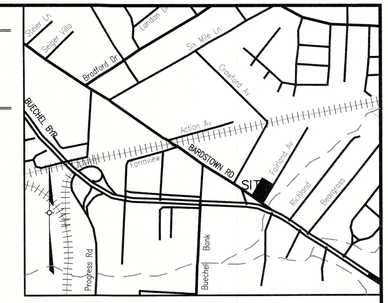
WAIVERS REQUESTED

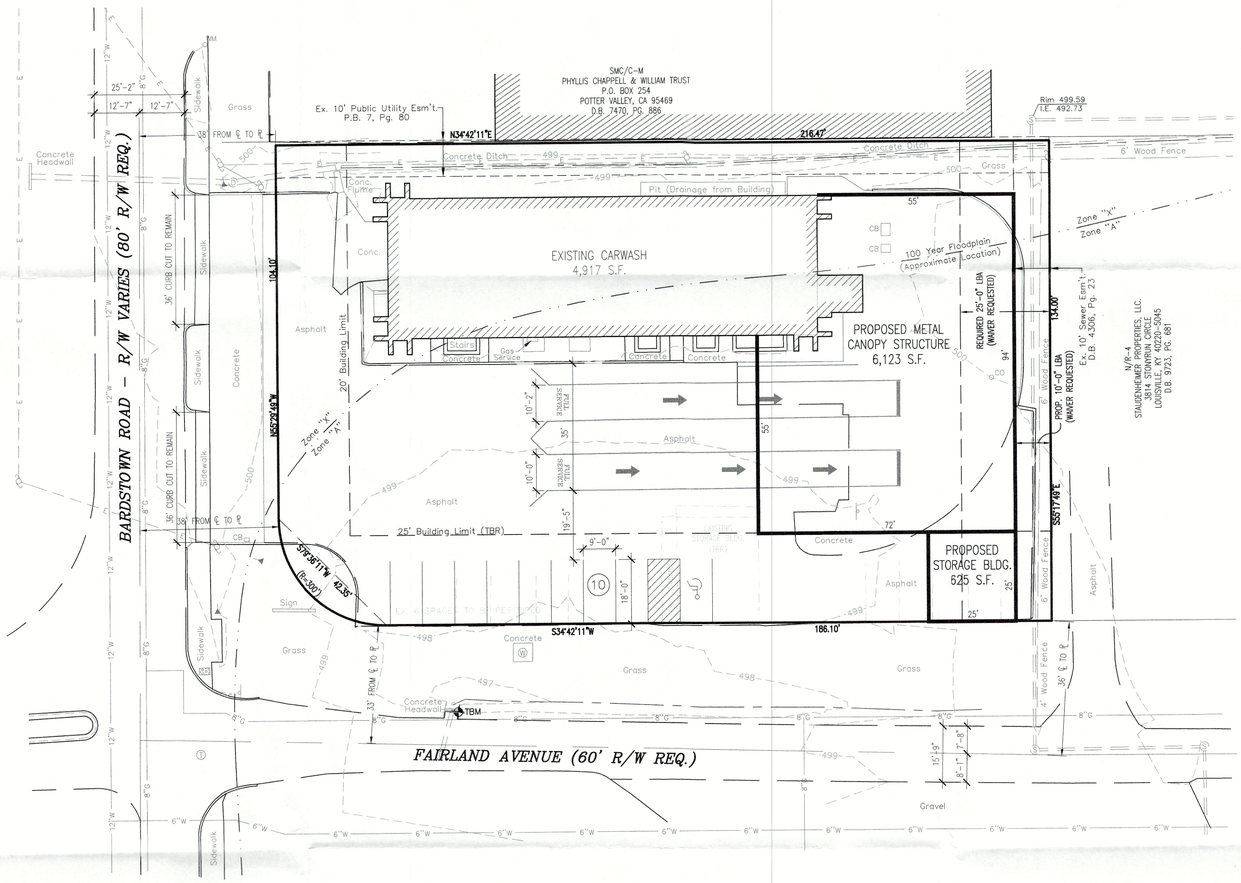
1. A WAIVER IS REQUESTED FROM THE LOUISVILLE METRO, LAND DEVELOPMENT CODE, CHAPTER 10, PART 2; TO REDUCE THE WIDTH OF THE LANDSCAPE BUFFER AREA ALONG THE NORTH PROPERTY LINE FROM 25 FEET TO 10 FEET.
2. A WAIVER IS REQUESTED FROM THE LOUISVILLE METRO, LAND DEVELOPMENT CODE, CHAPTER 5, PART 5.5.A.1.; TO ALLOW THE ACCESSORY STRUCTURE TO BE VISIBLE FROM FAIRLAND AVENUE.

