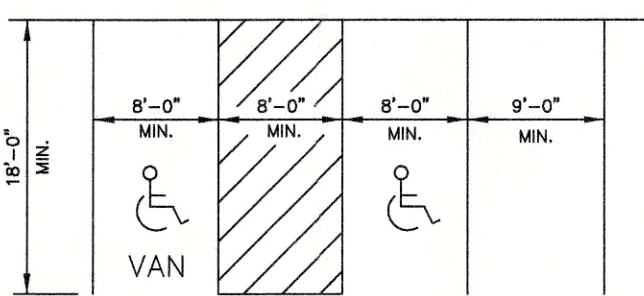


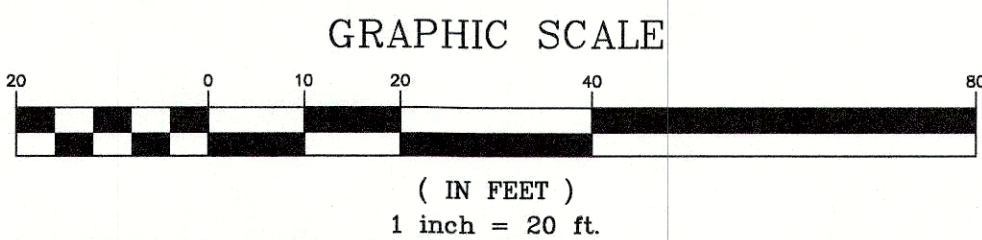
PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: [Signature]
DATE: 02/01/18
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

MSD STANDARD EROSION CONTROLS	
	STONE BAG CHECK DAM
	INLET PROTECTION
	SILT FENCE

LEGEND	
	= PROPOSED STORM SEWER, CATCH BASIN
	= PROPOSED SEWER AND MANHOLE
	= PROPOSED DRAINAGE SWALE
	= PROPOSED VACUUM STATION
	= LIMITS OF DISTURBANCE



TYPICAL PARKING SPACE LAYOUT
NO SCALE



BENCHMARK DESCRIPTIONS

- TBM#49=RAILROAD SPIKE IN UTILITY POLE. UTILITY POLE IS LOCATED ON SOUTH SIDE OF SCHOOL DRIVEWAY 30.6' +/- WEST OF NORTHWEST PROPERTY CORNER. ELEVATION=711.937 (NAVD 88)
 - TBM#50=RAILROAD SPIKE IN UTILITY POLE. UTILITY POLE IS LOCATED ON THE WEST SIDE OF BARDSTOWN ROAD 60.6' +/- NORTH OF THE CENTERLINE OF JEFFERSON AVENUE. ELEVATION=713.875 (NAVD 88)
- SOURCE - ELEVATIONS ARE BASED ON THESE LOGIC MONUMENTS:
BP35-02 ELEVATION=661.30 (NAVD 88)
BP35-03RESET ELEVATION=669.87 (NAVD 88)

