

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = 0.85-0.5=0.35
A = 2.4 ACRES
R = 2.8 INCHES
X = (0.35)(2.4)/12 = 0.20 AC.-FT.
REQUIRED X = 8,538 CU.FT.

PROVIDED BASIN = 4,280 SQ.FT.

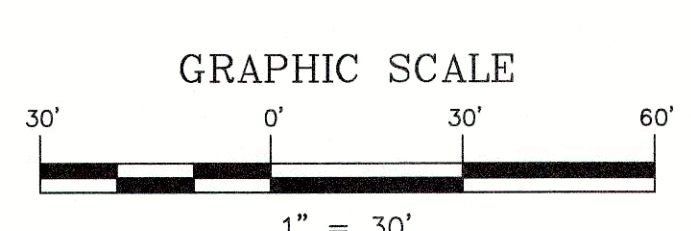
TOTAL = 8,668 CU.FT. > 8,538 CU.FT.
*VOLUME PROVIDED IN UNDERGROUND DETENTION

LEGEND

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER & DRAINAGE EASEMENT
- PROPOSED LANDSCAPE BUFFER AREA
- PROPOSED UNDERGROUND DETENTION BASIN
- PROPOSED VACUUM UNIT AND CANOPY

MSD STANDARD EROSION CONTROLS	
	STONE BAG CHECK DAM IN CONCRETE FLUMES
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE

TREE CANOPY CALCULATIONS	
TOTAL SITE AREA	= 56,749 SF
EXISTING TREE COVERAGE	= 0%
TOTAL TREE CANOPY AREA REQUIRED	= 20% (11,349 SF)
EX. TREE CANOPY TO BE PRESERVED	= 0%
PROP. TREE CANOPY TO BE PLANTED	= 20% (11,520 SF)



PROJECT DATA

TOTAL SITE AREA	= 1.3± (56,749 SF)
EXISTING ZONING	= C-2
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= CAR WASH
BUILDING AREA	
CAR WASH FOOTPRINT	= 3,300 SF
OFFICE FOOTPRINT	= 225 SF
TOTAL BUILDING AREA	= 3,525 SF
F.A.R. (3,525 / 56,749)	= 0.06 (5.0 MAX. ALLOWED)
BUILDING HEIGHT	= 22' (25' MAX. ALLOWED)

PARKING REQUIRED

CAR WASH		MIN.	MAX.
1 SP (1 CONVEYOR UNIT) MIN.	=	1 SP	
2 SP (1 CONVEYOR UNIT) MAX.	=	2 SP	
1 SP (20 VACUUMS) MIN.	=	20 SP	
1 SP (20 VACUUMS) MAX.	=	20 SP	
OFFICE			
1 SP/2 EMPLOYEES MIN. (2 EMP.)	=	1 SP	2 SP
1 SP/1 EMPLOYEE MAX. (2 EMP.)	=	2 SP	2 SP
TOTAL PARKING REQUIRED	=	22 SP	24 SP

PARKING PROVIDED

VACUUM SPACES	= 20 SPACES
COMMON SPACES	= 2 SPACES
TOTAL PARKING PROVIDED	= 22 SPACES (2 HC SP INCLUDED)

TOTAL VEHICULAR USE AREA

INTERIOR LANDSCAPE AREA REQUIRED	= 2,021 SF (7.5% VUA)
INTERIOR LANDSCAPE AREA PROVIDED	= 4,263 SF

EXISTING IMPERVIOUS = 3,959 SF
PROPOSED IMPERVIOUS = 32,215 SF (714% INCREASE)

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.
- 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.
- Cross Access & Maintenance Agreement between 10004 & 10006 Brownsboro Road has been established per D.B. 10314 PG. 0134 & D.B. 10327 PG. 0969.
- A Shared Parking Agreement shall be recorded between 10004 & 10006 Brownsboro Road prior to Metro Public Works construction approval.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

- MSD NOTES:**
- Construction plans and documents shall comply with Louisville and Jefferson County Metro Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
 - Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request was approved by MSD on April 30th, 2018.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0008E & 0009E D 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.
 - If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
 - On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for the 2, 10, 25, and 100-year storm or to the capacity of the downstream system, whichever is more restrictive. The proposed detention shall mitigate the peak flows for this site and the adjacent site. Capacity is to be verified prior to MSD construction plan approval.
 - 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.
 - Erosion & Silt Control shown is conceptual only, and final design & Silt Control Plan shall be provided to MSD for approval.
 - MSD drainage bond required prior to construction plan approval.
 - Underground detention basins must meet the requirements of Section 10.3.8.4 of MSD's Design Manual.

