

PROJECT DATA:

SITE ADDRESS	2962 BRECKENRIDGE LANE, LOUISVILLE, KY 40220
TAX BLOCK	82K
LOT NUMBER	68
TOTAL SITE AREA	1.23 AC. (53,579 SF)
TOTAL SITE DISTURBANCE	1.18 AC. (51,400 SF)
EXISTING IMPERVIOUS	39,107 SF
PROPOSED IMPERVIOUS	36,030 SF
NET DECREASE	3,077 SF
EXISTING ZONING	R5(C1)
EXISTING FORM DISTRICT	REGIONAL CENTER AND NEIGHBORHOOD
EXISTING USE	RESTAURANT
PROPOSED ZONING	C1
PROPOSED USE	CAR WASH
PROPOSED BUILDING HEIGHT	35 FEET
ALLOWABLE BUILDING HEIGHT	45 FEET
BUILDING AREA	5,686 SF
PROPOSED F.A.R.	0.16
ALLOWED F.A.R.	1.0 MAX
FRONT YARD SETBACK	60 FEET
REAR YARD SETBACK	50 FEET WHEN ABUTTING RESIDENTIAL
SIDE YARD SETBACK	50 FEET WHEN ABUTTING RESIDENTIAL

PARKING SPACES REQUIRED	MIN: 1 SPACE FOR EACH 2 EMPLOYEES ON MAX SHIFT	6 EMPLOYEES = 3 SPACES
	MAX: 1 SPACE FOR EACH EMPLOYEE ON MAX SHIFT	6 EMPLOYEES = 6 SPACES
PARKING SPACES PROVIDED		6 SPACES (1 HC SPACE INCLUDED)

VEHICLE QUEUING REQUIRED	6 PER CONVEYOR UNIT/STALL MEASURED FROM ENTRANCE	3 STALLS = 18 VEHICLES
VEHICLE QUEUING PROVIDED		24 SPACES

BICYCLE PARKING SPACES REQUIRED	2 OR 1 PER 25,000 SF OF GROSS FLOOR AREA	2
BICYCLE PARKING SPACES PROVIDED		2

TOTAL VEHICULAR USE AREA	28,741 SF
INTERIOR LANDSCAPE AREA REQUIRED	2,156 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	2,245 SF (7.81%)

NOTES

COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORHOODS.

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.

SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEES AND APPLICABLE CHARGES.

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.

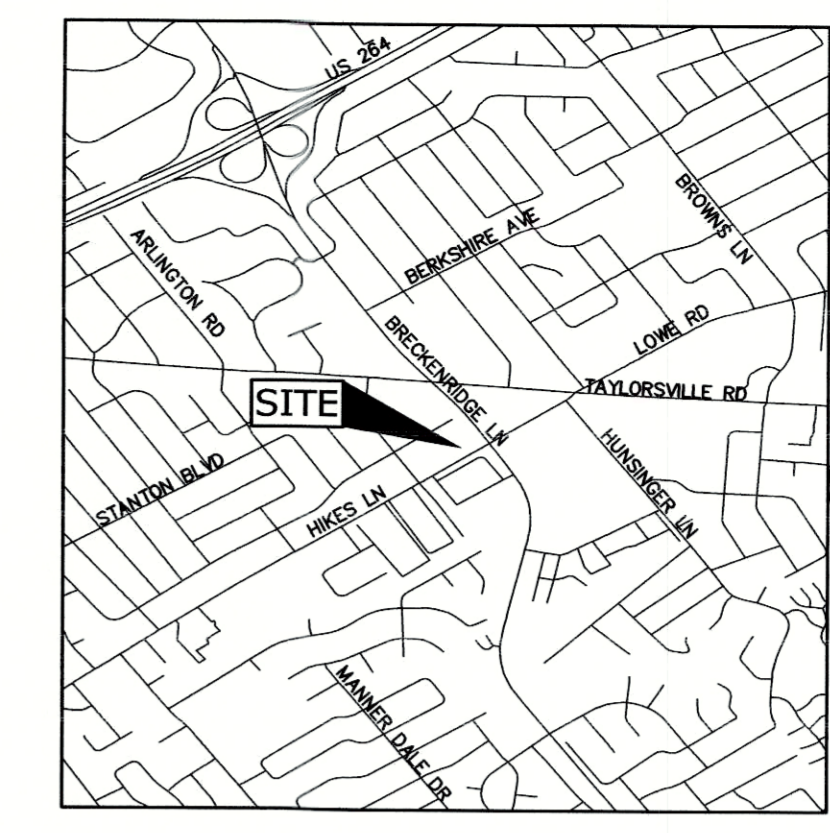
AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

A KARST SURVEY OF THE SITE WAS UNDERTAKEN BY TRAVIS ANDRES, ATC SENIOR GEOTECHNICAL ENGINEER, LICENSE NUMBER 29429, ON 01/16/2020 AND NO KARST FEATURES WERE FOUND.

