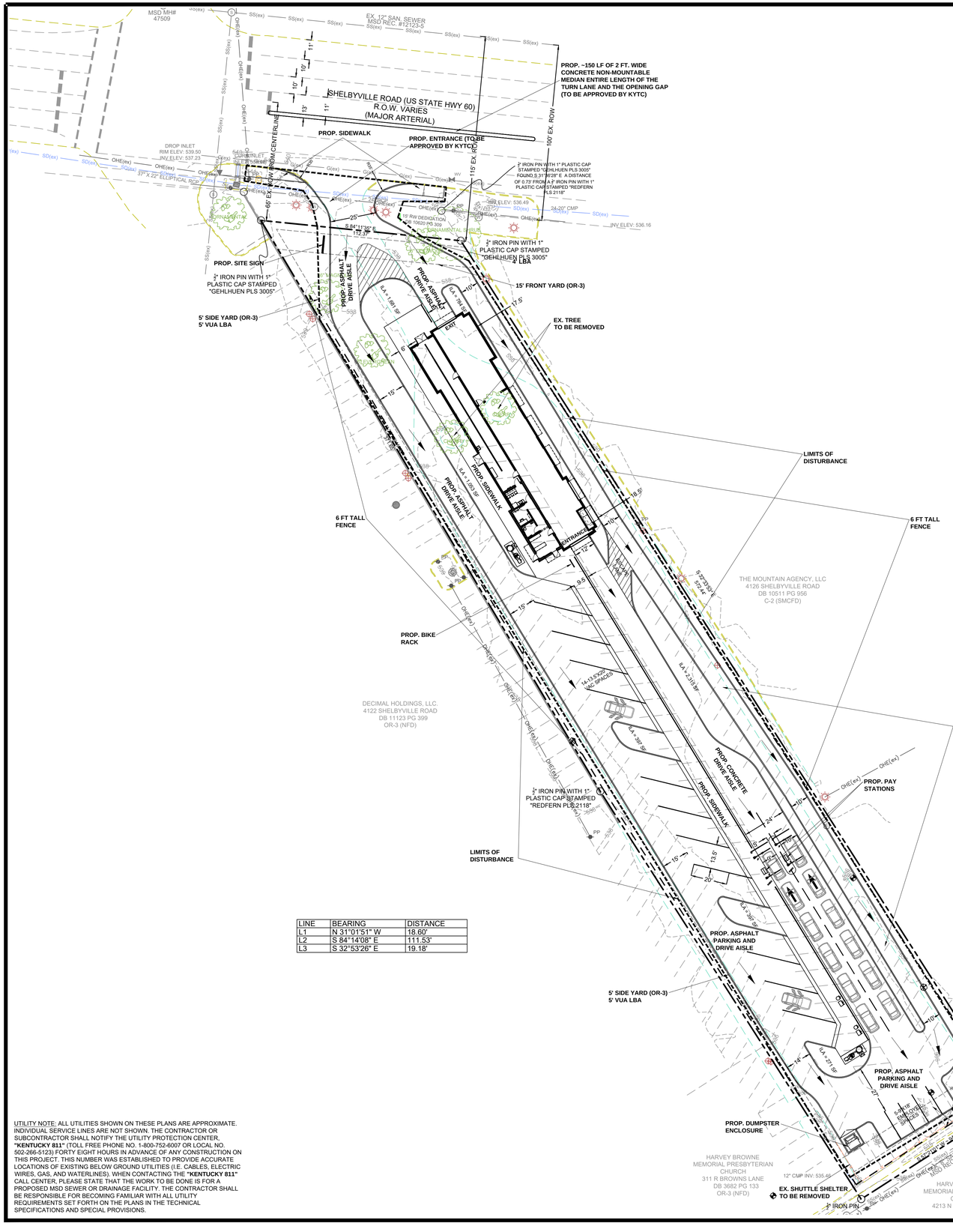

LINE	BEARING	DISTANCE
L1	N 31°01'51" W	18.60'
L2	S 84°14'08" E	111.53'
L3	S 32°53'26" E	19.18'

