

NOTES

- SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNERS/DEVELOPER'S EXPENSE.
- A SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT 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 BEGINNING ANY CONSTRUCTION ACTIVITIES.
- THE MINIMUM RADIUS OF ALL RIGHT-OF-WAY AT ALL STREET INTERSECTIONS SHALL BE 25' UNLESS OTHERWISE INDICATED.
- DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN PROCESS.
- SUBJECT SITE WILL BE SERVED BY THE BUECHEL FIRE DEPARTMENT.
- STORMWATER MITIGATION MEASURES MUST BE CONSTRUCTED FIRST AND BE FULLY FUNCTIONAL PRIOR TO ALL OTHER CONSTRUCTION ACTIVITY.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF FROM THE PROJECT TO THE STATE RIGHT-OF-WAY.
- PRIOR TO ANY CONSTRUCTION ACTIVITY, AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL.

TAX BLOCK 548, LOT 12
LAURA L. & STEVEN M. HULSMAN
239 CAREY AVE
LOUISVILLE, KY, 40218-3213
DEED BOOK 6737, PAGE 974
ZONING - R4

TAX BLOCK 548, LOT 8
STEPHEN L. WILBERT
241 CAREY AVE
LOUISVILLE, KY, 40218-3213
DEED BOOK 6524, PAGE 89
ZONING - R4

TAX BLOCK 548, LOT 28
RANDELL H. & M. L. FISHER
7803 BROWNWOOD DR
LOUISVILLE, KY, 40218-2878
DEED BOOK 4521, PAGE 169
ZONING - R4

TAX BLOCK 548, LOT 13
ELEANOR F. MCDONALD
7803 BROWNWOOD DR
LOUISVILLE, KY, 40218-2878
DEED BOOK 4965, PAGE 857
ZONING - R4

TAX BLOCK 548, LOT 25
JEFFRY D. CONRAD
247 CAREY AVE
LOUISVILLE, KY, 40218-3213
DEED BOOK 7325, PAGE 76
ZONING - R4

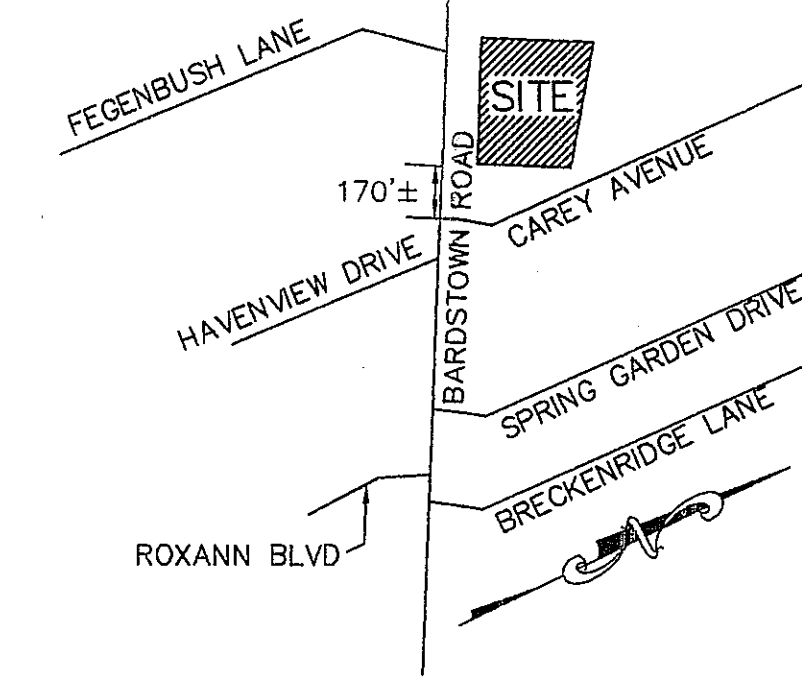
TAX BLOCK 548, LOT 33
COLLEGE OF THE SCRIPTURES
P.O. BOX 18027
LOUISVILLE, KY, 40261-0027
DEED BOOK 9422, PAGE 715
ZONING - R4

