 5.3.2.

CASE #17ZONE1042  
RELATED CASE #15ZONE1062,  
#14ZONE1027  
MSD WM # 10990

RECEIVED  
JAN 22 2018  
PLANNING & DESIGN SERVICES

GRAPHIC SCALE  
0 7.5 15 30 60

PATRICIA A. ROBERTS & TERI M. STICKLER  
9809 HILLOCK DRIVE  
D.B. 9088, PG. 377  
T.B. 0657, LOT 0056  
ZONING R4  
FORM DISTRICT NEIGHBORHOOD

JAMES R. CHARLOTTE, C. NELLIS  
D.B. 6216, PG. 30  
T.B. 0657, LOT 0056  
ZONING R4  
FORM DISTRICT NEIGHBORHOOD

CLAUDIA GAYLE JONES  
9800 HILLOCK DRIVE  
D.B. 6216, PG. 30  
T.B. 0657, LOT 0104  
ZONING OR-3, R4  
FORM DISTRICT NEIGHBORHOOD

CLAUDIA GAYLE JONES  
9800 HILLOCK DRIVE  
D.B. 6216, PG. 30  
T.B. 0657, LOT 0104  
ZONING OR-3, R4  
FORM DISTRICT NEIGHBORHOOD

WILL REALTY LLC  
8014 BARDSTOWN ROAD  
D.B. 8718, PG. 106  
T.B. 0657, LOT 0062  
ZONING C2, C1  
FORM DISTRICT NEIGHBORHOOD

ENDEAVOR PROPERTIES II LLC  
8104 OLD BARDSTOWN ROAD  
D.B. 1061A, PG. 520  
T.B. 0657, LOT 147  
ZONING OR-3  
FORM DISTRICT NEIGHBORHOOD

EARLY CHILDHOOD EDUCATION LLC  
8104 OLD BARDSTOWN ROAD  
D.B. 10691, PG. 400  
T.B. 0657, LOT 008  
ZONING OR-3  
FORM DISTRICT NEIGHBORHOOD

- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
  - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
  - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
  - THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
  - ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
  - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
  - ALL RADI TO BE 4.5' UNLESS OTHERWISE INDICATED.
  - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
  - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
  - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
  - THERE ARE NO KARST FEATURES ON THE SUBJECT SITE PER A SEPTEMBER 25, 2014 SITE VISIT BY ANN RICHARD, LANDSCAPE ARCHITECT.
  - A LOT CONSOLIDATION BY DEED SHALL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVALS.

- MSD NOTES:**
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY PROPOSED PROPRIETARY SERVICE CONNECTIONS, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
  - DRAINAGE / STORM WATER DETENTION: DETENTION TO BE COMPENSATED THROUGH REGIONAL FACILITY FEES PENDING KYTC APPROVAL. IF THE INCREASE IN RUN OFF IS NOT ACCEPTABLE AT THE TIME OF CONSTRUCTION PLAN APPROVAL, THEN UNDERGROUND DETENTION SHALL BE PROVIDED ON SITE MEETING MSD SPECIFICATIONS AND REQUIREMENTS.
  - EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
  - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0097E).
  - THIS SITE SHALL MEET MSD'S FATS, OILS AND GREASE (FOG) POLICY AND DESIGN REQUIREMENTS.
  - THIS SITE MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
  - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

- PUBLIC WORKS AND KYTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
  - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
  - ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMP" PER KYTC STANDARD DRAWINGS FOR SIDEWALKS AND PER 'KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
  - ALL WORK WITHIN THE RIGHT-OF-WAY REQUIRES CONSTRUCTION PLANS, ENCROACHMENT PERMIT, AND BOND.
  - THE AREA IDENTIFIED TO BE DEDICATED AS RIGHT-OF-WAY FOR THE RELOCATION ON OLD BARDSTOWN ROAD, AS SHOWN, SHALL BE DEDICATED TO PUBLIC USE BY MINOR PLAT OR DEED.

**STORMWATER POLLUTION PREVENTION PLAN NOTE:**

THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP BMP'S (BEST MANAGEMENT PRACTICES) 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-02-03.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICES PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING 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 DAYS AFTER THE ACTIVITY HAS CEASED.

PRELIMINARY APPROVAL  
DEVELOPMENT PLAN  
CONDITIONS:  
BY: *[Signature]*  
DATE: 01/26/18  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS

PRELIMINARY APPROVAL  
Condition of Approval:  
By: *[Signature]* 1-24-18  
Date: 1-24-18  
LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

Mindel, Scott & Associates, Inc.  
Planning - Engineering - Surveying - Landscape Architecture  
Utility Consulting - Property Management  
Phone: (502) 485-1500 Fax: (502) 485-1500 Email: msai@msai.com

DEVELOPER  
OLD BARDSTOWN INVESTMENT GROUP, LLC  
855 LOVERS LANE, SUITE 112  
2007 ASHLEY COURT  
LOUISVILLE, KY 40242  
(502) 649-9988

GENERAL & DETAILED DISTRICT DEVELOPMENT PLAN  
SPEEDWASH  
9808, 9818, 9818R HILLOCK DRIVE  
8018 & 8102 OLD BARDSTOWN RD. LOU, KY 40291  
TAX BLK: 657 LOTS: 5, 24, 50, 58, 67, 68  
D.B. 10458 PG. 0532

10/10/17 PER AGENCY REVIEW
11/5/17 PER AGENCY REVIEW
12/14/17 PER AGENCY REVIEW
12/29/17 PER AGENCY REVIEW
1/5/18 REV. PROF. ROADWAY ALIGN
1/22/18 PER AGENCY COMMENTS

Vertical Scale: N/A  
Horizontal Scale: 1"=30'  
Date: 8/14/17  
Job Number: 3241

Sheet  
1  
of 1

17 Zone 1042