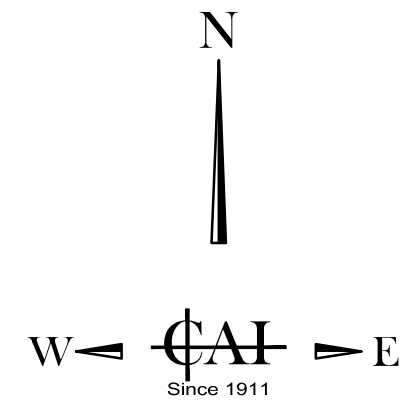


OWNER
 PORTLAND CHRISTIAN SCHOOL SYSTEM, INC.
 8509 WESTPORT ROAD
 LOUISVILLE, KY 40242-3047

DEVELOPER/APPLICANT
 BOING US HOLDCO, INC.
 (dba CAR WASH EXPRESS)
 6300 S SYRACUSE WAY, SUITE 205
 CENTENNIAL, CO 80111
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ENGINEER
 CARTER ASSOCIATES, INC.
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 VERO BEACH, FL 32960
 CONTACT: TREVOR STUBBS, P.E.
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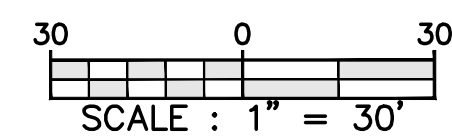
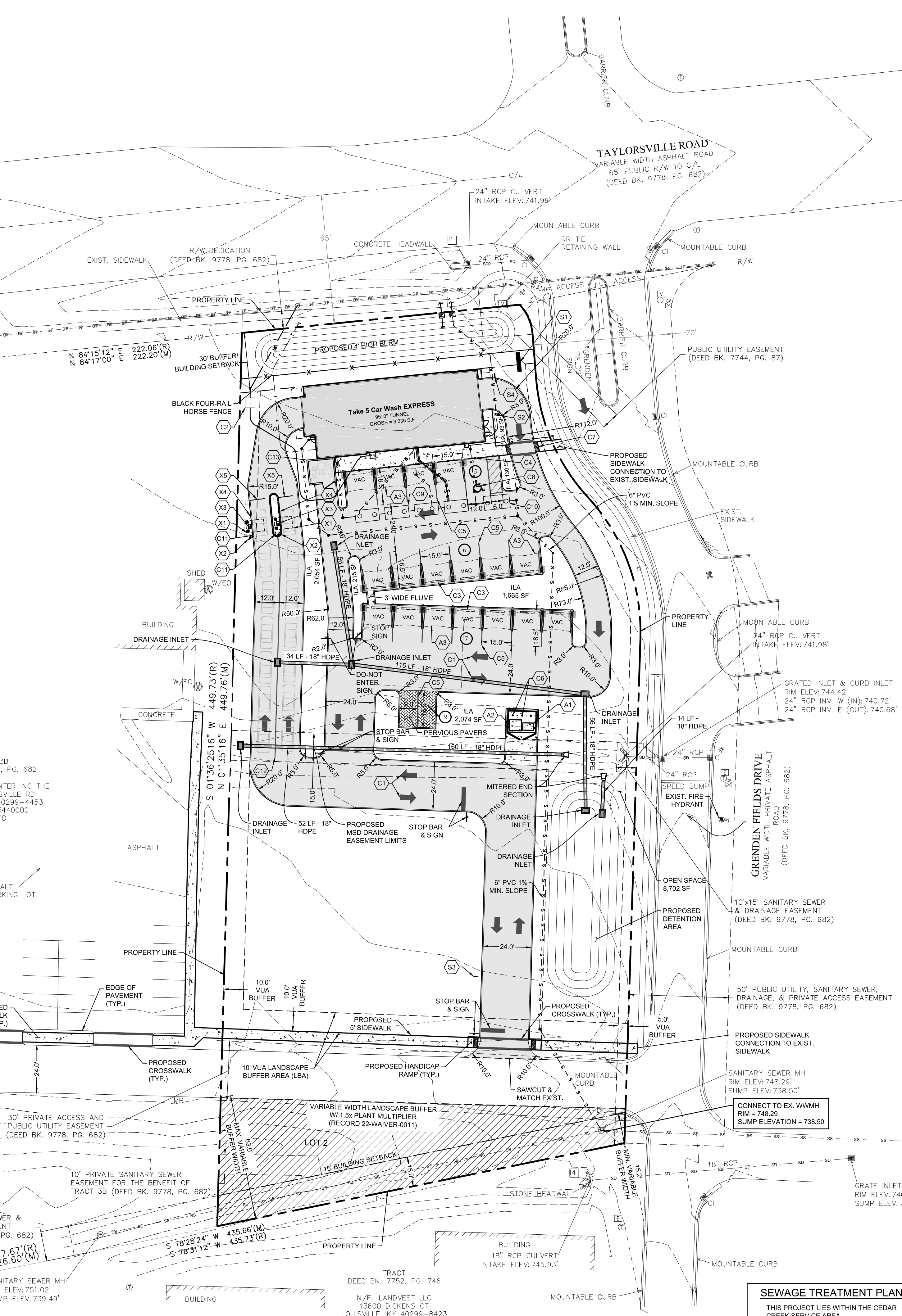