TAX BLOCK 548, LOT 34
COLLEGE OF THE SCRIPTURES
P.O. BOX 18027
LOUISVILLE, KY, 40261-0027
DEED BOOK 9422, PAGE 715
ZONING - R4

TAX BLOCK 548, LOT 35
COLLEGE OF THE SCRIPTURES
P.O. BOX 18027
LOUISVILLE, KY, 40261-0027
DEED BOOK 9422, PAGE 715
ZONING - R4

4405 BARDSTOWN ROAD
LOUISVILLE, KY 40218
D.B. 9434, PG. 521
D.B. 4725, PG. 589
TAX BLOCK 44, LOT 61
87,283.536 Sq. Feet
2.00 Acres

TAX BLOCK 44, LOT 35
COLLEGE OF THE SCRIPTURES
4411 BARDSTOWN ROAD
LOUISVILLE, KY 40218
DEED BOOK 9422, PAGE 715
ZONING - R4



LOCATION MAP

ALAN HARTLEY
PLANNING & DESIGN SERVICES
3612 BURKLAND BLVD., SHEPHERDSVILLE, KENTUCKY 40065
PHONE : 502-967-7748 E-MAIL: alan@hartleyplanning.com

DEVELOPER
TODD GRACE
2805 HIGHLAND AVE
CARROLLTON, KY 41008

OWNER
MINNIE D. FEENBUSH
REVOCABLE TRUST
4940 PLUM RUN ROAD
BLOOMFIELD, KENTUCKY 40008

TODD'S PLACE
EXPRESS CARWASH
4405 BARDSTOWN ROAD LOUISVILLE, KY 40218
TAX BLOCK 44, LOT 61
D.B. 9434, PG. 521
D.B. 4725, PG. 589

Vertical Scale: N/A

Horizontal Scale: 1"=20'

