

Southgate Partners, LLC
 Deed Book 10046, Page 685
 Tract 12 of Subdivision Plat attached
 to deed of record in Deed Book 10046, Page 680
 5023 Mud Lane
 PVA Parcel ID 35140020000
 Zone: C-1 & C-2/SMCFD

Tilden Southgate Apartments LLC
 Deed Book 10033, Page 344
 Lot 13 of Minor Subdivision Plat attached
 to deed of record in Deed Book 7143, Page 108
 10800 Southgate Manor Drive
 PVA Parcel ID 275900130000
 Zone: R7/SWF & SMCFD

Southgate Associates
 Deed Book 6831, Page 984
 Tract 11B of Subdivision Plat attached
 to deed of record in Deed Book 10046, Page 680
 5015 Mud Lane
 PVA Parcel ID 275900110000
 Zone: C-1/SMCFD
 6.7547 Acres
 294,234.5 Sq. Feet
 Vacant - No Building

BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAP NUMBER 21111C0105E WITH A DATE OF IDENTIFICATION OF DECEMBER 5, 2006, FOR COMMUNITY NUMBER 210120 (LOUISVILLE-JEFFERSON COUNTY METRO GOVERNMENT), WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY LIES, THE SUBJECT PROPERTY IS IN "ZONE X" (SHADED), AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

M.S.D. NOTES:

1. BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAP NUMBER 21111C0105E WITH A DATE OF IDENTIFICATION OF DECEMBER 5, 2006, FOR COMMUNITY NUMBER 210120 (LOUISVILLE-JEFFERSON COUNTY METRO GOVERNMENT), WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY LIES, THE SUBJECT PROPERTY IS IN "ZONE X" (SHADED), AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
2. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
3. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
4. AN ESPC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
5. IF SITE PLAN HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
6. DETENTION IS PROVIDED DOWNSTREAM. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS. VERIFICATION OF BASIN CAPACITY WILL BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
7. PROPOSED 20" SEWER AND DRAINAGE EASEMENT TO BE GRANTED PRIOR TO MSD CONSTRUCTION APPROVAL.

WAIVER REQUEST:

1. REQUEST WAIVER OF CHAPTER 10.2 OF THE LAND DEVELOPMENT CODE TO ALLOW PROPOSED DUMPSTER AND PAVEMENT TO ENCR OACH INTO THE REQUIRED 35' REAR LANDSCAPE BUFFER AREA.

SITE DATA

EXISTING SITE AREA 2.00 ACRES (87,120 S.F.)
 EXISTING ZONING C-1
 FORM DISTRICT SMCFD
 EXISTING USE VACANT
 PROPOSED USE CAR WASH
 (CONVEYOR TYPE-OPERATED BY 2 EMPLOYEES MAX. SHIFT)
 PROPOSED BUILDING AREA 3,850 SQ.FT.
 PROPOSED HEIGHT 26.5' - ONE STORY
 F.A.R. 0.044 (1.0 MAX ALLOWED)

PARKING CALCULATIONS
 MIN. PARKING REQUIRED 1 SPACE
 (1SP/2 EMP. MAX. SHIFT)
 MAX. PARKING ALLOWED 2 SPACES
 (1SP/EMP. MAX. SHIFT)
 PARKING PROVIDED 21 SPACES
 EMPLOYEE PARKING 2 SPACES
 VACUUM BAYS 19 SPACES

