

VICTINITY MAP
Scale = NTS

CURRENT PROPERTY OWNERS:
MEIJER, STORES LTD PARTNERSHIP
2929 WALKER AVE NW
GRAND RAPIDS, MI, 49544-6402

PROPERTY ADDRESS:
4500 HURSTBOURNE PARKWAY
LOUISVILLE, KY 40299
DB 7496 PG 0934

PARCEL ID: 0044-0477-0000

PROJECT SUMMARY

EXISTING FORM DISTRICT	SUBURBAN MARKETPLACE
EXISTING ZONE	C-1
EXISTING ZONE	EXISTING IMPERVIOUS AREA
EXISTING ZONE	34,873 SQ. FT.
EXISTING ZONE	EXISTING IMPERVIOUS PERCENT:
EXISTING ZONE	69.5%
EXISTING ZONE	PROPOSED IMPERVIOUS AREA:
EXISTING ZONE	34,873 SQ. FT.
EXISTING ZONE	PROPOSED IMPERVIOUS PERCENT:
EXISTING ZONE	54.9%
EXISTING ZONE	NET IMPERVIOUS AREA CHANGE:
EXISTING ZONE	-2,924 SQ. FT.
EXISTING ZONE	NET IMPERVIOUS PERCENT CHANGE:
EXISTING ZONE	-14.6%

DECREASE IN IMPERVIOUS AREA

1	15 FT	FRONT YARD
2	5 FT	MIN. SIDE YARDS
3	0 FT	REAR YARD
4	15 FT	HEIGHT
5	60 FT	FRONT YARD
6	60 FT	HEIGHT

TRUCK CANOPY - CATEGORY CLASS 'C'

1	3,555 SQ. FT.	TOTAL SITE AREA:
2	1,728 SQ. FT. (3%)	EXISTING TREE CANOPY TO REMAIN:
3	1,728 SQ. FT. (3%)	EXISTING TREE CANOPY TO REMAIN:
4	432 SQ. FT.	PERCENT CANOPY TO REMAIN:
5	432 SQ. FT.	PERCENT CANOPY TO REMAIN:
6	10.1:1	NEW, NEW TREE CANOPY: (FROM LDC TBL 10.1:1)
7	19%	PARKING - CAR WASH CONVEYOR UNIT OR STALL PLUS 1 SPACE FOR EACH VACUUM UNIT
8	CONCRETE	PAVEMENT TYPE:
9	36 SPACES	CAR WASH (1 CONVEYOR UNIT AND 34 VACUUM UNITS)
10	2,225 SQ. FT.	V.A. (1.225 SQ. FT. (7.5%))
11	8 TREES	INTERIOR TREES REQUIRED
12	7,281 SQ. FT.	L.L.A. PROVIDED
13	9 FT X 18 FT.	TYP. VACUUM PARKING SPACE
14	2 SPACES	PROPOSED BICYCLE RACKS
15	2 SPACES	RETAIL SALES SERVICE OPERATIONS 2, OR 1 PER 50,000 SQUARE FEET OF GROSS FLOOR AREA
16	2 SPACES	PROPOSED BICYCLE RACKS