Date: 7/7/14

Job Number: RDDDP

Sheet

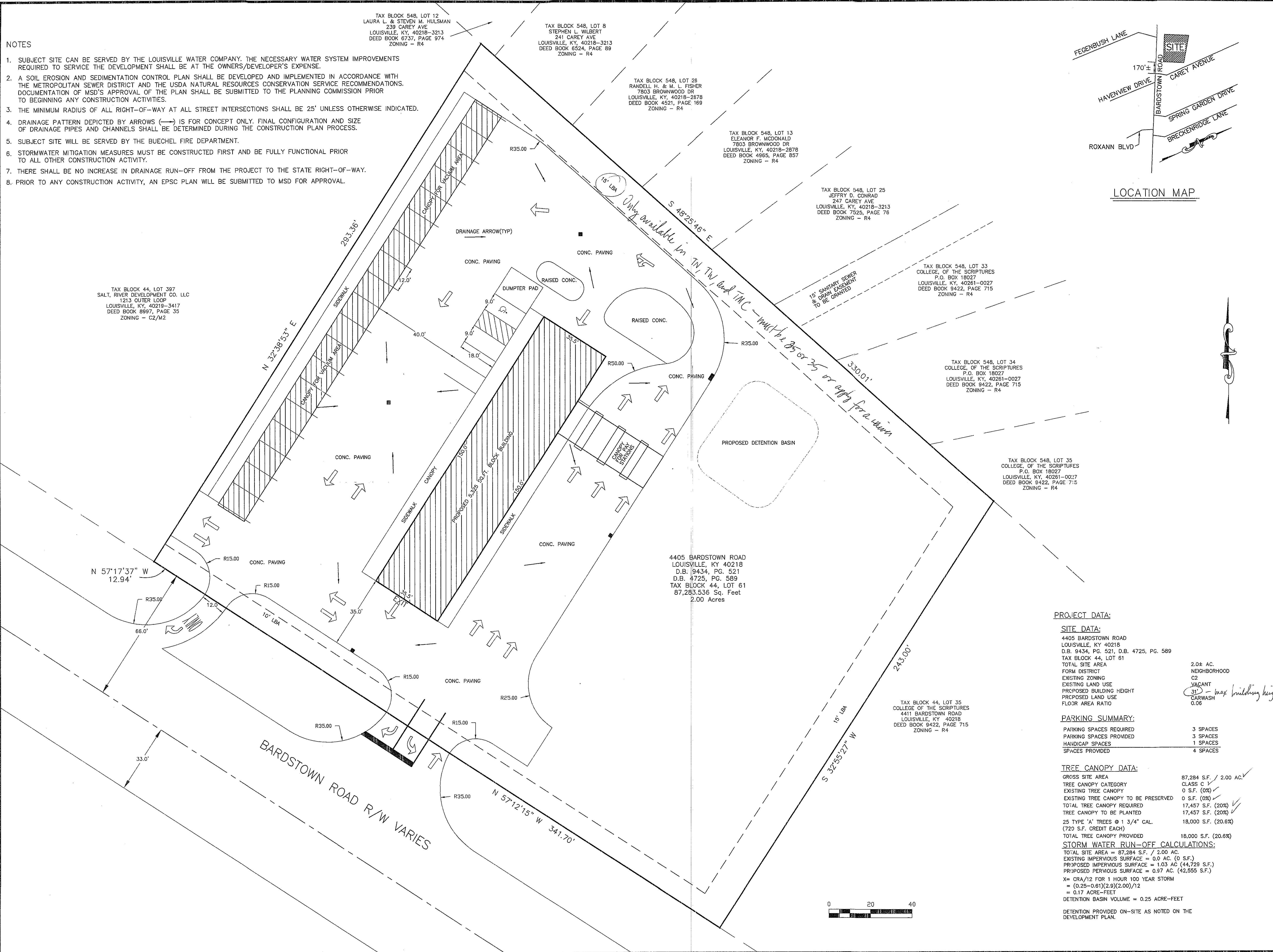
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of 1

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DESIGN SERVICES

14DEVZAN1092



PROJECT DATA:

SITE DATA:

4405 BARDSTOWN ROAD
LOUISVILLE, KY 40218
D.B. 9434, PG. 521, D.B. 4725, PG. 589
TAX BLOCK 44, LOT 61
TOTAL SITE AREA 2.0± AC.
FORM DISTRICT NEIGHBORHOOD
EXISTING ZONING C2
EXISTING LAND USE VACANT
PROPOSED BUILDING HEIGHT 31' - max building height is 30'
PROPOSED LAND USE CARWASH
FLOOR AREA RATIO 0.06

PARKING SUMMARY:

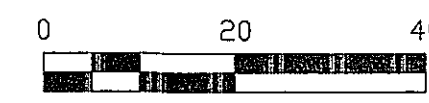
PARKING SPACES REQUIRED	3 SPACES
PARKING SPACES PROVIDED	3 SPACES
HANDICAP SPACES	1 SPACES
SPACES PROVIDED	4 SPACES

TREE CANOPY DATA:

GROSS SITE AREA	87,284 S.F. / 2.00 AC. ✓
TREE CANOPY CATEGORY	CLASS C ✓
EXISTING TREE CANOPY	0 S.F. (0%)
EXISTING TREE CANOPY TO BE PRESERVED	0 S.F. (0%)
TOTAL TREE CANOPY REQUIRED	17,457 S.F. (20%) ✓
TREE CANOPY TO BE PLANTED	17,457 S.F. (20%) ✓
25 TYPE 'A' TREES @ 1 3/4" CAL. (720 S.F. CREDIT EACH)	18,000 S.F. (20.6%)
TOTAL TREE CANOPY PROVIDED	18,000 S.F. (20.6%)

