

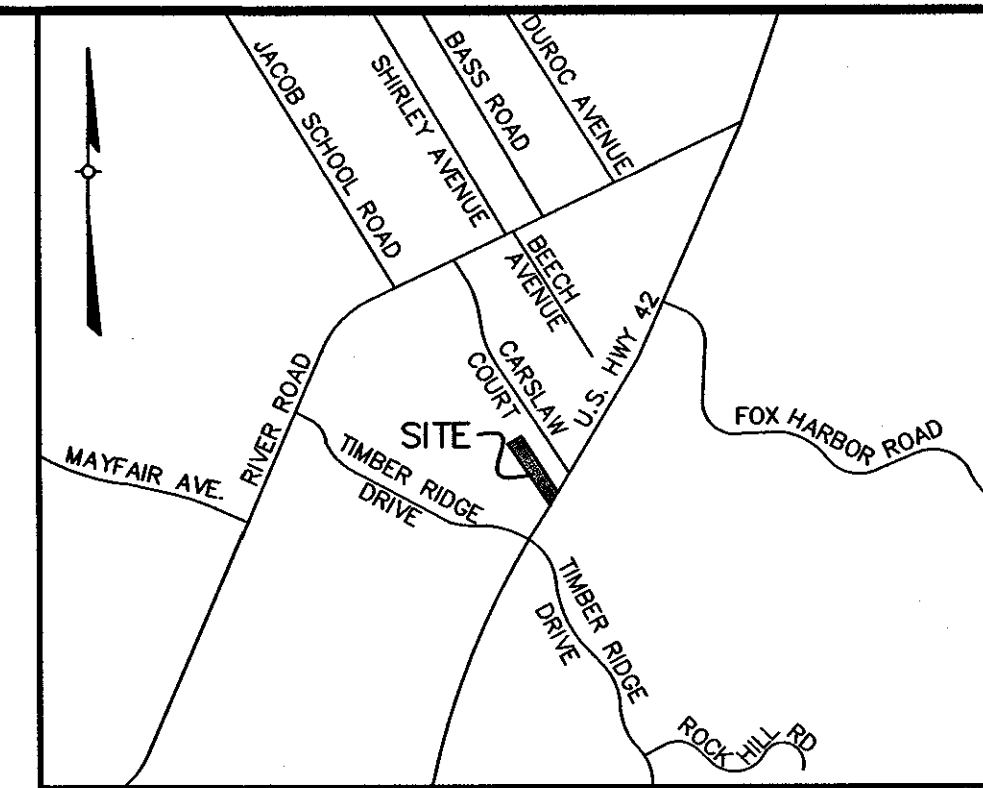


### TREE CANOPY CALCULATIONS

|                                      |   |                   |
|--------------------------------------|---|-------------------|
| TOTAL SITE AREA                      | = | 36,468 S.F.       |
| TOTAL TREE CANOPY AREA REQUIRED      | = | 20% ( 7,294 S.F.) |
| EXISTING TREE CANOPY TO BE PRESERVED | = | 0% ( 0 S.F.)      |
| PROPOSED TREE CANOPY TO BE PLANTED   | = | 20% ( 7,920 S.F.) |

### WAIVER: Granted 9-20-76W Nov. 15, 2005

1. A waiver was granted to eliminate the 15 ft. Landscape Buffer Area and the associated plantings required adjacent to the OR-1 zoned portion of the property as required by Table 10.2.1 of the Land Development Code.