MONUMENT SIGN DETAIL
NOT TO SCALE

OWNER: ALL POINTS REALTY LLC
EXISTING TREE COVERAGE: 0%
TOTAL TREE CANOPY AREA REQUIRED: 20% (11,349 SF)
EX. TREE CANOPY TO BE PRESERVED: 0%
PROP. TREE CANOPY TO BE PLANTED: 20% (11,520 SF)

RECEIVED
PLANNING & DESIGN SERVICES
2018

RECEIVED
PLANNING & DESIGN SERVICES
2018

MONUMENT SIGN
60 SF. MAX.
6 FT. TALL MAX.

NOTE: DETAIL INTENT IS TO SPECIFY HEIGHT AND WIDTH REQUIREMENTS ONLY.

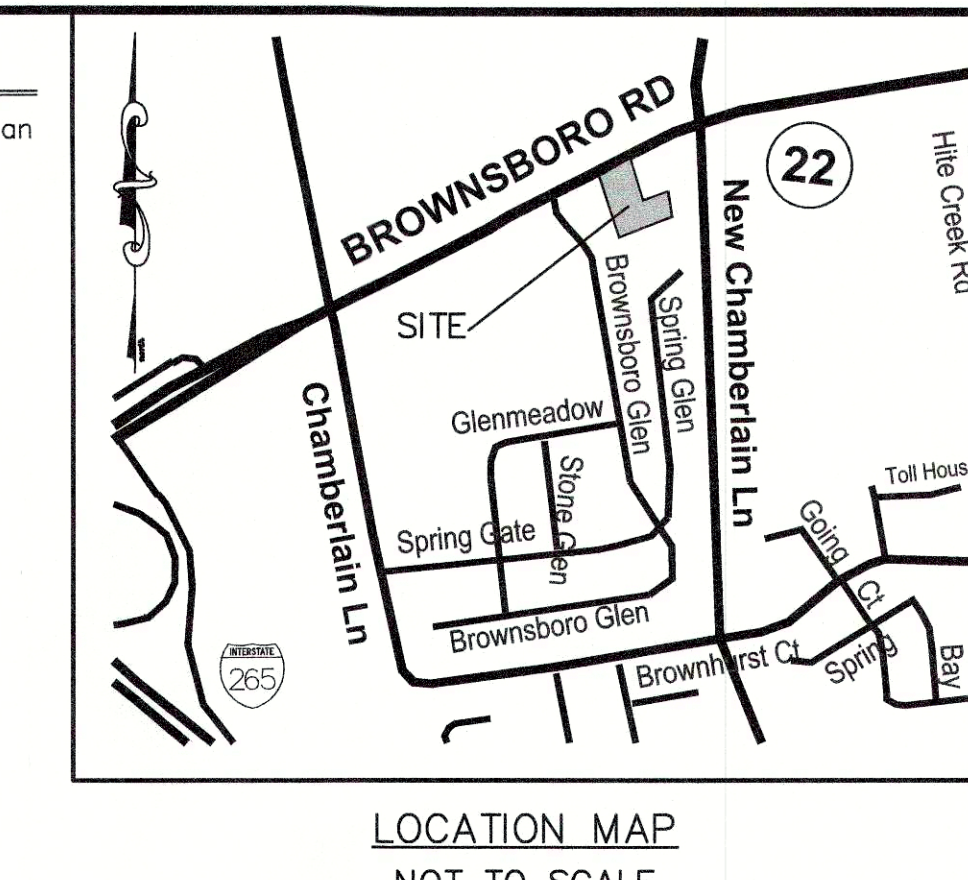
OWNER/DEVELOPER
ALL POINTS REALTY LLC / OVER THE TOP LLC
16201 HERMITAGE RIDGE CT
LOUISVILLE, KY

SITE ADDRESS:
10004 BROWNSBORO RD
TAX BLOCK: 0008-0048-0000
D.B. 10169 PG. 0168

COUNCIL DISTRICT - 17
FIRE PROTECTION DISTRICT - WORTHINGTON
MUNICIPALITY - LOUISVILLE
RELATED CASES: 18125 & 10327 MSD WM#7206

WAIVER GRANTED:

1. A Waiver was granted on 4/25/13 - Case 18125 from LDC Chapter 10.2.4.B to allow an easement to encroach 26' into a 30' Parkway Buffer along Brownsboro Road.



LD&D
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PLANNING & DESIGN SERVICES
2018

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REVISED DETAILED DISTRICT DEVELOPMENT PLAN

JOB NO. 17125

SHEET 1 OF 1