UTILITY NOTE: ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, **"KENTUCKY 811"** (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING THE **"KENTUCKY 811"** CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- BENCHMARK
- PIPE BOLLARD/ POST
- FIRE HYDRANT
- SIGN
- SIGNAL POLE
- UTILITY POLE
- GAS VALVE
- GAS METER
- WATER METER
- STAND PIPE
- WATER VALVE
- LIGHT POLE
- GUY WIRE
- SANITARY MANHOLE
- STORM MANHOLE
- ELECTRIC MANHOLE
- COMMUNICATIONS MANHOLE
- MAILBOX
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- DECIDUOUS TREE
- CONIFEROUS TREE
- DROP BOX INLET
- DROP BOX INLET
- CURB BOX INLET
- COMMUNICATIONS PEDESTAL
- CLEAN OUT
- AC HVAC UNIT

- BOUNDARY LINE
- EASEMENT
- FENCING
- LANDSCAPING
- SETBACK/BUFFER
- TREE LINE
- EX COMMUNICATIONS LINE
- EX UNDERGROUND ELECTRIC
- EX GAS LINE
- EX OVERHEAD ELECTRIC
- EX SANITARY SEWER
- EX STORM SEWER
- EX WATERLINE
- PROPOSED FLOW ARROW
- PROPOSED LIMITS OF DISTURBANCE

VICINITY MAP
NOT TO SCALE

DEVELOPMENT SUMMARY

STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	C-2	C-2
FORM DISTRICT	NEIGHBORHOOD	NEIGHBORHOOD
EXISTING USE	EMPLOYEE PKG./VEHICLE STORAGE	EMPLOYEE PKG./VEHICLE STORAGE
PROPOSED USE	-	CONVEYOR CAR WASH /EMPLOYEE OPERATED (5 EMPLOYEES)
TOTAL SITE AREA	-	58,992 +/- SQ. FT. 1.35 +/- ACRES
LOT COVERAGE/FAR (BUILDING ONLY)	-	5,119 SQ. FT. FAR = 0.087
EXISTING IMPERVIOUS AREA	-	44,286 SQ. FT. (75.07% OF SITE AREA)
PROPOSED IMPERVIOUS AREA	-	40,829 SQ. FT. (69.21% OF SITE AREA)
NET IMPERVIOUS AREA	-	-3,457 SQ. FT. (-5.86% OF SITE AREA)* *SITE HAS DECREASE IN IMPERVIOUS AREA, DETENTION NOT REQUIRED
TOTAL PARKING	MINIMUM PARKING 1 SPACE/2 EMPLOYEES MAX. SHIFT 5 / 2 = 2.5 = 3 SPACES 1 SPACE/VACUUM UNIT 14 VACUUM UNITS MIN. 17 SPACES MAXIMUM PARKING 1 SPACE/EMPLOYEE MAX. SHIFT 5 / 1 = 5 SPACES 1 SPACE/VACUUM UNIT 14 VACUUM UNITS MAX. 19 SPACES	STANDARD SPACES: 5 VACUUM SPACES: 14 TOTAL SPACES: 19
BICYCLE PARKING	2 SHORT TERM & 2 LONG TERM	2 SHORT TERM PROVIDED OUTSIDE & 2 LONG TERM PROVIDED INSIDE
TOTAL VEHICULAR USE AREA	-	31,344 +/- SQ. FT.
VUA INTERIOR LANDSCAPING	1,568 SQ.FT. (5.0% OF VUA AREA)	5,845 SQ. FT. (18.6% OF VUA AREA)
TREE CANOPY	EXISTING TREE CANOPY: 20,266 SQ.FT. EXISTING TREE CANOPY TO BE PRESERVED: 17,386 SQ.FT.	TOTAL TREE CANOPY TO BE PLANTED 5 ILA TREES @ 720 SQ.FT.=3,600 SQ.FT. TOTAL NEW TREE CANOPY PROVIDED: 3,600 SQ.FT. TOTAL TREE CANOPY TO BE PROVIDED: (TCCA + PROPOSED) 20,986 SQ. FT.

