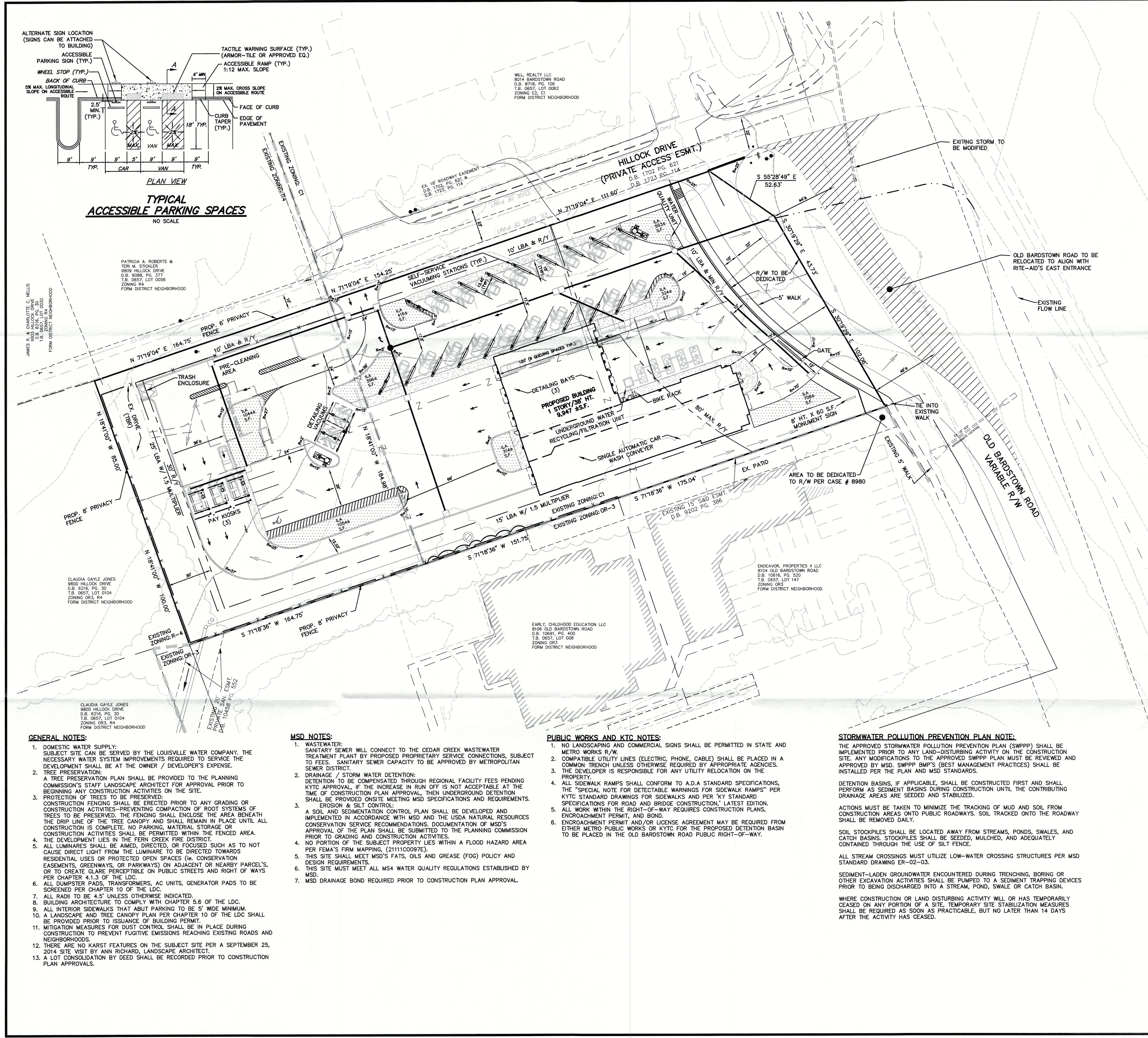


L:\land projects\233241\DWG\PLANNING\DDDP\FERN CREEK SPEEDWASH\3241.DDDP FILED 1-5-19\dwg - 1/4/2019 4:53:47 PM, nwright



LEGEND	
	EXISTING CONTOUR
	EXISTING TREE MASS
	EXISTING FENCE
	EXISTING STREET SIGN
	EXISTING OVERHEAD UTILITIES
	EXISTING UTILITY POLE
	EXISTING DOWN GUY
	EXISTING CATCH BASIN & YARD DRAIN
	EXISTING HEADWALL W/ PIPE
	EXISTING TOE OF SLOPE/DITCH
	EXISTING SANITARY MANHOLE W/ PIPE
	EXISTING 6" PROPERTY SERVICE CONNECTION
	PROPOSED CATCH BASIN & YARD DRAIN
	PROPOSED SLOPED & FLARED HEADWALL
	PROPOSED SANITARY MANHOLE W/ PIPE
	PROPOSED 6" PROPERTY SERVICE CONNECTION
	PROPOSED CLEANOUT
	PROPOSED SANITARY FLOW ARROW
	PROPOSED DRAINAGE FLOW ARROW
	REVISED TREE LINE
	EXISTING ZONING LINE
	PROPOSED FENCE
	EX. PROPERTY LINE TO BE "Z-ED" OUT
	PROPOSED BIKE RACK
	PROPOSED DITCH