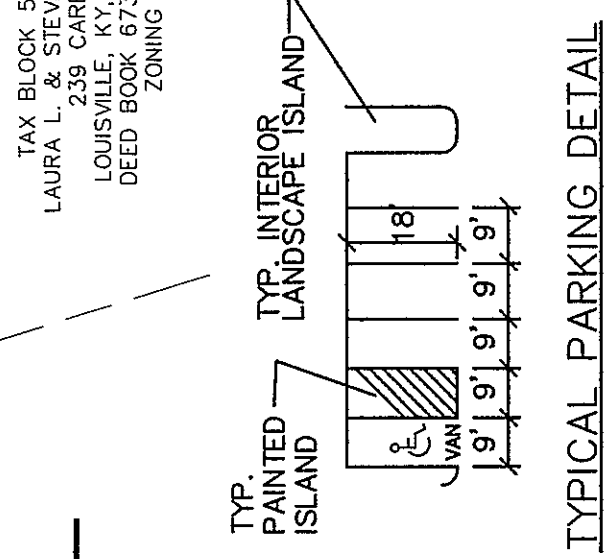
STORM WATER RUN-OFF CALCULATIONS:

TOTAL SITE AREA = 87,284 S.F. / 2.00 AC.
EXISTING IMPERVIOUS SURFACE = 0.0 AC. (0 S.F.)
PROPOSED IMPERVIOUS SURFACE = 1.03 AC. (44,729 S.F.)
PROPOSED PERVIOUS SURFACE = 0.97 AC. (42,555 S.F.)
X = CRA/12 FOR 1 HOUR 100 YEAR STORM
= (0.25-0.61)(2.9)(2.00)/12
= 0.17 ACRE-FEET
DETENTION BASIN VOLUME = 0.25 ACRE-FEET
DETENTION PROVIDED ON-SITE AS NOTED ON THE DEVELOPMENT PLAN.



LEGEND

- EXISTING TREE
- DENOTES DRAINAGE FLOW
- HANDICAP PARKING
- INTERNAL LANDSCAPE AREA
- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED CAR QUEUING
- EXISTING PSC
- PROPOSED DECIDUOUS TREE (REFER TO CHART FOR TYPE)
- PROPOSED EVERGREEN TREE (REFER TO CHART FOR TYPE)
- TREE PROTECTION FENCING
- EXISTING DITCH/FLOW LINE
- REINFORCED SILT FENCE (MSD DWG. EF-1(0-02))
- STONE BAG INLET PROTECTION (MSD DWG. EF-03-02)
- CONSTRUCTION ENTRANCE (MSD DWG. ER-01-03)
- SF
- SB-#



SITE DATA:

LOT 1 - EXISTING VACANT LOT

LOT SIZE: EXISTING 2.0 AC (87,284) S.F.
0044 - 0061 NEIGHBORHOOD

TAX BLOCK & LOT: 0044 - 0061

FORM DISTRICT: NEIGHBORHOOD

EXISTING ZONING: C2

PROPOSED USE: CAR WASH (CONVEYOR OPERATED BY CUSTOMER WITH UP TO TWO EMPLOYEES)