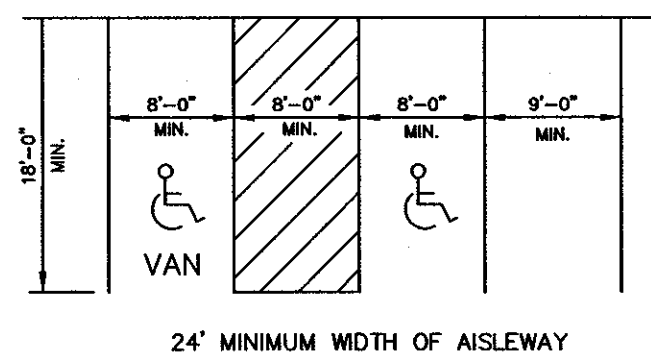
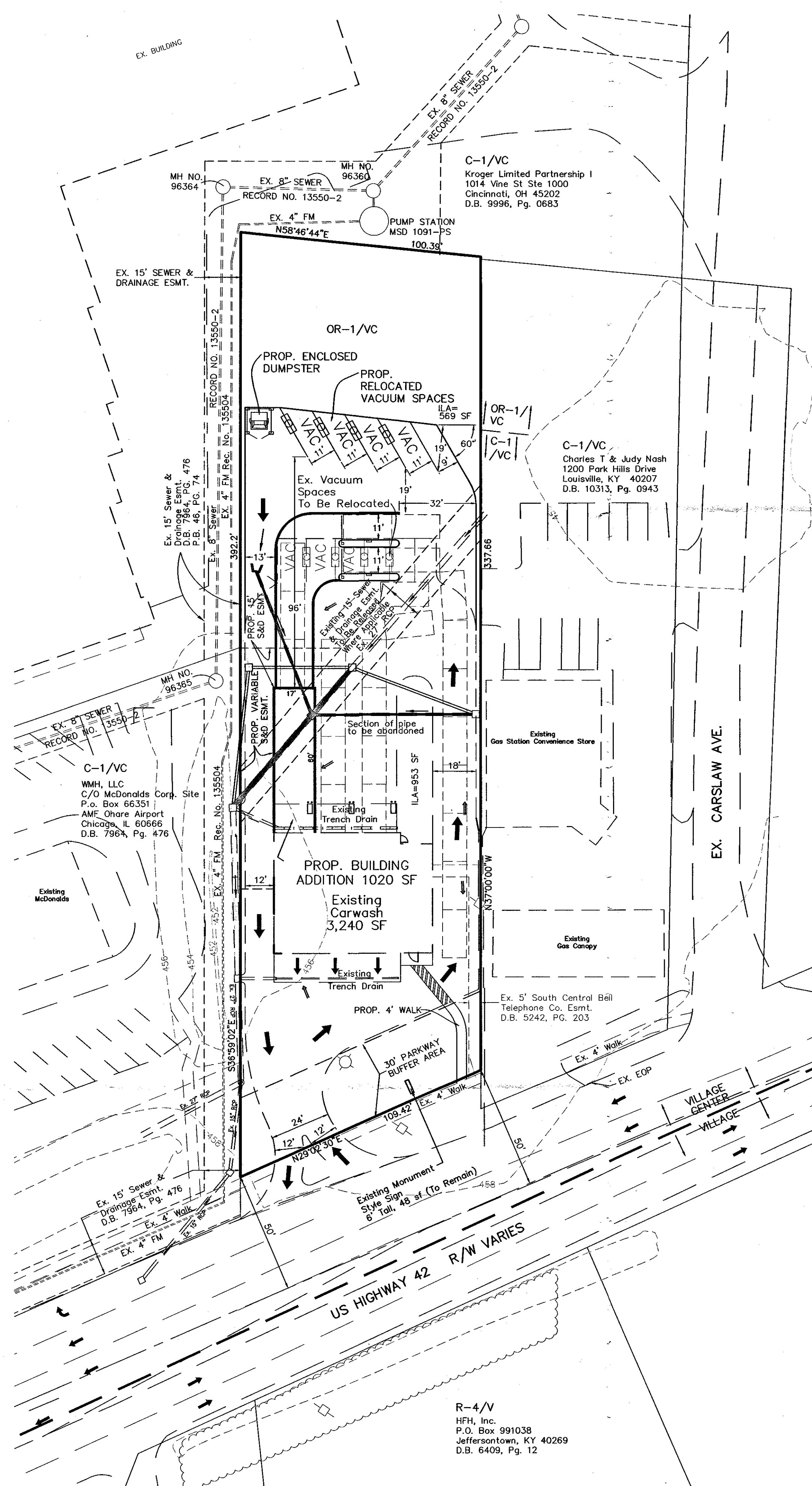
LOCATION MAP NOT TO SCALE