MSD STANDARD EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- 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.
- 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.
- 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.
- 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.
- SEDMIMENT-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 CALENDAR DAYS AFTER THE ACTIVITY AS CEASED.

MSD NOTES

- SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
- 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.
- ON-SITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICE.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- IF SITE HAS THROUGH DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.



LEGEND

[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	VARIABLE WIDTH LANDSCAPE BUFFER AREA W/ 1.5X PLANT MULTIPLIER - SEE LANDSCAPE BUFFER CALCULATION TABLE (RECORD 22-WAIVER-0011)
[Symbol]	LANDSCAPE BUFFER
[Symbol]	PARKING SPACE COUNTER
[Symbol]	PROPERTY LINE
[Symbol]	FLOW DIRECTION
[Symbol]	WATER METER & BACKFLOW PREVENTION
[Symbol]	WATER SERVICE
[Symbol]	GAS SERVICE
[Symbol]	SANITARY SEWER PIPE
[Symbol]	SANITARY CLEANOUT
[Symbol]	STORM PIPE
[Symbol]	STORM GRATE INLET
[Symbol]	COMMUNICATION LINE
[Symbol]	UNDERGROUND ELECTRIC

EXISTING PERVIOUS/IMPERVIOUS

PERVIOUS	79,058 S.F./ 1.81 AC/ 94%
TOTAL PERVIOUS AREA:	79,058 S.F./ 1.81 AC/ 94%
IMPERVIOUS	4,882 S.F./ 0.11 AC/ 6%
TOTAL IMPERVIOUS AREA:	4,882 S.F./ 0.11 AC/ 6%
TOTAL AREA:	83,940 S.F./ 1.92 AC/ 100%

PROPOSED PERVIOUS/IMPERVIOUS

PERVIOUS	46,978 S.F./ 1.08 AC/ 56%
TOTAL PERVIOUS AREA:	46,978 S.F./ 1.08 AC/ 56%
IMPERVIOUS	4,955 S.F./ 0.11 AC/ 6%
TOTAL IMPERVIOUS AREA:	4,955 S.F./ 0.11 AC/ 6%
TOTAL AREA:	83,940 S.F./ 1.92 AC/ 100%

NOTE: THE PROPOSED PROJECT HAS A NET 32,007 SF INCREASE OF IMPERVIOUS AREA. (LIMITS OF DISTURBANCE 1.55 AC)

STORMWATER DETENTION RUN-OFF CALCULATIONS:

TOTAL SITE AREA =	67,470 S.F./ 1.55 AC / 100%
PROPOSED IMPERVIOUS AREA =	32,007 S.F./ 0.73 AC / 47%
PROPOSED PERVIOUS AREA =	35,463 S.F./ 0.82 AC / 53%