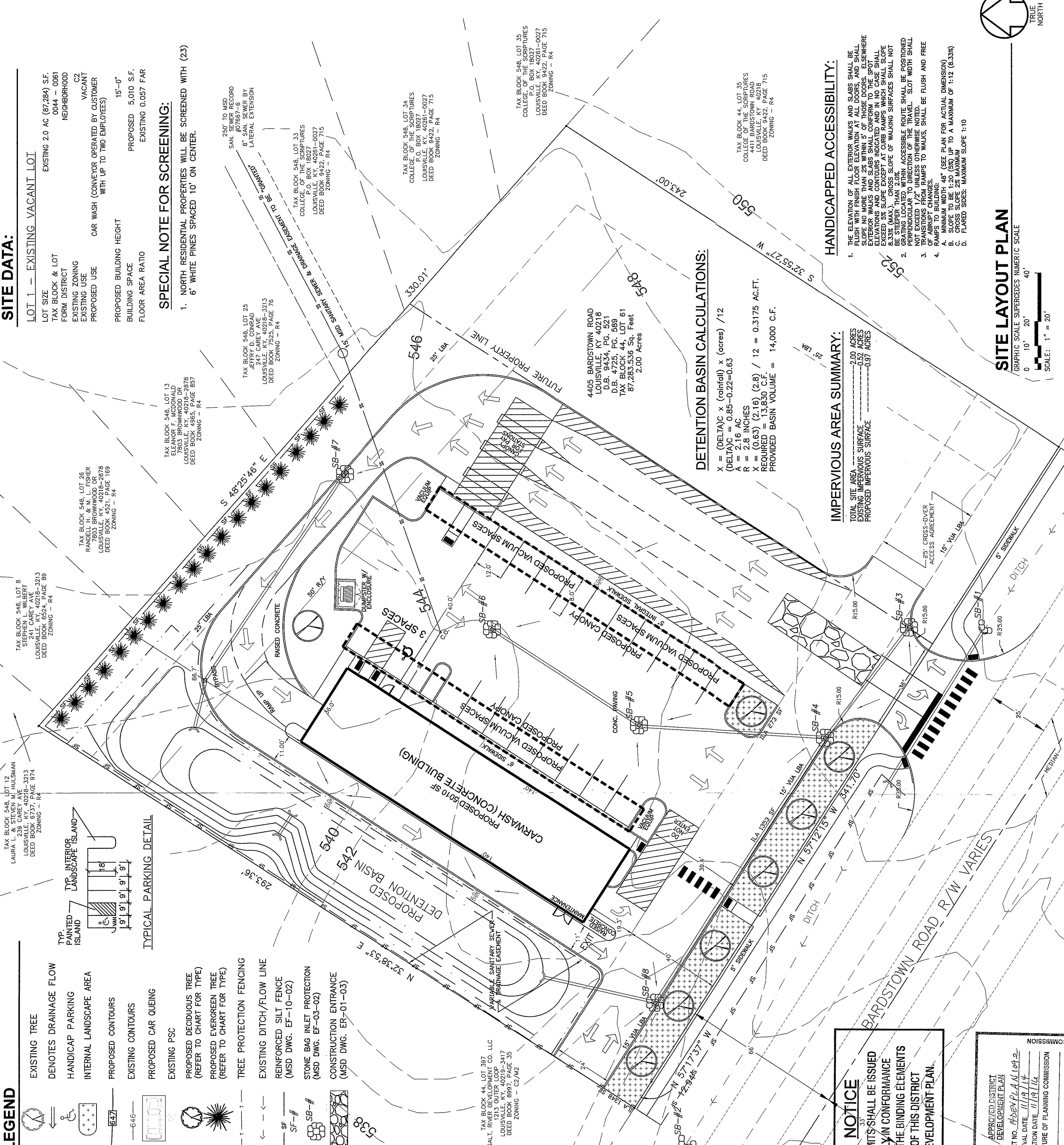
PROPOSED BUILDING HEIGHT: 15'-0"

BUILDING SPACE: PROPOSED 5,010 S.F.
EXISTING 0.057 FAR

FLOOR AREA RATIO: 15'-0"

SPECIAL NOTE FOR SCREENING:

1. NORTH RESIDENTIAL PROPERTIES WILL BE SCREENED WITH (23) 6' WHITE PINES SPACED 10' ON CENTER.



DETENTION BASIN CALCULATIONS:

$X = (\text{DELTA}C \times \text{rainfall}) \times (\text{acres}) / 12$

$X = 2.16 \text{ AC}$

$R = 2.8 \text{ INCHES}$

$X = (0.63) (2.16) (2.8) / 12 = 0.3175 \text{ AC.F.}$

REQUIRED = 13,830 C.F.

PROVIDED BASIN VOLUME = 14,000 C.F.