LEGEND

42.00	Proposed Contour
Proposed Shrub	Proposed Shrub
Proposed Tree (Type 'A')	Proposed Tree (Type 'A')
Proposed Tree (Type 'B')	Proposed Tree (Type 'B')
Proposed Tree (Type 'C')	Proposed Tree (Type 'C')
Proposed Tree (Type 'D')	Proposed Tree (Type 'D')
Proposed Tree (Type 'E')	Proposed Tree (Type 'E')
Proposed Tree (Type 'F')	Proposed Tree (Type 'F')
Proposed Tree (Type 'G')	Proposed Tree (Type 'G')
Proposed Tree (Type 'H')	Proposed Tree (Type 'H')
Proposed Tree (Type 'I')	Proposed Tree (Type 'I')
Proposed Tree (Type 'J')	Proposed Tree (Type 'J')
Proposed Tree (Type 'K')	Proposed Tree (Type 'K')
Proposed Tree (Type 'L')	Proposed Tree (Type 'L')
Proposed Tree (Type 'M')	Proposed Tree (Type 'M')
Proposed Tree (Type 'N')	Proposed Tree (Type 'N')
Proposed Tree (Type 'O')	Proposed Tree (Type 'O')
Proposed Tree (Type 'P')	Proposed Tree (Type 'P')
Proposed Tree (Type 'Q')	Proposed Tree (Type 'Q')
Proposed Tree (Type 'R')	Proposed Tree (Type 'R')
Proposed Tree (Type 'S')	Proposed Tree (Type 'S')
Proposed Tree (Type 'T')	Proposed Tree (Type 'T')
Proposed Tree (Type 'U')	Proposed Tree (Type 'U')
Proposed Tree (Type 'V')	Proposed Tree (Type 'V')
Proposed Tree (Type 'W')	Proposed Tree (Type 'W')
Proposed Tree (Type 'X')	Proposed Tree (Type 'X')
Proposed Tree (Type 'Y')	Proposed Tree (Type 'Y')
Proposed Tree (Type 'Z')	Proposed Tree (Type 'Z')

MDPW NOTES

1. PRIVATE ACCESS AGREEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
2. SITE IS SUBJECT TO GENERAL PLAN BINDING ELEMENTS OF DOCKET 9-39-94.

MDPS NOTES

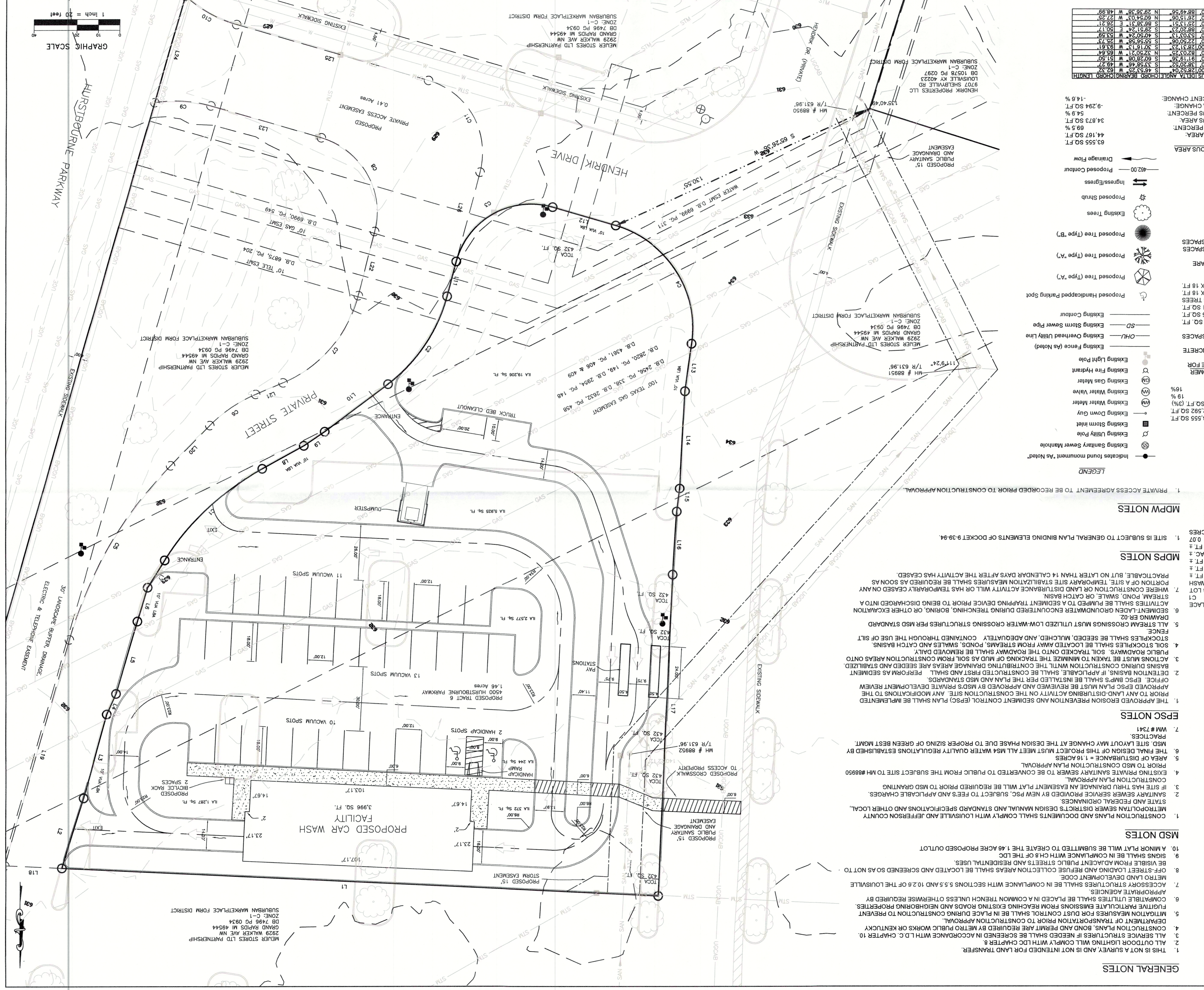
1. AREA OF DISTURBANCE: 1.16 ACRES
2. SITE AREA: 63,555 SQ. FT.
3. GROSS FLOOR AREA: 3,996 SQ. FT.
4. PROPOSED BUILDING FOOTPRINT: 3,996 SQ. FT.
5. EXISTING BUILDING FOOTPRINT: 0 SQ. FT.
6. SELF-SERVE CAR WASH: 0 SQ. FT.
7. PROPOSED USE: 0 SQ. FT.
8. PARKING LOT: 0 SQ. FT.
9. EXISTING ZONE: C-1
10. SUBURBAN MARKETPLACE