QUEUEING SPACES REQUIRED 6
 QUEUEING SPACES PROVIDED 14

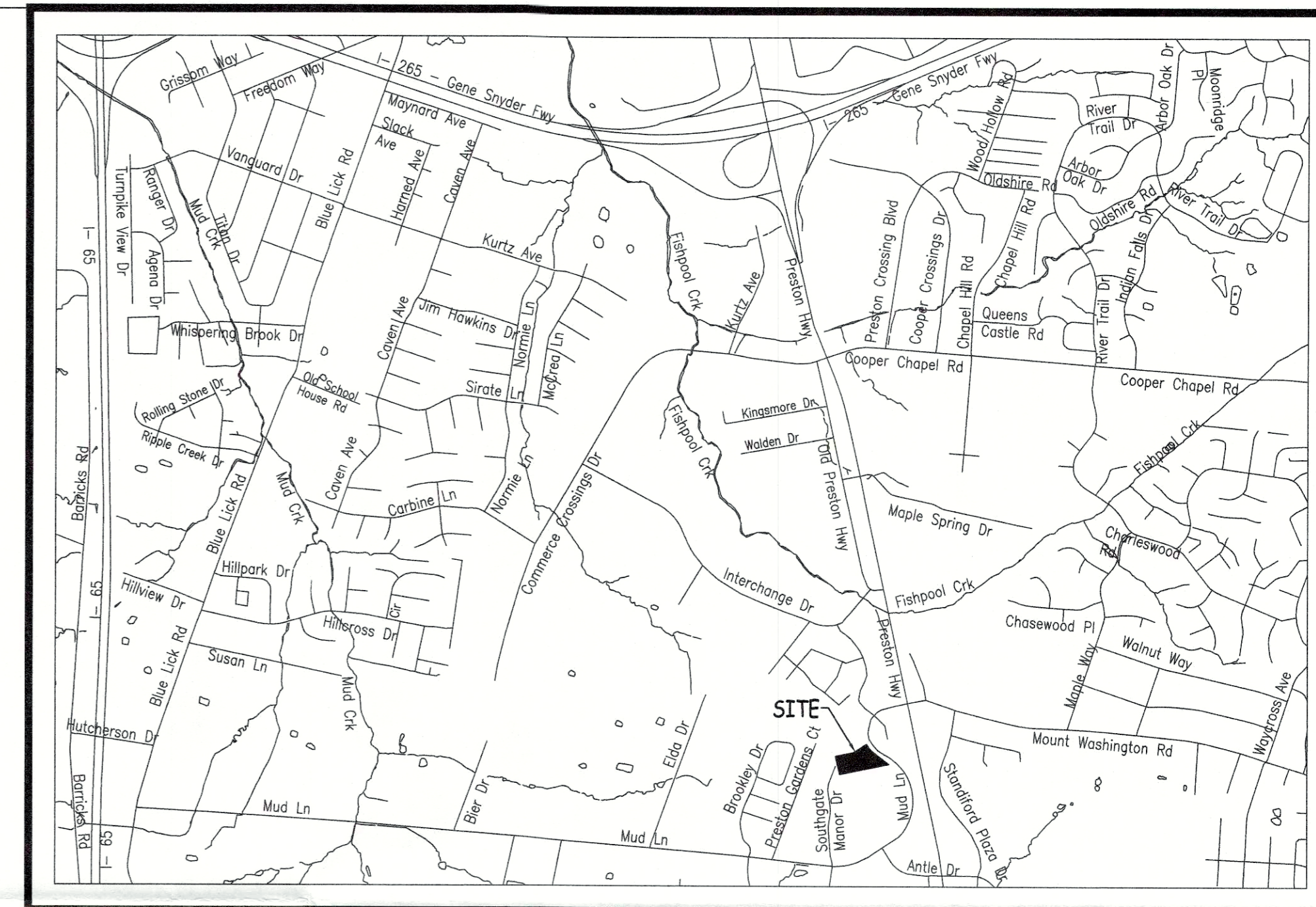