SITE ADDRESS:
6014 BARDSTOWN ROAD
LOUISVILLE, KY 40291
TAX BLOCK 638, LOT 35
D.B. 8506, PG. 026

OWNER:
DRPC PROPERTIES, LLC.
2725 LAMONT ROAD
LOUISVILLE, KY 40205

SITE ADDRESS:
6018 BARDSTOWN ROAD
LOUISVILLE, KY 40291
TAX BLOCK 638, LOT 55
D.B. 10206, PG. 811

OWNER:
ABG PROPERTIES, LLC.
2916 FRANKFORT AVENUE
LOUISVILLE, KY 40206

RECEIVED
JAN 2 8 2018
PLANNING &
DESIGN SERVICES

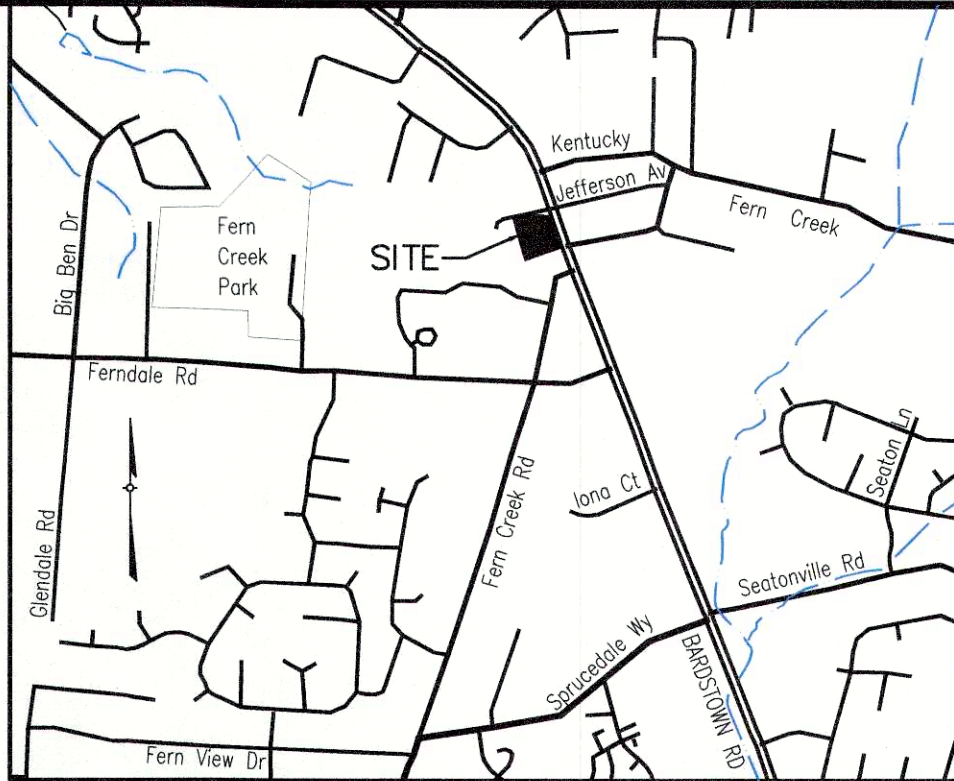
CASE: 17DEVPLAN1229
RELATED CASE: B-226-03W
WM#8871

VARIANCE REQUEST

- A VARIANCE IS REQUESTED FROM LOUISVILLE METRO LAND DEVELOPMENT CODE, SECTION 5.2.4.C, TOWN CENTER FORM DISTRICT, TO ALLOW THE PROPOSED BUILDING TO EXCEED THE 15' MAXIMUM SETBACK (PER FORM DISTRICT) BY 88.5 FEET, FOR A TOTAL SETBACK OF 103.5 FEET FROM THE FRONT PROPERTY LINE.