AN ALTA WAS PERFORMED ON THE PROPERTY. ALL KNOWN EASEMENTS ARE SHOWN ON THIS PLAN.

WHEEL STOPS OR PROTECTIVE CURBING TO BE PROVIDED IN ACCORDANCE WITH SECTION 9.1.12.C

SIDE AND REAR - NONE EXCEPT WHERE ADJACENT TO A RESIDENTIAL ZONING DISTRICT OR STRUCTURE WITH RESIDENTIAL USE ON THE FIRST FLOOR, IN WHICH CASE A MINIMUM SETBACK OF 50 FEET SHALL BE MAINTAINED. VEHICULAR PARKING AND MANEUVERABILITY ARE NOT PERMITTED IN THE SIDE AND REAR SETBACKS PER SECTION 5.3.3.C.2.D. A VARIANCE WILL BE REQUESTED FOR THIS ITEM.



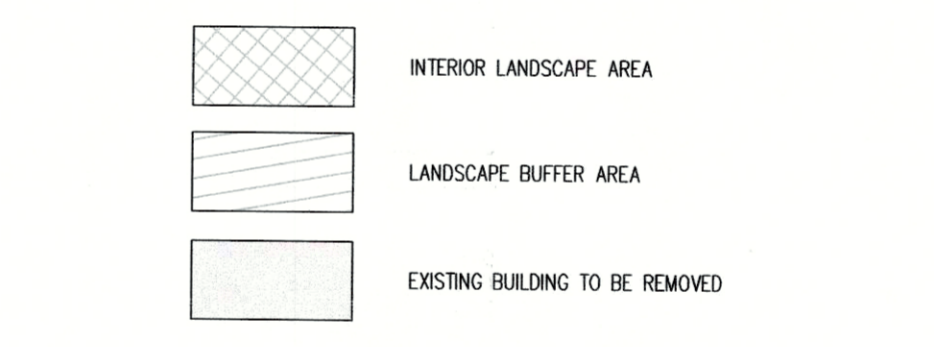
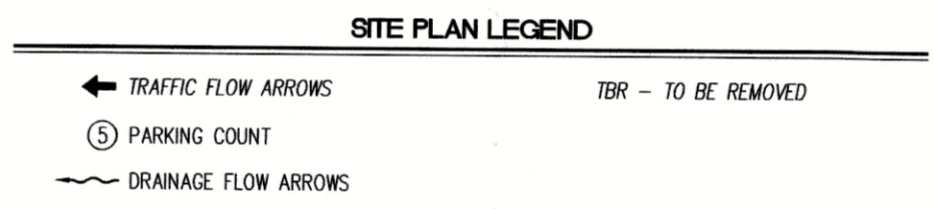
K|B|A
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29 High Street
Milford, Ohio 45150
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SHEET CONTENTS:

SITE PLAN

IBI
DEFINING THE CITIES OF TOMORROW
8101 North High Street, Suite 100
Columbus, OH 43235
Contact: TOM NEWCOMB
614-818-4900 ext. 2040
Fax: 614-818-4901
www.ibigroup.com

Drawn By:	WTC
Checked By:	TSN
Quality Assurance:	MSM
Scale:	1" = 20'
Project Number:	123017



PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:
BY: *Quinn Wood*
DATE: 3/4/20
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval: _____
Thygesen 3-4-2020
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

Proposed New Building:
MIKES CARWASH
2962 BRECKENRIDGE LN
Louisville, KY 40220

REV. DATE	CK'D
1-1/14/2020	
2-2/5/2020	
3-2/7/2020	

Drawn By: _____ Checked: _____

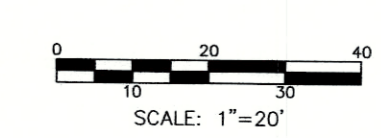
Date: 02/24/20 Job No: 123017

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RECEIVED
FEB 27 2020
PLANNING & DESIGN SERVICES

OWNER
TAYLORSVILLE ROAD REALTY, LLC
10529 TIMBERWOOD CIRCLE, SUITE B
LOUISVILLE, KENTUCKY 40223
D.B. 9524, PG. 300

WM #12088
CASE # 20-ZONE-0007



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