VARIANCES REQUESTED

1. A VARIANCE IS REQUESTED FROM THE LOUISVILLE METRO, LAND DEVELOPMENT CODE, CHAPTER 5, PART 3.2.C.2.b; TO ALLOW THE PROPOSED CANOPY ADDITION TO BE LOCATED 10' FROM THE NORTH PROPERTY LINE RATHER THAN THE REQUIRED 25'.
2. A VARIANCE IS REQUESTED FROM THE LOUISVILLE METRO, LAND DEVELOPMENT CODE, CHAPTER 5, PART 3.2.C.2.b; TO ALLOW THE PROPOSED ACCESSORY STRUCTURE TO BE LOCATED 10' FROM THE NORTH PROPERTY LINE RATHER THAN THE REQUIRED 25'.



LOCATION MAP
NOT TO SCALE



PROJECT DATA

TOTAL SITE AREA	= 0.67± ACRES (29,185 S.F.)
EXISTING ZONING	= C-2
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= CARWASH
BUILDING HEIGHT	= ONE STORY (60 MAX. ALLOWED)
BUILDING AREA	
EXISTING CARWASH BUILDING	= 4,917 S.F.
PROPOSED CANOPY ADDITION	= 6,123 S.F.
PROPOSED STORAGE BUILDING	= 625 S.F.
TOTAL BUILDING AREA	= 11,665 S.F.
FAR	= 0.4 (5.0 PER C-2 ZONING)
PARKING REQUIRED	MIN. MAX.
1 SPACE/ 2 EMPLOYEES	= 8 SPACES
1 SPACE/1 EMPLOYEE	= 16 SPACES
TOTAL PARKING REQUIRED	= 8 SPACES 16 SPACES
TOTAL PARKING PROVIDED	= 10 (1 ACCESSIBLE SPACES INCLUDED)
TOTAL VEHICULAR USE AREA	= 18,656 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= NOT APPLICABLE (LEGAL NON-CONFORMING)
EXISTING IMPERVIOUS AREA	= 24,840 S.F.
PROPOSED IMPERVIOUS AREA	= 24,840 S.F.
NET IMPERVIOUS AREA	= 0% INCREASE/DECREASE

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the Right of Way.
5. There shall be no landscaping in the Right of Way without an encroachment permit.
6. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
7. Construction fencing shall be erected prior to any construction or grading 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. No parking, material storage, or construction activities shall be permitted within the fenced area.
8. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
9. A minor subdivision plat that eliminates or revises the 25' building limit line must be approved prior to issuance of a building permit for the proposed accessory storage building as shown hereon.

MSD NOTES:

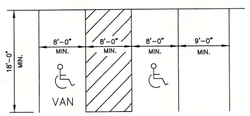
1. Sanitary sewer service will be provided by connection and subject to applicable fees.
2. A portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0061E dated December 5, 2006.
3. Drainage pattern depicted by arrows (⟹) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
4. Site will be subject to MSD Regional Facilities Fee.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. 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 Management Practices.
7. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
8. Any required fill in the floodplain shall be compensated on site at a ratio of 1:1.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
2. Any modifications to the approval 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.
3. 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.
4. 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.
5. 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.
6. All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
7. Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilizaton measures shall be required as soon as practicable, but no later than 14 calender days after the activity has ceased.
8. Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
9. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

LEGEND

- (S) = EXISTING STORM SEWER, CATCH BASIN
- (S) = EXISTING SEWER AND MANHOLE
- = FEMA 100-YEAR FLOODPLAIN
- 6"W = EXISTING 6" WATER LINE
- 12"W = EXISTING 12" WATER LINE
- 8"G = EXISTING 8" GAS LINE
- 499 = EXISTING CONTOUR



24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

RECEIVED
JAN 11 2018
PLANNING & DESIGN SERVICES

SITE ADDRESS:
4139 BARDSTOWN ROAD
LOUISVILLE, KY 40218
TAX BLOCK 05, LOT 001
D.B. 7344, PG. 497

COUNCIL DISTRICT – 10
FIRE PROTECTION DISTRICT – BUECHEL
MUNICIPALITY – LOUISVILLE

CASE: 17VARIANCE1107
& 17WAIVER1041

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	1/11/18	AGENCY COMMENTS	SBS

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 17068 RDDDP.dwg
DATE: 12/18/17
SCALE: AS SHOWN
CHECKED BY: SBS
DRAWN BY: SBS

L D&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING · LAND SURVEYING · LANDSCAPE ARCHITECTURE
525 WATERSON AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40222
PHONE: 502.426.9374
FAX: 502.426.9775
WEB SITE: WWW.LDD-INC.COM

VARIANCE & WAIVER SITE PLAN

THOMAS CARWASH
4139 BARDSTOWN ROAD

OWNER/DEVELOPER
ELI THOMAS
4139 BARDSTOWN ROAD
LOUISVILLE, KY 40218-3246

JOB NO. 17068

SHEET 1 OF 1

P:\17068\DWG\Planning\17068 RDDDP.dwg, 1/11/2018 3:09:05 PM, 1:1

17 WAIVER 1041 17 VARIANCE 1107