X = CRA / 12 1 HOUR 100 YEAR STORM = (0.86 - 0.30) / (2.8) x (1.55) = 0.12
 REQUIRED STORAGE = 0.130 ACRE-FEET / 5,672 CU FT
 PROVIDED STORAGE = 0.142 ACRE-FEET / 6,207 CU FT

ON-SITE DETENTION BASIN REQUIRED. POST-DEVELOPED PEAK RUNOFF RATES WILL BE LIMITED TO PRE-DEVELOPED RUNOFF RATES FOR THE 2, 10, 100 YEAR STORM PER MSD DESIGN MANUAL.

LANDSCAPE CALCULATIONS:

TOTAL SITE AREA:	+ 84,070.8 SF (±1.93 ACRES)
EXISTING TREE CANOPY AREA:	+ 2,580 SF (EVERGREEN TREES TBD BY PLANNING DIRECTOR OR DESIGNER)
EXISTING CANOPY PRESERVED:	+ 240 SF (EVERGREEN TREES TBD BY PLANNING DIRECTOR OR DESIGNER)
PROPOSED CANOPY TO BE PLANTED:	23,760 SF

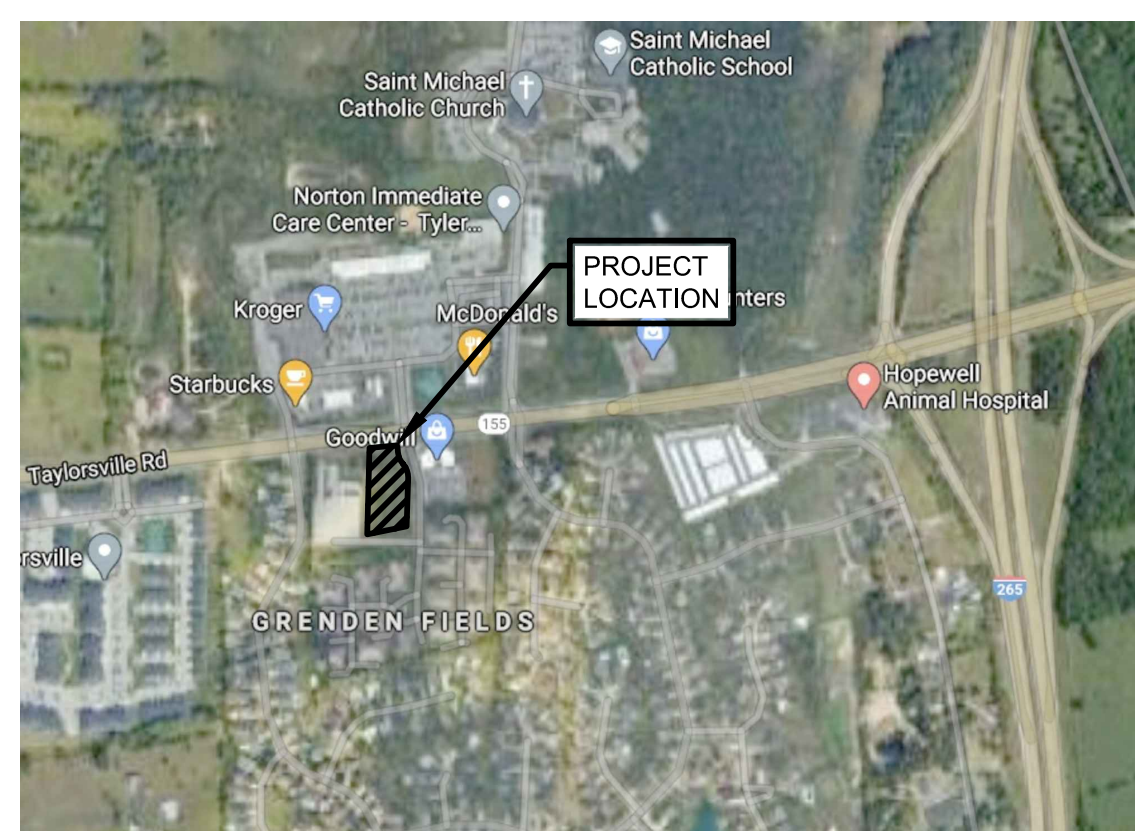
OPEN SPACE:
 REQUIRED - 25% OF THE GROSS AREA: 21,017.7 SF
 PROVIDED: 21,069 (25%)

