

SITE DATA:

EXISTING FORM DISTRICT	EXISTING ZONING	PROPOSED ZONING	PROPOSED LAND USE	GROSS LAND AREA	NET LAND AREA	BUILDING AREA	BUILDING HT. (MAX ALLOWED: 30')	FLOOR AREA RATIO (MAX. ALLOWED 1.0)
C14R4	C1	C1	SINGLE-FAMILY RESIDENTIAL	2.05± AC.	1.83± AC.	9,947 ± S.F.	28' MEAN HT.	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.	= 26 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 DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

DETENTION CALCULATIONS

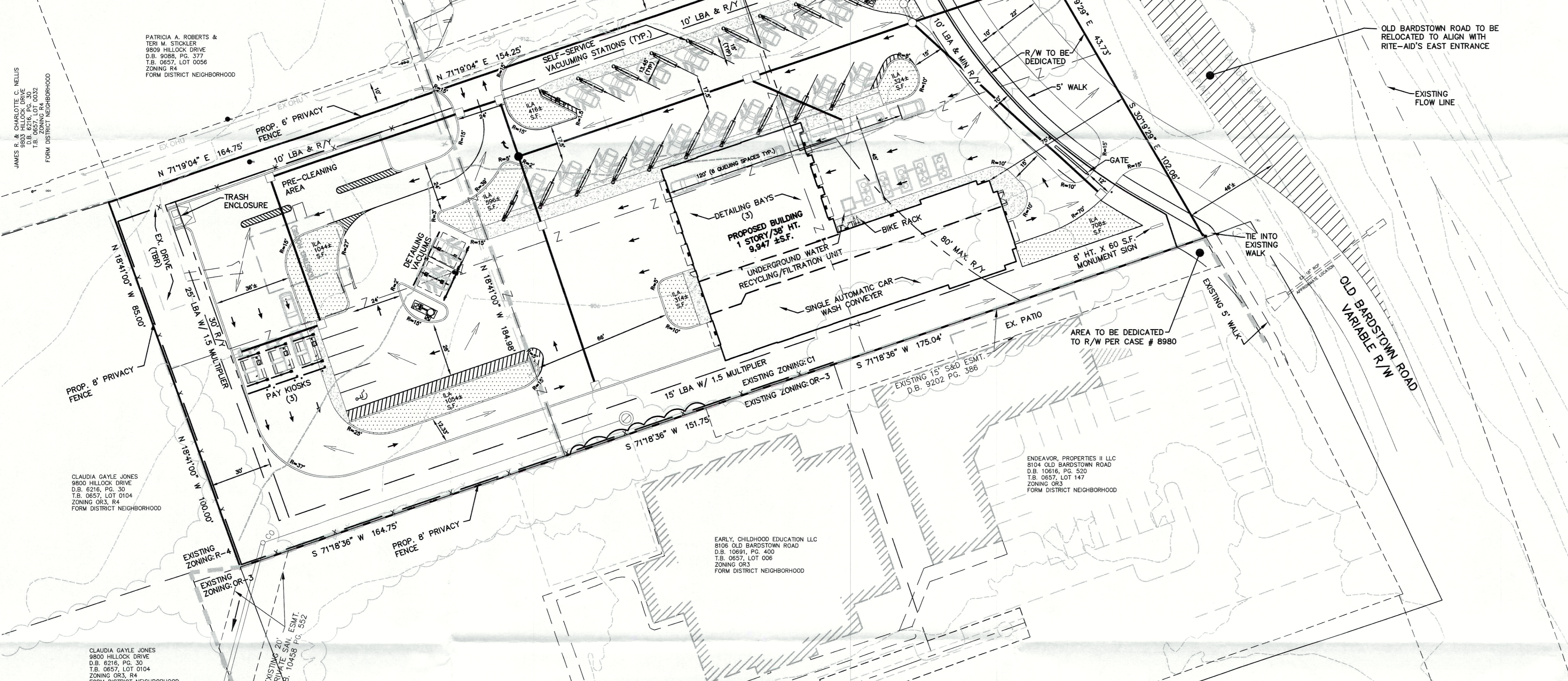
2.9/12 (0.85-0.33) (1.83) = 0.17 AC-FT

LANDSCAPE DATA:

V.U.A.	38,610± S.F.
I.L.A. REQUIRED (7.5% X VUA)	2,896 S.F.
I.L.A. PROVIDED	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 5.3.2.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 5.3.2.A.1.b.i OF THE LDC IS REQUESTED TO OMIT THE REQUIREMENT OF A VEHICULAR CONNECTION BETWEEN NON-RESIDENTIAL USES.



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 ERRECTED 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, (211100097E).
- 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.
- ENCROACHMENT PERMIT AND/OR LICENSE AGREEMENT MAY BE REQUIRED FROM EITHER METRO PUBLIC WORKS OR KYTC FOR THE PROPOSED DETENTION BASIN TO BE PLACED IN THE OLD BARDSTOWN ROAD PUBLIC RIGHT-OF-WAY.

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.

DETENTION CALCULATIONS

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

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OLD BARDSTOWN INVESTMENT GROUP, LLC. SPEEDWASH CARWASH
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(502) 649-9988

OWNER
2001 ASHLEY COURT
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GENERAL & DETAILED DISTRICT DEVELOPMENT PLAN
SPEEDWASH
9808, 9818, 9818R, 9818R, HILLOCK DRIVE
8018 & 8102 OLD BARDSTOWN ROAD, LOU., KY 40291
TAX BLK: 657 LOTS: 5, 24, 50, 58, 67, 68
D.B. 10458 PG. 0532

REVISIONS

10/10/17	PER AGENCY REVIEW	
11/6/17	PER AGENCY REVIEW	
12/14/17	OLD BARDSTOWN ROAD RELOCATION	
12/01/17	PER AGENCY REVIEW	
12/01/17	REV. PROP. ROADWAY ALIGN.	
1/25/18	REV. PROP. ROADWAY ALIGN.	

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

PLANNING & DESIGN SERVICES
JAN 05 2018
GRAPHIC SCALE 1"=30'
0 7.5 15 30 60

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MSA

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