### PROJECT DATA

|                             |   |                           |
|-----------------------------|---|---------------------------|
| TOTAL SITE AREA             | = | 0.8± Ac.                  |
| EXISTING ZONING             | = | OR-1/C-1                  |
| FORM DISTRICT               | = | VILLAGE CENTER            |
| EXISTING USE                | = | CAR WASH                  |
| EXISTING BUILDING AREA      | = | 3,240 SF                  |
| PROPOSED ADDITION AREA      | = | 1,020 SF                  |
| TOTAL BUILDING AREA         | = | 4,260 SF (32% INCREASE)   |
| BUILDING HEIGHT             | = | 27' FT (45' MAX. ALLOWED) |
| F.A.R.                      | = | 0.12 (1.0 MAX. ALLOWED)   |
| PARKING REQUIRED            |   | MIN. MAX.                 |
| 1 SP/3 CONVEYOR UNIT(MIN.)  |   | 3                         |
| 2 SP/3 CONVEYOR UNIT(MAX.)  |   | 6                         |
| 1 SP/4 VACUUM(MIN.)         |   | 4                         |
| 1 SP/4 VACUUM(MAX.)         |   | 4                         |
| PARKING PROVIDED            | = | 7 10                      |
| PARKING PROVIDED            | = | 9 SPACES                  |
| EXISTING VEHICULAR USE AREA | = | 14,978 SF                 |
| PROPOSED VEHICULAR USE AREA | = | 5,255 SF                  |
| TOTAL VEHICULAR USE AREA    | = | 20,233 SF (35% INCREASE)  |
| ILA REQUIRED                | = | 1,517 SF                  |
| ILA PROVIDED                | = | 1,522 SF                  |

### GENERAL NOTES

- Parking areas and drive lanes to be a hard and durable surface.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0010 D dated February 2, 1994.
- 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.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- 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.
- A Tree Preservation Plan will be submitted for approval to the Planning Commission for approval prior to beginning construction.
- All dumpsters and service structures are to be screened per Chapter 10.
- The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
- All lighting on the site shall be directed down and away from adjacent residential uses.
- Sanitary sewer service is existing.
- The developer will be responsible for any utility relocation on the property.
- There should be no increase in drainage runoff to the right of way. Calculations may be required for any runoff to the state right of way.
- There shall be no commercial signs on the right of way.
- There should be no landscaping in the right of way without an encroachment permit.
- Site lighting should not shine in the eyes of drivers. If it does, it should be reaimed, shielded or turned off.
- A cross-over access agreement will be required when the adjoining properties are redeveloped.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- City of Prospect approval is required prior to transmittal of the revised development plan.
- A Cross Access Agreement will be provided to the adjacent commercial properties to the east and west should they ever submit plans for development to Planning & Design Services.

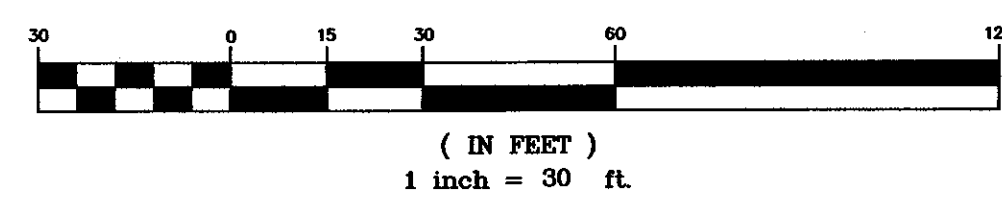


TYPICAL PARKING SPACE LAYOUT NOT TO SCALE

### LEGEND

- = PROPOSED STORM
- = EXISTING STORM
- = EXISTING UTILITY POLE
- = EXISTING LIGHT POLE
- = CAR QUEUE SPACE - 20' X 10'

### GRAPHIC SCALE



| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |

PROJECT DATA  
 FILE NAME: 05164-DDP-01g  
 DATE: 4-10-15  
 SCALE: AS SHOWN  
 CHECKED BY: JER  
 DRAWN BY: JH

REVISIONS

PROJECT DATA

**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERS - LAND SERVICES - LANDSCAPE ARCHITECTURE  
 14606 LAKE BLUFF PLACE  
 LOUISVILLE, KENTUCKY 40245  
 PHONE: (502) 444-9774  
 FAX: (502) 444-9778

REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
**WATER WORKS CAR WASH**  
 DEVELOPER  
 ROB BLACKBURN  
 14606 LAKE BLUFF PLACE  
 LOUISVILLE, KY 40245

**RECEIVED**  
 APR 18 2015  
 PLANNING & DESIGN SERVICES

OWNER:  
**WATER WORKS CAR WASH LLC**  
 14606 LAKE BLUFF PLACE  
 LOUISVILLE, KENTUCKY 40245-5259

SITE ADDRESS:  
 9105 U.S. HIGHWAY 42  
 PROSPECT, KY 40059  
 TAX BLOCK 3, LOT 124  
 D.B. 8803, PG. 226

CASE: 15DEVPLAN1028  
 RELATED CASE: 9-20-76W

W.M. # 7844

JOB NO. 05164  
 SHEET 1 OF 1

EDWARD M. ...