EPSC NOTES

1. THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED 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.
2. DEFINITION: BARRIERS SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT TRAP DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SECTED AND STABILIZED.
3. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACING OF MUD AS SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADSWAYS. SOIL TRACKING ONTO THE ROADWAYS SHALL BE REMOVED DAILY.
4. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS.
5. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
6. ALL STREAM CROSSINGS MUST UTILIZED LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
7. ACTIVITIES SHALL BE PUMPE TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.
8. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
9. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MS4. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
10. WM # 7341

MSD NOTES

1. 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.
2. SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEES AND APPLICABLE CHARGES.
3. IF SITE HAS THRU DRAINAGE AN EASEMENT BY NEW PSC WILL BE REQUIRED PRIOR TO MSD GRANTING.
4. SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEES AND APPLICABLE CHARGES.
5. STATE AND FEDERAL ORDINANCES.
6. METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
7. ALL SERVICE STRUCTURES IF NEEDED SHALL BE SCREENED IN ACCORDANCE WITH L.D.C. CHAPTER 10, DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION APPROVAL.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FURTHER PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
9. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
10. ACCESSORY STRUCTURES SHALL BE IN COMPLIANCE WITH SECTIONS 5.5 AND 10.2 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
11. OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
12. SIGNS SHALL BE IN COMPLIANCE WITH CH 8 OF THE LDC.
13. A MINOR PLAT WILL BE SUBMITTED TO CREATE THE 1.46 ACRE PROPOSED OUTLOT.



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IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
CM-DC/CONSTRUCTION SERVICES

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MAY 9 2018
DESIGN SERVICES
PLANNING &
DESIGN SERVICES

PROJECT NO.:
DRAWN BY:
CHECKED BY:
DATE: 05/4/2018
NOT FOR CONSTRUCTION

RESPONSE DATE: 05/17/2018
RESUBMIT DATE: 05/17/2018
DRAWING NAME: DP.DWG
DRAWING NUMBER: DP

DISTRICT DEVELOPMENT PLAN
SUDS UP CAR WASH
4500 SOUTH HURSTBOURNE PARKWAY
LOUISVILLE, JEFFERSON COUNTY, KENTUCKY 40299

GRAPHIC SCALE
1 inch = 20 feet

18 DEVEL PLAN 1064