

## PROJECT DATA

TOTAL SITE AREA	=	1.5± Ac. (66,634 SF)
FORM DISTRICT	=	SUBURBAN MARKETPLACE CORRIDOR
EXISTING ZONING	=	R-4 & C-2
PROPOSED ZONING	=	C-2
EXISTING USE	=	CAR WASH/DOG WASH
PROPOSED BUILDING AREA	=	5,600 S.F.
F.A.R.	=	0.08 (5.0 MAX. ALLOWED)
BUILDING HEIGHT	=	30' (45' MAX. ALLOWED TRANSITION ZONE)
PARKING REQUIRED		<u>MIN.</u> <u>MAX.</u>
1 SP (1 CONVEYOR UNIT) MIN.	=	1 SPACES
2 SP (CONVEYOR UNIT) MAX.		2 SPACES
1 SP (28 VACUUMS) MIN.	=	28 SPACES
1 SP (28 VACUUMS) MAX.		28 SPACES
TOTAL PARKING REQUIRED	=	29 SPACES 30 SPACES
PARKING PROVIDED		
COMMON SPACES	=	2 SPACES
VACUUM SPACES	=	28 SPACES
TOTAL PARKING PROVIDED	=	30 SPACES (1 ACCESSIBLE SPACE)
BIKE PARKING	=	2 SHORT TERM 2 LONG TERM (PROVIDED INSIDE BLDG.)
TOTAL VEHICULAR USE AREA	=	25,129 S.F.
INTERIOR LANDSCAPE AREA REQ'D	=	1,885 S.F.
ILA PROVIDED	=	2,721 S.F.

GENERAL NOTES:




1. Parking areas and drive lanes to be a hard and durable surface.
2. Construction plans, bond, and KTC permit are required by MPW prior to construction approval and issuance of MPW encroachment permit.
3. An encroachment permit, bond, and construction plans will be required for all work done in the Speedway or Dixie Highway right-of-way prior to MPW & KTC construction plan approval and transmittal.
4. No increase in drainage run off to state roadways.
5. There shall be no commercial signs in the Right of Way.
6. There shall be no landscaping in the right-of-way without an encroachment permit. Landscaping on plans will need to be reviewed for sight triangle, shielded, or turned off.
7. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
8. 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 right-of-way.
9. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
10. Transition Station Section 5.7.1 of the Louisville Metro Land Development Code, apply to the entire site because more than 50% of the site is covered by the Neighborhood Transition Zone.
11. Compatible utilities shall be placed in a common trench otherwise required by appropriate agency.
12. A Minor Plat shall be recorded for the Dixie Highway right-of-way dedication prior to MPW construction plan approval.

## MSD NOTES:

1. Sanitary sewer service will be provided by existing connection.
  2. No portion of the site is within the 100 year flood plain per FIRM Map 21111 C 0105 E 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. The site will not be subject to MSD Regional Facilities Fee or detention.
  5. The final design of this project must meet all MSD water quality regulations established by MSD unless area of disturbance is less than 1 acre.
- EXISTING IMPERVIOUS AREA        = 35,535 S.F.  
PROPOSED IMPERVIOUS AREA       = 32,352 S.F. (9% REDUCTION)
6. 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.
  7. The car wash shall have an individual connection per MSD's fats, oils, & grease policy.
  8. MSD Sanitary department approval required prior to MSD construction plan approval.
  9. No increase of velocity or volume at point of discharge at the property line.
  10. Lowest finished floor or machinery shall be at or above 456.50'.
  11. A Downstream Capacity Facility request was submitted to MSD on February 22, 2016.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