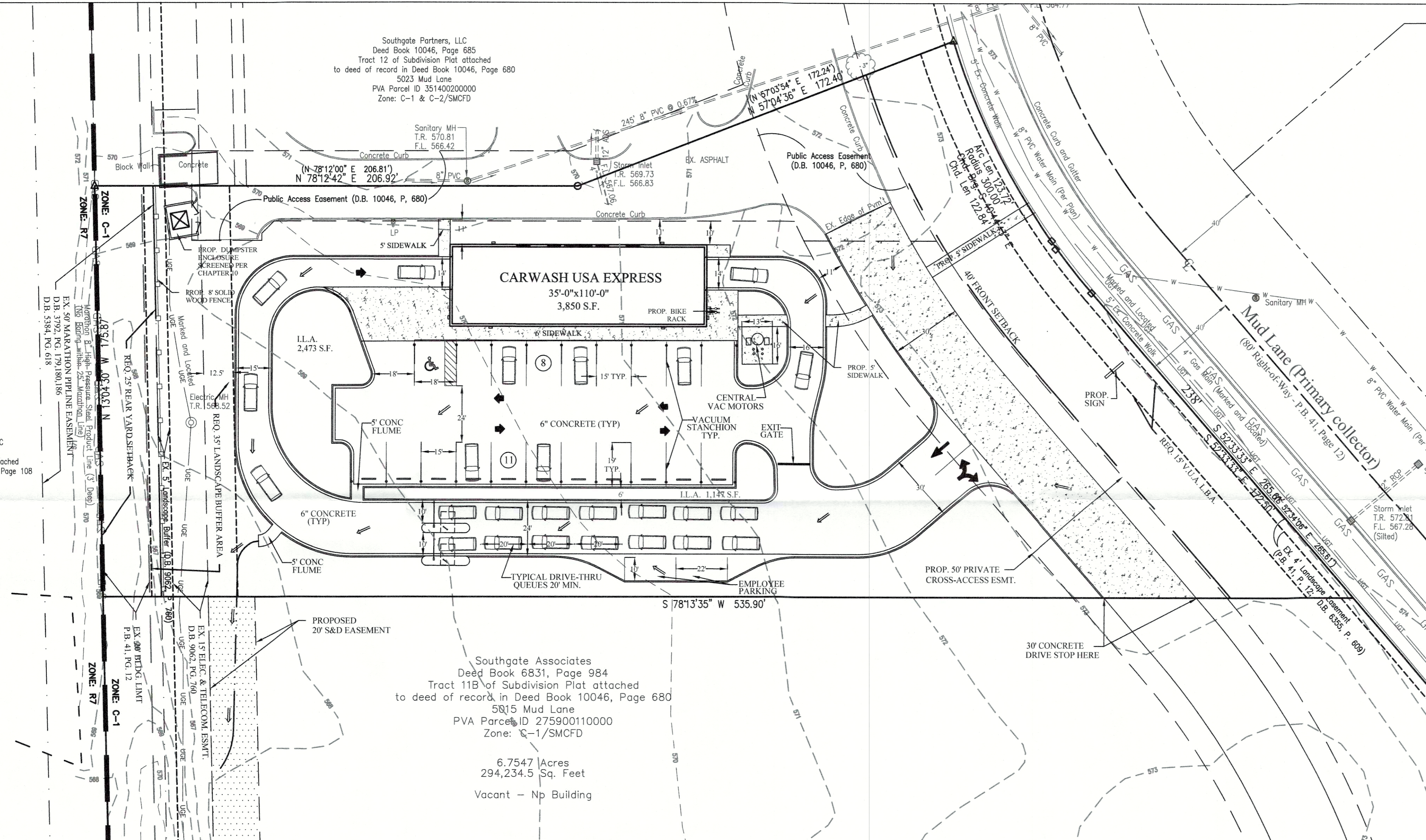
BIKE PARKING: REQUIRED PROVIDED
 SHORT TERM 2 2
 LONG TERM 2 2*

