

THE EXISTING FEATURES, UNDERLYING TOPOGRAPHY, SITE BOUNDARY AND EASEMENT DATA, ETC SHOWN ON THIS PLAN SHEET ARE PROVIDED BY OTHERS. CHRIS SCHIPPER ENGINEERING MAKES NO REPRESENTATION TO THE ACCURACY OF THAT BASELINE DATA. THEREFORE, THE CONTRACTOR SHALL VERIFY THAT EXISTING FEATURES ARE AS SHOWN AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SUBURBAN DESIGN GROUP PRIOR TO STARTING CONSTRUCTION.



- A RECIPROCAL ACCESS AND CROSSOVER EASEMENT/AGREEMENT IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION LEGAL COUNSEL SHALL BE CREATED BETWEEN THE ADJOINING PROPERTY OWNERS AND RECORDED. A COPY OF THE RECORDED INSTRUMENT SHALL BE SUBMITTED TO THE DIVISION OF PLANNING AND DESIGN SERVICES. TRANSMITTAL OF APPROVED PLANS TO THE OFFICE RESPONSIBLE FOR PERMIT ISSUANCE WILL OCCUR ONLY AFTER RECEIPT OF SAID INSTRUMENT. THE APPLICANT FURTHER AGREES TO CONSTRUCT THE EASEMENT/AGREEMENT AREA(S) UP TO THE COMMON PROPERTY LINE.
- CROSS ACCESS AGREEMENT OR EASEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY MPW.

2300 HIKES LANE

PROJECT DATA
 EXISTING FORM DISTRICT / ZONING ----- SUB. MARKETPLACE TOWN CENTER / C-1 C-2
 PROP. FORM DISTRICT / ZONING ----- SUB. MARKETPLACE TOWN CENTER / C-2
 EXISTING LAND USE ----- AUTO REPAIR
 PROP. LAND USE ----- AUTO REPAIR SALES

TOTAL LAND AREA ----- 31,790 S.F. / 0.73 AC.
 BUILDING SIZE ----- EXISTING 7,150± S.F.

BUILDING HEIGHT ----- 16±' EXISTING
 FLOOR AREA RATIO ----- 0.17 (1.0 MAX.)
 FIRE PROTECTION DISTRICT ----- BUECHEL
 METRO COUNCIL DISTRICT ----- 10

PARKING DATA
 12 BAY AUTO REPAIR CENTER AND RETAIL AUTO SALES 1134 S.F. OF DISPLAY AREA
 MIN 2 SPACES PER BAY ----- 24 SPACES + 3 EMPLOYEES + 1 CAR SALES AREA = 28 SPACES
 MAX 5 SPACES PER BAY ----- 60 SPACES

PARKING PROVIDED (ONSITE) ----- 16 SPACES INCLUDING 1 H.C. SPACE + 12 BAYS = 28
 7 SPACES FOR CAR DISPLAY

BICYCLE PARKING REQUIRED ----- 2 SHORT TERM AND 2 LONG TERM SPACES
 BICYCLE PARKING PROVIDED ----- 4 SPACES

2220 HIKES LANE

PROJECT DATA
 EXISTING FORM DISTRICT / ZONING ----- SUB. MARKETPLACE TOWN CENTER / C-1
 PROP. FORM DISTRICT / ZONING ----- SUB. MARKETPLACE TOWN CENTER / C-2
 EXISTING LAND USE ----- RETAIL
 PROP. LAND USE ----- RETAIL AUTO SALES

TOTAL LAND AREA ----- 15,218 S.F. / 0.35 AC.
 BUILDING SIZE ----- EXISTING 3,500± S.F.

BUILDING HEIGHT ----- 16±' EXISTING
 FLOOR AREA RATIO ----- 0.21 (1.0 MAX.)
 FIRE PROTECTION DISTRICT ----- BUECHEL
 METRO COUNCIL DISTRICT ----- 10

PARKING DATA
 RETAIL AUTO SALES 324 S.F. OF DISPLAY AREA 15 SPACES
 MIN 1 SPACE PER 250 S.F. + 1 SPACE/7000 S.F. OF DISPLAY AREA 25 SPACES
 MIN 1 SPACE PER 150 S.F. + 1 SPACE/7000 S.F. OF DISPLAY AREA