BUILDING SUMMARY

STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
F.A.R.	1.0	0.086
BUILDING AREA	N/A	5,080 SQ. FT.
BUILDING HEIGHT	45 FT. MAX.	34 FT. - 1 STORY

GENERAL NOTES

1. PARKING AREAS AND DRIVE LANES TO BE HARD AND DURABLE SURFACE.
2. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
3. KYTC ENCROACHMENT PERMIT WILL BE REQUIRED FOR THE ENTRANCE ON BARDSTOWN ROAD. PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
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.
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 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.
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. ALL COMPATIBLE UTILITIES SHALL BE LOCATED IN A COMMON UTILITY TRENCH.
11. SITE IS WITHIN AN AREA OF LOUISVILLE WITH POTENTIAL KARST TERRAIN.
12. SITE IS LOCATED WITHIN AN AREA WITH THE SOIL TYPE THAT MAY OR MAY NOT HAVE SEVERLY ERODIBLE SOILS.
13. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT SHALL BE RECORDED PRIOR TO METRO PUBLICS CONSTRUCTION PLAN APPROVAL.
14. THE CONSOLIDATION OF PARCELS BY DEED SHALL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.
15. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING CURBS CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGH ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS EASEMENT 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.
16. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
17. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.

MSD NOTES

1. SANITARY SEWER SERVICE WILL BE PROVIDED BY EXISTING CONNECTION AND SUBJECT TO APPLICABLE FEES.
2. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111C0029E 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. A DOWNSTREAM FACILITIES CAPACITY REQUEST WAS APPROVED BY MSD ON MARCH 18, 2021.
5. 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 MANAGEMENT PRACTICES.
6. EROSION & SILT CONTOL SHOWN IS CONCEPTUAL ONLY, AND FINAL DESIGN WILL BE DETERMINED ON CONSTRUCTION PLANS.
7. PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE A EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD FOR APPROVAL.
8. ST. MATTHEWS APPROVAL REQUIRED FOR DRAINAGE PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
9. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
10. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE.
2. ANY MODIFICATIONS TO THE APPROVAL EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.

KYTC NOTES

1. NO ADDITIONAL STORMWATER RUNOFF WILL BE TAKEN TO THE STATE RIGHT OF WAY WITH THE PROPOSED DEVELOPMENT.
2. NO COMMERCIAL SIGNS IN STATE RIGHT OF WAY.
3. NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
4. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVES. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
5. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
6. ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS AND INSTALLED TO THE PROPERTY LINES.
7. A CONCRETE NON-MOUNTABLE MEDIAN PER KYTC STANDARDS SHALL BE INSTALLED ON SHELBYVILLE ROAD TO RESTRICT ACCESS.

DISTURBED AREA = 1.27 ACRES

EXISTING IMPERVIOUS AREA = 1.02 ACRES

PROPOSED IMPERVIOUS AREA = 0.94 ACRES

DECREASE IN IMPERVOUS AREA = 0.08 ACRES

DEVELOPER:
SPEEDWASH 4124, LLC.
855 LOVERS LANE, SUITE 112
BOWLING GREEN, KY 42103
CONTACT: CHRIS HARRISON
PH: 270-792-9274

PROPERTY OWNER:
4124 SHELBYVILLE ROAD, LLC
2520 TERRA CROSSING
LOUISVILLE, KY 40245-5374
TAX BLOCK 28, LOT 76
D.B. 9517, PG. 0651
NEIGHBORHOOD/C-2
1.35 ACRES

PARCEL NO. 002800760000

WM#10198
COUNCIL DISTRICT: 99
RELATED CASE: 15ZONE1006
FIRE PROTECTION DISTRICT: ST. MATTHEWS

0 30' 60' 90'
GRAPHIC SCALE: 1" = 30'

SPEEDWASH CAR WASH
4124 SHELBYVILLE ROAD
ST. MATTHEWS, KY 40207

DETAILED DISTRICT DEVELOPMENT PLAN

JOB NO.:
DATE: 3-31-21
DRAWN BY:
SCALE: 1" = 30'

REVISIONS

DATE	REVISION DESCRIPTION

DATE: 3-31-21

SHEET NUMBER: DP