LANDSCAPE BUFFER
 7'-0" BUFFER REQUIRED - 3 LG. (TYPE A) OR MED. (TYPE B) TREES PER 100 LF + 8' SCREEN, 75% MIN. LG. TYP A TREES, 63' - 15' WIDE W/ 1.5 PLANTING DENSITY MULTIPLIER
 BUFFER PROVIDED: VARIABLE WIDTH BUFFER BETWEEN RESIDENTIAL AREA & CAR WASH (63'-15' WIDE)
 PLANTING REQUIRED: 9 TREES (7 TREES TYPE A, 2 TREES TYPE B) + 8 HEDGE
 PLANTING PROVIDED: 9 TREES (6 EXISTING EVERGREEN TREES TO REMAIN) + 8' HIGH HEDGE

STREET TREES
 TAYLORSVILLE RD. FRONTAGE LENGTH: + 140 LF
 STREET TREES REQUIRED: 4 TREES (1 TYPE 'A' TREE PER 40 LF OF FRONTAGE)
 STREET TREES PROVIDED: 4 TREES

VEHICULAR USE AREAS (VUA)
 SITE VUA: + 30,653 SF
 BUFFER REQUIRED: 10' (TOWN CENTER DIST.)
 TREES REQUIRED: 1 LG. TYPE 'A' TREE PER 50 LN. FT. OF BOUNDARY + 277 LF = 5.5 (6) TREES, NO SCREEN REQ.
 TREES PROVIDED, WEST P.L.: OVER 30,000 SF = 7.5% (2,299 SF) + 6,231 SF (20%)
 TREES PROVIDED IN VUA: 1 MEDIUM OR LG. DECIDUOUS TREE PER 4,000 SF OF VUA (30,653 / 4,000 = 7.6 (8) TREES)
 TREES PROVIDED IN VUA: 8 TREES

- SITE NOTES**
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. THE BURIAL OF TREES AND OTHER DEBRIS ON-SITE WILL NOT BE ALLOWED.
 - ALL CONSTRUCTION ACTIVITIES/WORK SHALL COMPLY WITH ALL GOVERNING JURISDICTIONS, STATE OF KENTUCKY, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
 - ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
 - ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
 - PRIOR TO COMMENCEMENT OF CONSTRUCTION BUILDING DIMENSIONS SHALL BE COORDINATED AND CHECKED WITH THE ARCHITECTURAL PLANS.
 - ALL DISTURBED AREAS WITHIN SIDEWALK CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
 - ALL SIDEWALKS SHALL HAVE A WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.



LOCATION MAP

SITE DATA

PROJECT NAME: TAKE 5 EXPRESS CASH WASH OF LOUISVILLE, KY
 SITE ADDRESS: 4000 GRENDEN FIELDS DRIVE (APN: 00470306000) ±1.93 AC
 JURISDICTION: CITY OF LOUISVILLE (METRO)
 ZONING: PD - TOWN CENTER DISTRICT
 TAX BLOCK AND LOT NUMBER: T.B. 47, LOT 306
 INTENDED USE: CAR WASH
 EXISTING USE: TAKE 5 EXPRESS CAR WASH 30'-11" ZONE X
 BUILDING HEIGHT: MAP 21111C0062E
 FLOOD ZONE: DATED DECEMBER 05, 2006 + 30,653 S.F.

SETBACKS:

FRONT	REQUIRED
REAR	30 FT. BUILD-TO-LINE
SIDE	15 FT. (TYPE C-4)
	0 FT.