PARKING PROVIDED (ONSITE) ----- 15 SPACES INCLUDING 1 H.C. SPACE
 2 SPACES FOR CAR DISPLAY

BICYCLE PARKING REQUIRED ----- 2 SHORT TERM AND 2 LONG TERM SPACES
 BICYCLE PARKING PROVIDED ----- 4 SPACES

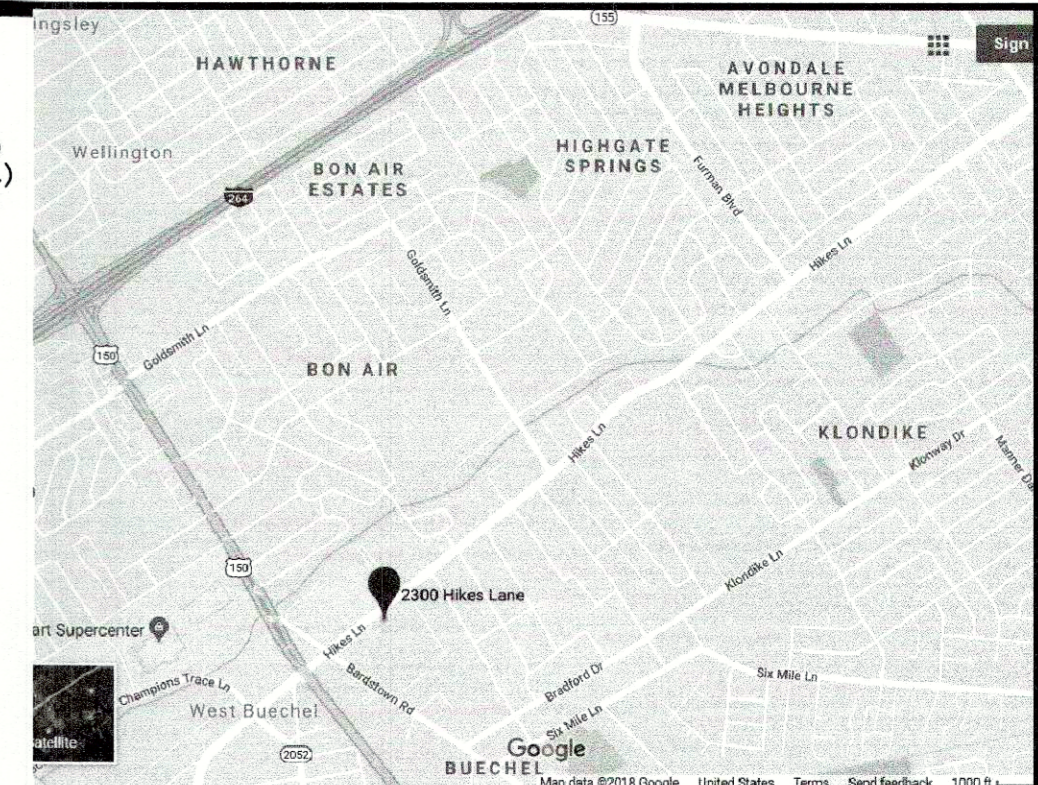
BOTH ADDRESSES

LANDSCAPE DATA
 EXISTING VEHICLE USE AREA (VUA) ----- 18,620± S.F.
 PROPOSED VEHICLE USE AREA (VUA) ----- 19,848± S.F.

STORM WATER RUN-OFF CALCULATIONS:
 TOTAL SITE AREA = 58,435 S.F. / 1.34 AC.
 EXISTING IMPERVIOUS SURFACE = 0.87 AC. (37,960 S.F.)
 PROPOSED IMPERVIOUS SURFACE = 0.90 AC. (39,188 S.F.)
 PROPOSED PERVIOUS SURFACE = 0.44 AC. (19,247 S.F.)
 $Q = C/A/12$ FOR 1 HOUR 100 YEAR STORM
 $= (0.70-0.72)(2.9)(1.34)/12$
 $= 0.006$ ACRE FEET

SITE DESCRIPTION:
 ACCORDING TO THE USDA WEB SOIL SURVEY, THE SITE CONSISTS OF Urban land

NOTE:
 THE OUTDOOR STORAGE OF JUNKED OR INOPERABLE VEHICLES IS STRICTLY PROHIBITED AND SHOULD NOT OCCUR ANYWHERE ON SITE. ALL VEHICLES FOR REPAIR SHALL MAINTAIN A CURRENT WORK ORDER



LOCATION MAP
NO SCALE

EROSION PREVENTION AND SEDIMENT CONTROL NOTE
 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 APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC 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 SEED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADS. 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 SEED, 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.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE 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:

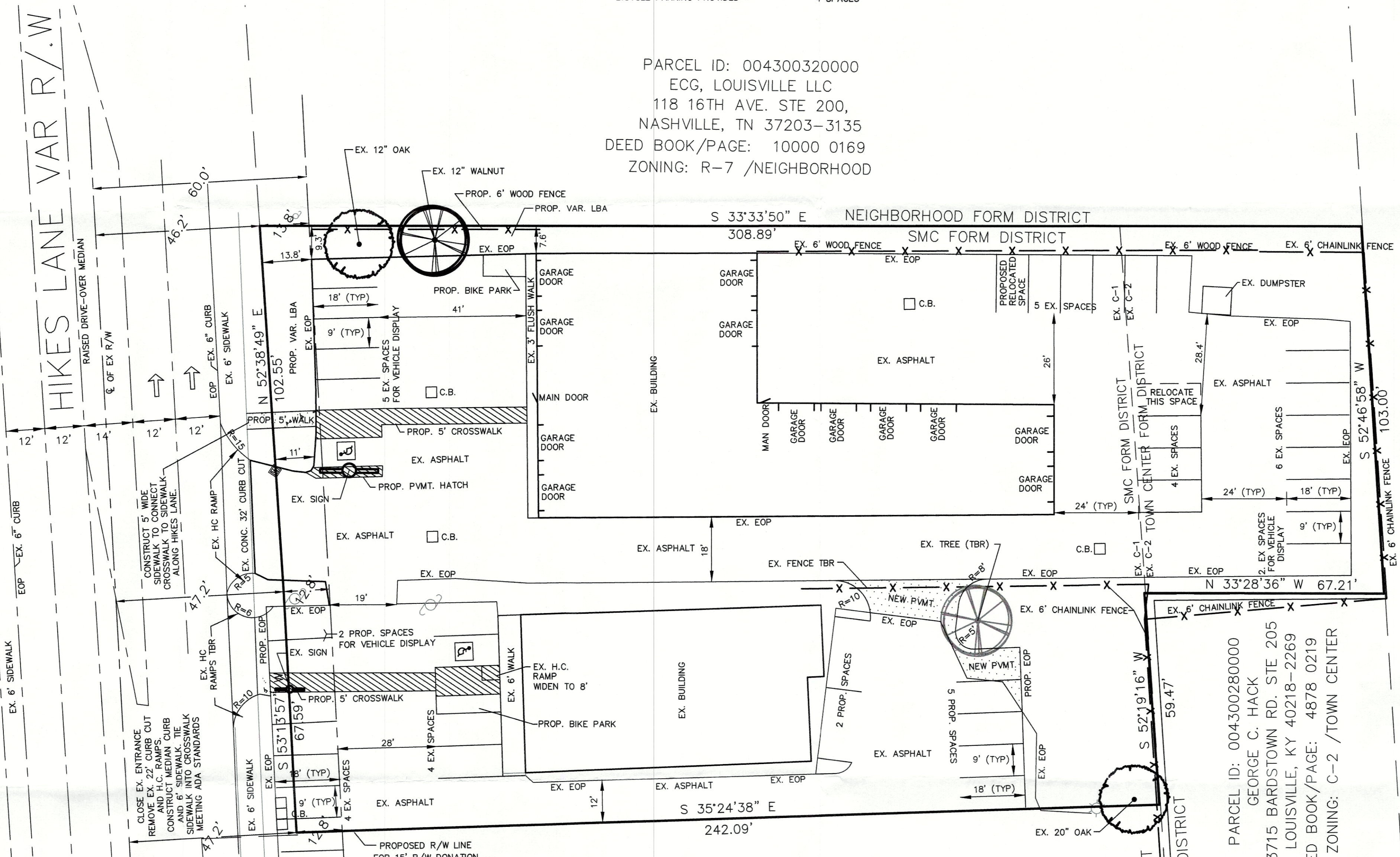
BY: [Signature] DATE: 11/20/18

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PARCEL ID: 091G02390000
 BARDSTOWN SQUARE PARTNERS LLC
 2530 SCOTTSMILLE RD. STE 21
 BOWLING GREEN, KY 42104-6509
 DEED BOOK/PAGE: 8906 0533
 ZONING: C-1 / SUB MARKETPLACE

PARCEL ID: 004300320000
 ECG, LOUISVILLE LLC
 118 16TH AVE. STE 200,
 NASHVILLE, TN 37203-3135
 DEED BOOK/PAGE: 10000 0169
 ZONING: R-7 / NEIGHBORHOOD

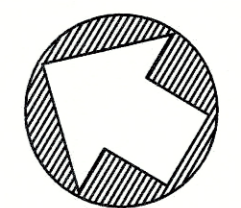
PARCEL ID: 004300270000
 SOUTH CENTRAL BELL TEL
 P.O. BOX 7207
 BEDMINSTER, NJ 07921-7207
 DEED BOOK/PAGE: 4476 0575
 ZONING: R-4 / TOWN CENTER