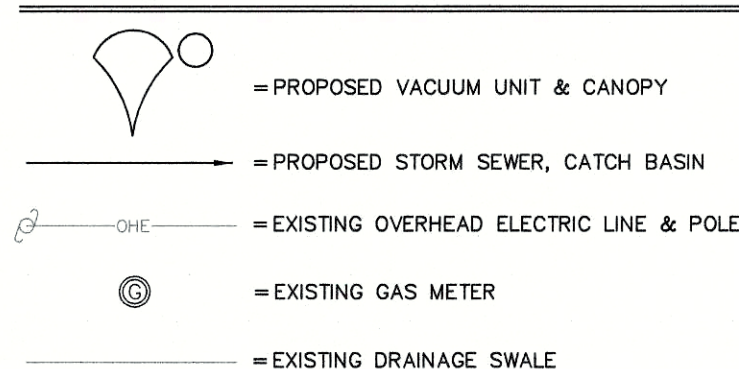
1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any disturbance activity on the construction site. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development review office. EPSC plans shall be installed and maintained at all times during construction.
2. Detention basins, if applicable, shall be constructed first and shall perform as sediment basins for the entire construction project.
3. 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.
4. All stockpiles shall be covered with plastic or other suitable material. Catch basins. Stockpiles shall be seeded, mulched, and adequately contained or the use of silt fence.
5. All erosion control measures shall be installed and maintained in accordance with the drawing DR-02.
6. Construction of 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.
7. All sediment trapping devices installed during grading or other excavation activities shall be pumped to a sediment trapping device prior to being discharged into a stream, pond, or catch basin.
8. All storm drainage shall conform to MSD standard specifications.
9. All grading activities shall be performed in a manner that minimizes grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drainage of the tree canopy and shall remain in place. No parking, material storage, construction activities or other activities shall be permitted within the fenced area.

MSD STANDARD EROSION CONTROLS	
	STONE SILT CHECK DAMS
	HEADWALL SEDIMENT PROTECTION DAM
	SILT FENCE

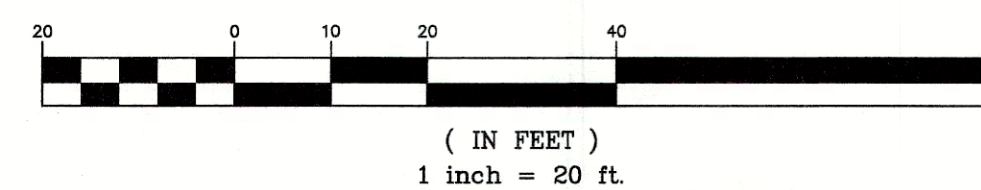
## TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 66,634S.F.
EX. TREE COVERAGE	= 0%-40%
TOTAL TREE CANOPY AREA REQUIRED	= 20% (13,369 S.F.)
EX. TREE CANOPY TO BE PRESERVED	= 0%
PROP. TREE CANOPY TO BE PLANTED	= 20% (13,680 S.F.)

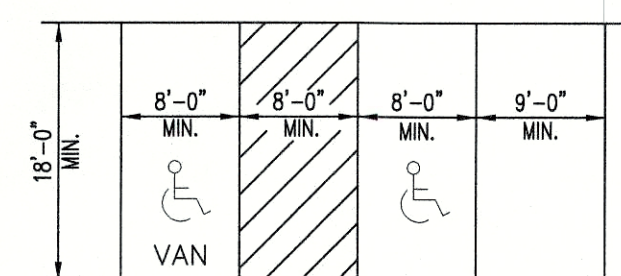
### LEGEND



GRAPHIC SCALE



## TYPICAL PARKING SPACE LAYOUT



PROPOSED DIXIE HIGHWAY SITE SIGN  
NO SCALE

OWNER: SITE ADDRESS:  
GESJ, INC. 9500 DIXIE HIGHWAY  
P.O. BOX 789 TAX BLOCK 1153, LOT 0040  
WINCHESTER, KY 40392 D.B. 9814, PG. 0359  
COUNCIL DISTRICT - 14  
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK

CASE: 17WAIVER1005  
RELATED CASE:18ZONE1003  
W.M. #6620

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	4/17/17	ADDED WAIVER, ESMT AND WALK	AER

ENGINEER'S SEAL	SURVEYOR'S SEAL
-----------------	-----------------

PROJECT DATA

FILE NAME: 15204-DDDP

DATE: 2/27/17

CHECKED BY: AER

SCALE: AS SHOWN

DRAWN BY: JH/SBS

JOB NO. **15204**

---

SHEET **1** OF **1**

---

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

---

**BLUE IGUANA CAR WASH  
9500 DIXIE HIGHWAY**

DEVELOPER

**BLUE IGUANA CAR WASH  
1640 E SUNSHINE STREET  
SPRINGFIELD, MO 65804**

---



**LAND DESIGN & DEVELOPMENT, INC.**  
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
500 WARREN AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40222  
TEL: (502) 261-2514 FAX: (502) 261-2514  
WEB SITE: WWW.LD-AND-D.COM