PARKING CALCULATIONS

PARKING REQUIRED:	CW: 1/CONVEYOR = 1 SPACE + 15% = 2 SPACES MAX
PARKING PROVIDED:	17 VAC SPACES 1 HANDICAP SPACE 2 STANDARD SPACE 20 TOTAL SPACES

SITE FEATURES KEYNOTES

A1	VACUUM EQUIPMENT. REFERENCE ELECTRICAL DETAILS.
A2	CMU DUMPSTER ENCLOSURE. REFERENCE ARCH PLANS FOR DETAILS.
A3	VACUUM CANOPY. REFERENCE ARCH SITE DETAILS.
C1	PAVEMENT MARKINGS. REFERENCE SHEET C-7 FOR DETAILS.
C2	PAD MOUNTED TRANSFORMER. REFERENCE SHEET C-5 FOR DETAILS.
C3	WHEEL STOP. REFERENCE SHEET C-7 FOR DETAILS.
C4	ACCESSIBLE SIGN IN BOLLARD. REFERENCE SHEET C-7 FOR DETAILS.
C5	4" WHITE STRIPING. REFERENCE SHEET C-7 FOR DETAILS.
C6	BOLLARD TYPE I. REFERENCE SHEET C-7 FOR DETAILS.
C7	BARRIER FREE RAMP. REFERENCE SHEET C-7 FOR DETAILS.
C8	ACCESSIBLE PARKING. REFERENCE SHEET C-7 FOR DETAILS.
C9	WATER RECLAMATION SUMP. REFERENCE MEP DETAILS.
C10	SAND AND OIL INTERCEPTOR. REFERENCE MEP DETAILS.
C11	BOLLARD TYPE II. REFERENCE SHEET C-7 FOR DETAILS.
C12	4" SOLID WHITE LANE STRIPE.
C13	VACUUM EQUIPMENT ROOM.

PAY KIOSK KEYNOTES

X1	PAY STATION CANOPY. REFERENCE ARCH PLANS FOR DETAILS.
X2	XPT MENU BOARD. REFERENCE ARCH PLANS FOR DETAILS.
X3	KIOSK. REFERENCE ARCH PLANS FOR DETAILS.
X4	FAST PASS READER. REFERENCE ARCH PLANS FOR DETAILS.
X5	GATE. REFERENCE ARCH PLANS FOR DETAILS.

SIGN KEYNOTES

S1	"TRUCK OWNER" SIGN
S2	ILLUMINATED MONUMENT SIGN
S3	TUNNEL EXIT LIGHT
S4	"COME BACK SOON" SIGN
S5	"FREE VACUUM" SIGN

CAI
 CARTER ASSOCIATES, INC.
 SERVING FLORIDA SINCE 1911
 CONSULTING ENGINEERS AND LAND SURVEYORS
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ADDRESS UPDATED	REVISION	DATE
04/08/22	01-25-22	01-25-22
01-25-22	01-17-21	01-17-21
01-17-21	12-21-21	12-21-21
12-21-21	12/03/21	12/03/21
12/03/21	10/02/21	10/02/21
10/02/21	08/03/21	08/03/21
08/03/21	05/10/21	05/10/21
05/10/21		

TAKE 5 EXPRESS CAR WASH OF LOUISVILLE
 4000 GRENDEN FIELDS DRIVE
 CITY OF LOUISVILLE, KY 40299

04/18/22
 DATE
 TREVOR STUBBS
 36360
 LICENSED PROFESSIONAL ENGINEER
 CIVIL
 KY. LIC. NO. 36360
 CARTER ASSOCIATES, INC.

DATE: 04/18/22
 PROJ. #: 20-517E
 DRAWN BY: KB
 DATUM: SEE SURVEY
 REF. #: SEE SURVEY
 F.B. & PG.: SEE SURVEY

SHEET TITLE:
APPROVED SITE PLAN

SHEET
C-3

DWG. NO.:

WM#12270