AREA OF DISTURBANCE: 0.03 ACRES

- LEGEND:**
- EX. CONTOUR
 - EX. TREE LINE
 - EX. RAIL ROAD TRACK
 - EX. WATER LINE
 - EX. WATER METER
 - EX. WATER VALVE
 - EX. FIRE HYDRANT
 - EX. UTILITY POLE/GUY WIRE
 - EX. OVERHEAD ELECTRIC
 - EX. LIGHTPOLE
 - EX. FENCE
 - EX. OVERHEAD TELEPHONE
 - EX. GAS LINE
 - EX. SANITARY SEWER / MANHOLE
 - EX. CATCH BASIN W/ PIPE
 - EX. DITCH / CREEK
 - EOP EDGE OF PAVEMENT
 - BOC BACK OF CURB
 - PROP. DITCH / DETENTION BASIN
 - PROP. HEADWALL CATCH BASIN / YARD DRAIN W/ PIPE
 - PROP. HDWL / C.B. / Y.D. & PIPE DENOTES THRU DRAINAGE
 - DRAINAGE FLOW ARROW
 - PROP. HANDICAP PARKING SYMBOL
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER LINE
 - PROP. SANITARY LINE / MANHOLE
 - PROPOSED CONCRETE

GRAPHIC SCALE 1"=20'



RECEIVED
 NOV 19 2018
 DESIGN SERVICES

PUBLIC WORKS AND KTC NOTES

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS.
- ALL EXISTING AND PROPOSED SIDEWALKS AND RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- ALL WORK WITHIN THE RIGHT OF WAY WILL REQUIRE CONSTRUCTION PLANS, BOND AND PERMIT.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT 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.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIR SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO BOND RELEASE.
- CONSTRUCTION PLANS, BOND AND KTC APPROVAL REQUIRED PRIOR TO MPW APPROVAL.
- SITE LIGHTING SHALL BE DESIGNED TO NOT SHINE INTO THE EYES OF DRIVERS.
- RADI FOR NEW COMMERCIAL ENTRANCES SHALL BE 35' WITHIN THE STATE R/W.
- A MEMORANDUM OF AGREEMENT MUST BE ENTERED INTO WITH PUBLIC WORKS AND EXECUTED PRIOR TO CONSTRUCTION APPROVAL FOR THE PARKING AND SIGNS IN THE RIGHT OF WAY.

APPROVED DISTRICT DEVELOPMENT PLAN

DOCKET NO. 17ZONE1068

APPROVAL DATE: 11-28-18

EXPIRATION DATE: _____

SIGNATURE OF PLANNING COMMISSION: [Signature]

PLANNING COMMISSION

GENERAL NOTES

- DOMESTIC WATER SUPPLY: SUBJECT SITE IS SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE 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 ERECTED 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.
- 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.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES

MSD NOTES

- WASTEWATER: MSD SANITARY SEWERS AVAILABLE BY EXISTING PSG, SEWAGE TO BE TREATED AT THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT. A DOWNSHED CAPACITY REQUEST IS REQUIRED PRIOR TO PRELIMINARY PLAN APPROVAL.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL PROPERTY SERVICE CONNECTIONS PER MSD'S FATS, OILS AND GREASE POLICY.
- 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.
- MSD SINGLE LOT RESIDENTIAL CONSTRUCTION PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS

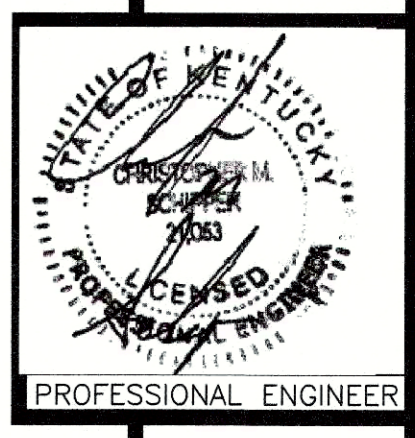
UTILITY NOTE:
 ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK BEING 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.

ALL UTILITY RELOCATIONS & ADJUSTMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER.

CASE # 17ZONE1068			
PREV. CASE # B-8-92			
WM #	DATE	COMMENTS	CMS
5	11/14/18	HC PARKING, LOOP PARKING	CMS
4	10/18/18	COMMENTS	CMS
3	10/13/18	CROSSOVER NOTE	CMS
2	9/16/18	COMMENTS	CMS
1	8/16/18	COMMENTS ADD 2220	CMS
NO.	DATE		BY

CHRIS SCHIPPER ENGINEERING
 P.O. BOX 2844
 CHARLESTON, TN 37631
 Phone: (607)721-6164
 Email: chris@schipperengineering.com

OWNER / DEVELOPER
 CRYSTAL CLEAN CARWASH
 1701 W. BROADWAY
 LOUISVILLE, KY 40203



PROJECT
 2300 HIKES LANE
 REZONE C-1 PORTION TO C-2
 2220-2300 HIKES LANE
 LOUISVILLE, KY 40218
 T.B. 43 LOT 31 DB. 11078 PG. 879

DETAILED DISTRICT DEVELOPMENT PLAN

DATE 8/3/18
 SHEET NO. 1 OF 1