IMPERVIOUS AREA SUMMARY:

TOTAL SITE AREA: 2.00 ACRES

EXISTING IMPERVIOUS SURFACE: 0.32 ACRES

PROPOSED IMPERVIOUS SURFACE: 0.97 ACRES

HANDICAPPED ACCESSIBILITY:

- THE ELEVATION OF ALL EXTERIOR WALKS AND SLABS SHALL BE FLUSH WITH FINISH FLOOR ELEVATION AT ALL DOORS, AND SHALL EXCEED 3% SLOPE EXCEPT AT CURB RAMPS WHICH SHALL BE STEEPER THAN 2.0%.
- GRATING LOCATED WITHIN ACCESSIBLE ROUTE SHALL BE POSTIONED NOT EXCEED 1/2" UNLESS OTHERWISE NOTED. SLOT WIDTH SHALL NOT EXCEED 1/4" UNLESS OTHERWISE NOTED.
- TRANSITIONS FROM RAMPS TO WALKS SHALL BE FLUSH AND FREE OF CURB CHANGES.
- A. MINIMUM WIDTH 48" (SEE PLAN FOR ACTUAL DIMENSION)
- B. SLOPE TO BE 1:20 (5%) UP TO A MAXIMUM OF 1:12 (8.33%)
- C. CROSS SLOPE, MINIMUM SLOPE 1:10

NOTICE

PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

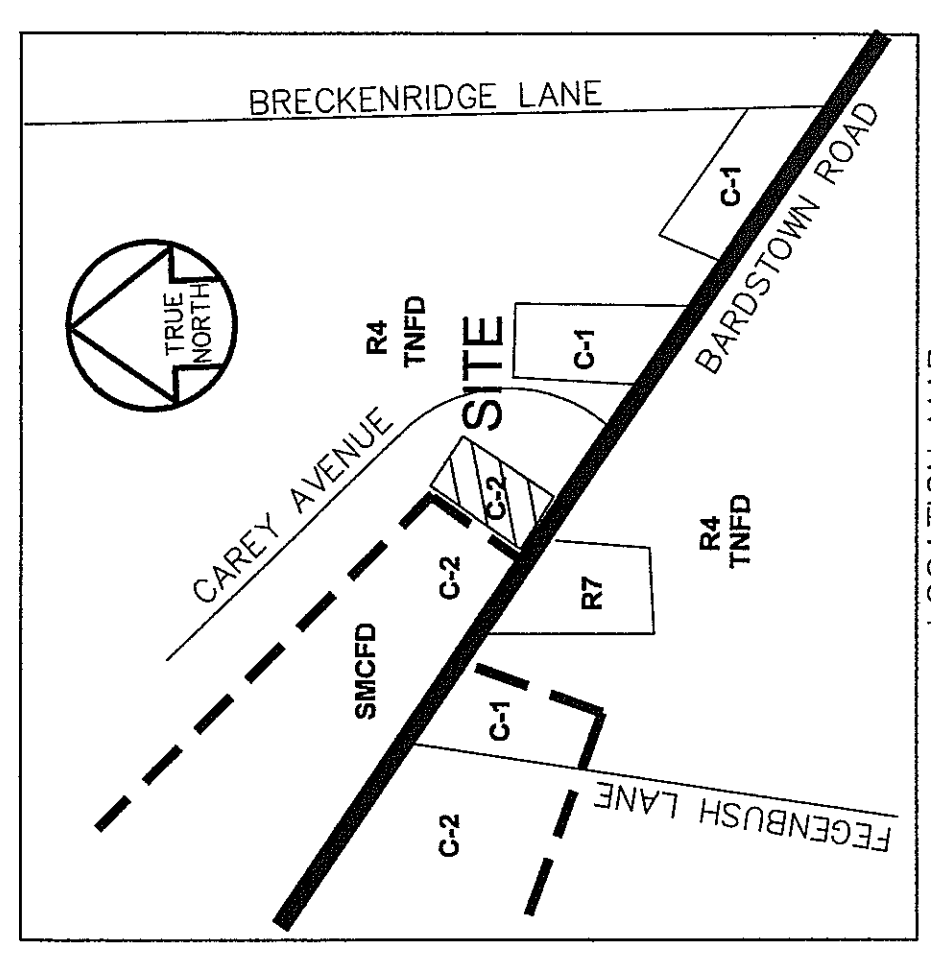
METRO	APPROVED/DISTRICT DEVELOPMENT PLAN	COMMISSION
LOUISVILLE	DOCKET NO. 14DEV PLAN 1042	APPROVAL DATE: 11/19/14
	EXPIRATION DATE: 11/19/16	SIGNATURE OF PLANNING COMMISSION
		PLANNING

