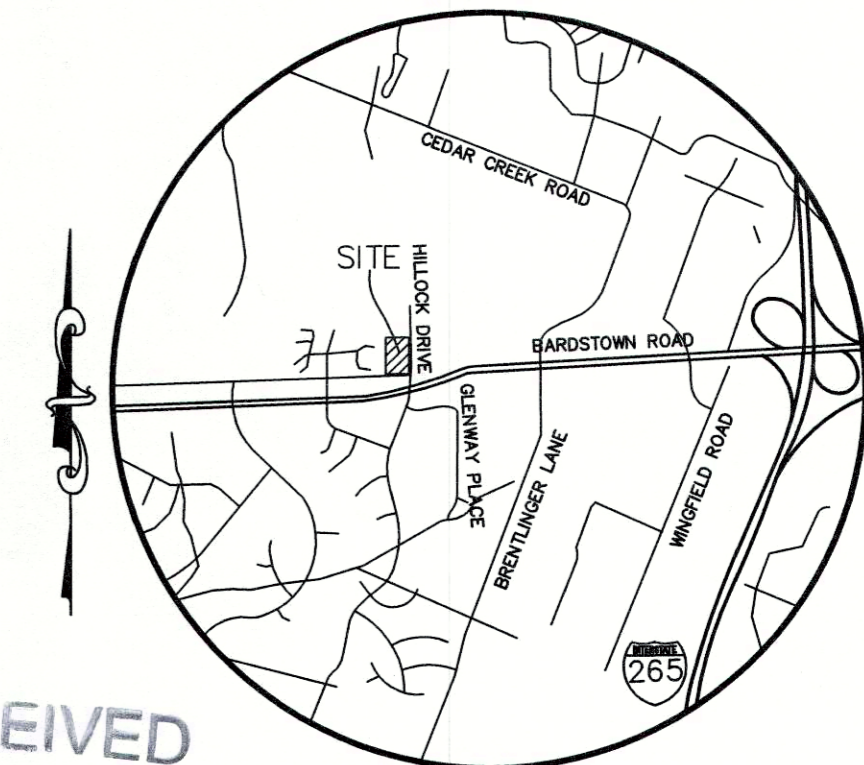


LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 17201042
APPROVAL DATE: 8/14/17
EXPIRATION DATE:
SIGNATURE OF PLANNING COMMISSION: *Lawrence*
PLANNING COMMISSION



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	C18R-4
PROPOSED ZONING	C1
EXISTING LAND USE	SINGLE-FAMILY RESIDENTIAL
PROPOSED LAND USE	CAR WASH
GROSS LAND AREA	2,054 AC.
NET LAND AREA	1,834 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
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 DEPICTED ON PLAN PER MSD LOG MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

- 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 CLARE 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, (2111100097E).
 - 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 KTC 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, PER 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 SEEDDED 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 SEEDDED, 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: 8/22/18
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

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

Mindel, Scott & Associates, Inc.
Planning, Engineering, Surveying, Landscape Architecture
Utility Consulting, Program Management
1515 Jefferson Boulevard, Louisville, KY 40219
Phone: (502) 485-1400 • Fax: (502) 485-1406 • Email: msai@msai.com

DEVELOPER
OLD BARDSTOWN INVESTMENT GROUP, LLC. SPEEDWASH CARWASH
855 LOVERS LANE, SUITE 112
2001 ASHLEY COURT
LOUISVILLE, KY 40242
(502) 649-9988

OWNER
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 P.G. 0532

10/10/17 PER AGENCY REVIEW	11/6/17 PER AGENCY REVIEW	12/4/17 OLD BARDSTOWN ROAD RELOCATION	12/14/17 REV. PROP. ROADWAY ALIGN	1/2/18 REV. PROP. 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					

RECEIVED
JAN 22 2018
PLANNING & DESIGN SERVICES
CASE #17ZONE1042
RELATED CASE #15ZONE1062,
#14ZONE1027
MSD WM # 10990

17 Zone 1042