LANDSCAPE REQUIREMENTS:
 VEHICULAR USE AREA 30,670 S.F.
 7.5% LANDSCAPE REQUIRED 2,300 S.F.
 INTERIOR LANDSCAPE AREA PROVIDED 3,620 S.F.

I.L.A. TREES REQUIRED 8
 I.L.A. TREES PROVIDED 8 MIN.

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C
 TOTAL SITE AREA 87,120 S.F.
 TOTAL EXISTING TREE AREA 0 S.F. (0%)
 EX. TREE CANOPY TO BE PRESERVED 0 S.F. (0%)
 TREE CANOPY REQUIRED 30,492 S.F. (35%)
 (TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)
 TREE CANOPY PROVIDED 30,960 S.F. (35.5%)
 43 2" CAL. TYPE A TREES @ 720 S.F. EA.



VICINITY MAP

N.T.S.

LEGEND

- FOUND MONUMENT
- AS NOTED ON SURVEY
- MAG NAIL WITH ID TAG (SET, PLS 3350)
- PROPERTY LINE
- STREET LIGHT (LP)
- POWER POLE (PP)
- TELEPHONE POLE (TP)
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- GAS METER (GM)
- GAS VALVE (GV)
- ELECTRIC METER (EM)
- LIGHT POLE (LP)
- STORM MANHOLE
- SANITARY MANHOLE
- SIGNS
- DOWN SPOUT
- MH MANHOLE
- INV. INVERT ELEVATION
- F.L. FLOW LINE ELEVATION
- T.G. SURFACE ELEVATION (TOP-OF-GRADE)
- T.R. SURFACE ELEVATION (TOP-OF-RIM)
- FFE FINISHED FLOOR ELEVATION
- CHAIN LINK FENCE
- SOLID WOOD FENCE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE/CABLE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE/CABLE
- DECIDUOUS TREE (LEAFY TREE)
- BIKE RACK
- WHEELSTOP
- DRAINAGE FLOW DIRECTION ARROW
- EXISTING CONTOURS
- PROPOSED STORM SWALE

IMPERVIOUS AREA (SITE)

NET SITE AREA ----- 2.00 ACRES
 AREA OF DISTURBANCE ----- 1.43 ACRES
 EXISTING IMPERVIOUS SURFACE ----- 0.17 ACRES (8.5%)
 PROPOSED IMPERVIOUS SURFACE ----- 1.02 ACRES (51%)
 INCREASE IN IMPERVIOUS SURFACE ----- 0.85 ACRES

GENERAL NOTES:

1. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
2. A KARST SURVEY WAS PERFORMED ON 04/21/20 BY NSG INNOVATIONS, LLC AND NO KARST FEATURES WERE OBSERVED.
3. THE PARCEL SHALL BE DIVIDED AS SHOWN ON THE PLAN PRIOR TO OBTAINING CONSTRUCTION PERMITS.
4. THE ACCESS EASEMENT WILL BE RECORDED PRIOR TO CONSTRUCTION PERMIT APPROVAL.
5. THE DUMPSTER SHALL BE SCREENED PER LDC CHAPTER 10 REQUIREMENTS.
6. ANY SIGNAGE WILL COMPLY WITH THE LDC CHAPTER 8 REQUIREMENTS AND WILL OBTAIN THE PROPER PERMITS.
7. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS OF WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES.
8. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
9. ACCESS EASEMENT MUST CONFORM TO ORDINANCE 187, SERIES 2003 AS INTENDED.
10. CROSS ACCESS AGREEMENT OR EASEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
11. MINOR PLAT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
12. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE
1	REV. PER AGENCY COMMENTS	6-18-2020
2	REV. PER AGENCY COMMENTS	7-2-2020

CAR WASH USA EXPRESS
 LOT 11 C OF SOUTHGATE, 2.00 AC.
 5015 MUD LANE
 LOUISVILLE, KENTUCKY 40229
 Parcel ID 275900110000, DEED BOOK: 6831 PAGE: 984

OWNER: SOUTHGATE ASSOCIATES
 DEVELOPER: IMO US South, LLC
 ENGINEER: JOHN W. ASHWORTH III



RECEIVED

JUL 02 2020
 PLANNING & DESIGN SERVICES

SHEET 1 of 1

DIVISION OF ENGINEERING
SITE DEVELOPMENT PLAN
 Louisville, Jefferson County, Kentucky

SURVEY ENDRIS DATE 1/2/20 BOOK _____
 DRAWN BY J. K. DATE 4/30/20 SCALE 1" = 30'
 DESIGN BY J. W.A. DATE 4/30/20 PROJECT _____

CITY ENGINEER _____ DATE _____

SHEET: **C-10** WM#12124