SITE LAYOUT PLAN

GRAPHIC SCALE: SUPERSEDES NUMERIC SCALE

0 10' 20' 40'

SCALE: 1" = 20'



PARKING REQUIREMENTS:

PARKING REQ: FOR (2 EMPLOYEES MAX + 1 HC) TOTAL = 3 SPACES

PARKING CURRENTLY PROVIDED (INCLUDES 1 HANDICAP SPACES) = 3 SPACES

ALL ADDITIONAL OVERSIZED PARKING SPACES ARE FOR CAR VACUUMS/CLEANING

LANDSCAPE REQUIREMENTS:

PROPOSED VEHICULAR USE AREA (VUA) = 34,179 S.F.

ILA PROVIDED = 2,564 S.F. (7.5%)

= 3,179 S.F.

TREE CANOPY REQUIREMENTS:

TCPA Category: Class "C"

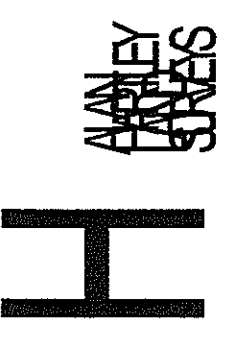
PRESERVED TREE CANOPY COVERAGE AREA: 0 SF. (0%)

SITE AREA: 87,284 S.F.

TREE CANOPY COVERAGE AREA REQUIRED: 17,457 S.F. (20%)

GENERAL NOTES

- SITE AREA = 2.00 ACRES (87,284 S.F.).
- LIMITS OF DISTURBANCE = 61,380 SF (1.41 ACRES).
- SITE IS LOCATED WITHIN THE BUECHEL FIRE DISTRICT.
- NO STREAMS OR FLOODPLAIN ARE LOCATED ON THIS SITE PER FEMA FIRM PANEL: 2111C0078E.
- HYDROLOGIC SOIL GROUP AT FINISH GRADE SHALL BE CONSISTENT WITH EXISTING SOIL.
- CONTOUR DATA ON THIS PLAN WAS DERIVED FROM FIELD POINTS AND LOGIC DATA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING EXISTING ROADWAYS ONCE CONSTRUCTION ACTIVITY BEGINS & IN CONFORMITY TO MSD EPSC MEASURES.
- EPSC CONTROLS TO BE INSPECTED EVERY 7 CALENDAR DAYS AND/OR AFTER EVERY RAIN FALL EVENT TOTALING 0.5" OR MORE.
- RECEIVING BODY OF WATER IS A TRIBUTARY TO SOUTH FORK OF BEARGRASS CREEK.
- AN MSD DRAINAGE BOND WILL BE REQUIRED. ON-SITE DETENTION WILL BE PROVIDED.
- POST-DEVELOPED PEAK FLOWS FOR THE 2, 10, AND 100 YEAR STORMS.
- THE FINAL DESIGN OF THE 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.
- CONTRACTOR SHALL MEET ADA AND PROWAG REQUIREMENTS FOR ALL SLOPES AND ALTERNATIVE ACCESSIBLE ROUTES.
- AREAS TO BE SEEDED AND STRAWED AFTER GRADING IS COMPLETE.
- CONSTRUCTION OF DETENTION BASIN SHALL BE COORDINATED WITH THE MSD INSPECTOR.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICLE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORHOODS.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY LATERAL EXTENSION, AND BE TREATED AT THE MORRIS FARMAN WATER QUALITY FACILITY.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK PERFORMED IN THE RIGHT-OF-WAY.
- THE CURB PASTER PADS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 5.5.2.B.2 OF BARDSTOWN ROAD.
- THERE SHALL BE NO INCREASE IN RUNOFF TO THE STATE RIGHT-OF-WAY ON BARDSTOWN ROAD.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS, IF IT DOES IT SHALL BE RE-ARMED, SHIELDED, OR TURNED OFF.
- THE SITE LIES WITHIN THE KARST TERRAIN AREA. ANY SUBSEQUENT DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 4 SECTION 8 OF THE LAND DEVELOPMENT CODE.
- A RECIPROCAL ACCESS AND CROSSOVER EASEMENT/AGREEMENT IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION SHALL BE CREATED BETWEEN THE ADJOINING PROPERTY OWNERS AND RECORDS A COPY OF THE AGREEMENT WITH THE PLANNING COMMISSION. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND AGREEMENTS TO CONSTRUCT THE EASEMENT/AGREEMENT(S) UP TO THE COMMON PROPERTY LINE.
- THE PROPOSED CAR WASH IS A CONVEYOR TYPE OPERATED BY CUSTOMER WITH ONE TO TWO EMPLOYEES ON SITE FOR MAINTENANCE ACTIVITY.