WAIVER REQUEST

- A WAIVER IS REQUESTED FROM LOUISVILLE METRO LAND DEVELOPMENT CODE, SECTION 5.5.1.3.a, PARKING LOT LOCATION AND DESIGN, TO ALLOW THE PARKING LOT TO BE IN FRONT OF THE PROPOSED BUILDING.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 1.24± ACRES (53,848.81 S.F.)
R/W DEDICATION AREA	= 0.04± ACRES (1,763.73 S.F.)
NET SITE AREA	= 1.2± ACRES (52,085.08 S.F.)
EXISTING ZONING	= C-1
FORM DISTRICT	= TOWN CENTER
EXISTING USE	= CAR WASH/VACANT OFFICE
PROPOSED USE	= CAR WASH (2 EMPLOYEES)
BUILDING AREA	= 5,600 S.F.
BUILDING HEIGHT	= 20' (45' MAXIMUM PER FORM DISTRICT TRANSITIONAL STANDARDS)
FLOOR AREA RATIO	= 0.11 (1.0 MAXIMUM PER C-1 ZONING)
PARKING REQUIRED	MIN. 21 SPACES MAX. 2 SPACES
1 SPACE/2 EMPLOYEES MAX. SHIFT	= 1 SPACES
1 SPACE/EMPLOYEE MAX. SHIFT	= 2 SPACES
1 SPACE/VACUUM UNIT (21 VACUUMS)	= 21 SPACES
1 SPACE/VACUUM UNIT	= 21 SPACES
TOTAL PARKING PROVIDED	= 22 SPACES 23 SPACES
TOTAL PARKING REQUIRED	= 23 (1 ACCESSIBLE SPACE INCLUDED)
BICYCLE PARKING REQUIRED	= 2 SHORT TERM/2 LONG TERM (TO BE PROVIDED INDOORS)
TOTAL VEHICULAR USE AREA	= 24,074 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 1,805 S.F. (7.5% OF VUA)
INTERIOR LANDSCAPE AREA PROVIDED	= 3,700 S.F.
EXISTING IMPERVIOUS AREA	= 40,504 S.F. (78% OF SITE AREA)
PROPOSED IMPERVIOUS AREA	= 31,497 S.F. (67% OF SITE AREA)
NET IMPERVIOUS AREA	= 9,007 S.F. (17% OF SITE AREA)
*SITE HAS DECREASE IN IMPERVIOUS AREA, DETENTION NOT REQUIRED	

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- State Highway encroachment permit will be required for the entrance.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- 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.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- KTC permit will be required prior to construction plan approval.
- All compatible utilities shall be located in a common utility trench.
- Site is within an area of Louisville with potential karst terrain.
- The site is located within an area with the soil type that may or may not have severely erodible soils.
- Right-of-Way dedication by Deed or Minor Plat shall be recorded prior to Metro Public Works Construction Plan Approval.
- The consolidation of parcels by Deed shall be recorded prior to Construction Plan Approval.
- Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate pre-existing curb cuts and provide for vehicular movement through 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 repairs shall be required, as necessary, to meet current Metro Public Works standards and shall be inspected prior to final bond release.
- All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.

MSD NOTES:

- Sanitary sewer service will be provided by existing connection and subject to applicable from.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111102008D dated December 5, 2006.
- 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.
- A Downstream Facilities Capacity Request was approved by MSD on January 15, 2018.
- 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 Management Practices.
- 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.

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 seeded, mulched, and adequately contained through the use of silt fence.
- Where construction or land disturbance 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 has ceased.
- 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.
- 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.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 52,085 S.F.
EXISTING TREE CANOPY AREA	= 6,747 S.F. (13% OF SITE AREA)
EXISTING TREE CANOPY TO BE PRESERVED	= 13% (6,747 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= CLASS A - 5% (2,604 S.F.)
TOTAL TREE CANOPY TO BE PLANTED	= 2,880 S.F.
(4) ILA TREES @ 720 S.F.	= 2,880 S.F.
TOTAL TREE CANOPY PROVIDED	= 9,627 S.F. (18% OF SITE AREA)

REVISIONS		DESCRIPTION
BY	SBS	AGENCY COMMENTS
DATE	12/29/17	1/18/18
NO.	1	2
	3	3

PROFESSIONAL'S SEAL

PROJECT DATA	
FILE NAME:	17150 DDP.dwg
DATE:	1/17/18
CHECKED BY:	SBS
DRAWN BY:	SBS/BB
SCALE:	AS SHOWN

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
505 WILSON AVENUE, SUITE 200
LOUISVILLE, KY 40202
TEL: 502.444.9274 FAX: 502.444.9274
WEB SITE: WWW.LD-D.COM

CATEGORY 2B SITE PLAN

BLUE IGUANA CAR WASH
BARDSTOWN ROAD
DEVELOPER

BLUE IGUANA CARWASH
1640 SUNSHINE STREET
SPRINGFIELD, MO 65804
704-907-6069

COR NO. 17150

SHEET 1 OF 1