3512 BURKLAND BLVD., SHEPHERDSTOWN, KENTUCKY 40165
PHONE : 502-957-7748 E-MAIL: dlan@hartleyand.com

CASE # 14DEVPLAN1092
MSD WM # 9809

RECEIVED
PLANNING & DESIGN SERVICES

SHEET NO.	CAT3
DATE: 08-29-14	
SCALE: N/S	
DRAWN BY: CS	CHECKED BY: CJC

REVISIONS	Date	Description	By
10-1		Metro Comments	CS

ENGINEER

BlueStone

3703 Taylorsville Road, Suite 205
Louisville, Kentucky 40220
(502) 292-9288
www.bluestonehines.com

DEVELOPER:

TODD GRACE
2805 HIGHLAND AVE.
CARROLLTON, KY 41008

OWNER:

MINNIE D. FEGENBUSH
REVOCABLE TRUST
4940 PLUM RUN ROAD
BLOOMFIELD, KENTUCKY 40008

DATE: 10-20-14

Professional Engineer Seal: Chris Crumpton, No. 21023, State of Kentucky

TITLE: 4405 BARDSTOWN ROAD
TODD'S PLACE EXPRESS CAR WASH

SITE INFORMATION:
4405 BARDSTOWN ROAD, LOUISVILLE, KY 40218
DEED BOOK 0044 PAGE 0521
TAX BLOCK 0044 LOT 0061

BINDING ELEMENTS
CASE NO. 140EY/PLAN1092

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/deletions of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designer for review and approval; any changes/additions/deletions not so referred shall not be valid.
2. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The applicant/developer must obtain approval of a detailed plan for screening (landscaping/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. 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 Design Services Transmittal of approved plans 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.
 - d. A minor subdivision plat shall be recorded creating the lot lines as shown on the development plan.
3. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the development. All binding elements requiring a certificate of occupancy and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
4. No outdoor advertising signs, small free-standing signs, pennants, balloons, or banners shall be permitted on the site.
5. The materials and design of proposed structure shall be substantially the same as depicted in the renderings as presented at the November 19, 2014 Development Review Committee meeting.
6. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall be erected as a screen as well as a canopy and shall be maintained throughout the construction process. No parking, material storage or construction activities are permitted within the protected area.
7. Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90-degree cutoff and height of the light standard shall be set so that no light source is visible off-site.
8. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors, and assigns, contractors, subcontractors, and all parties engaged in development of the site, shall be responsible for compliance with these binding elements.

NOTICE
PERMITS SHALL BE ISSUED
ONLY IN COMPLIANCE
WITH THE BINDING ELEMENTS
OF THIS DISTRICT
DEVELOPMENT PLAN