SITE DATA:	
EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	C1
PROPOSED ZONING	C1
EXISTING LAND USE	SINGLE-FAMILY RESIDENTIAL
PROPOSED LAND USE	CAR WASH
GROSS LAND AREA	2.05± AC.
NET LAND AREA	1.83± AC.
BUILDING AREA	9,947 ± S.F.
BUILDING HT. (MAX ALLOWED: 30')	28' MEAN HT.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.11
PARKING	
MINIMUM 18 VACUUM UNITS = 18 SPACES	
1 SPACE FOR EACH CONVEYOR UNIT OR STALL PLUS 1 SPACE FOR EACH VACUUM UNIT	
MAXIMUM	
2 SPACES FOR EACH CONVEYOR UNIT OR STALL PLUS 1 SPACE FOR EACH VACUUM UNIT PLUS 1 SPACE FOR EACH 2 EMPLOYEES MAXIMUM SHIFT PLUS 1 SPACE FOR EACH EMPLOYEE MAXIMUM SHIFT	
1 CONVEYOR UNIT = 1 SPACE	
7 EMPLOYEES = 4 SPACES	
MINIMUM REQ. = 26 SPACES	
MAXIMUM ALLOWED = 30 SPACES	
TOTAL PROVIDED = 28 SPACES	
(INCLUDES 3 A.D.A. SPACES)	
BIKE PARKING	
PARKING PROVIDED = 2 SPACES	

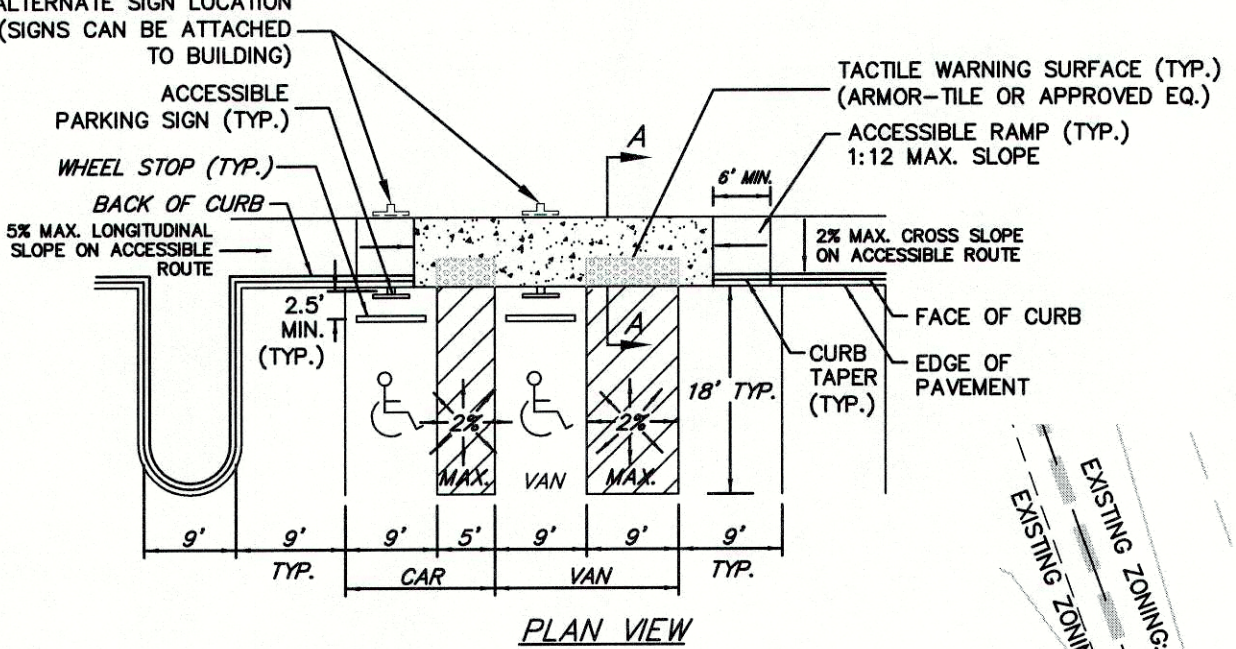
TREE CANOPY DATA:	
GROSS SITE AREA	89,424± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	13,401± S.F. (15%)
TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TREE CANOPY TO BE PLANTED	13,414± S.F. (20%)
TREE CANOPY REQUIRED	13,414± S.F. (20%)
TOTAL TREE CANOPY PROVIDED	13,414± S.F. (20%)

DETENTION CALCULATIONS	
2.9/12 (0.85-0.33) (1.83) = 0.17 AC-FT	

LANDSCAPE DATA:	
V.U.A.	38,610± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	2,896 S.F.
I.L.A. PROVIDED	5,049± S.F.

WAIVER REQUEST:	
1. A WAIVER IS REQUESTED OF TABLE 10.2.6 OF THE LDC TO REDUCE THE 15' VEHICLE USE AREA LANDSCAPE BUFFER ALONG HILLOCK DRIVE AND OLD BARDSTOWN ROAD FROM 15' TO 10'.	
2. A WAIVER OF 5.9.2.1.b.1 OF THE LDC IS REQUESTED TO OMIT THE REQUIREMENT OF PROVIDING A PEDESTRIAN CONNECTION FROM THE BUILDING TO THE PUBLIC RIGHT-OF-WAY.	
3. A WAIVER OF 5.9.2.1.b.1 OF THE LDC IS REQUESTED TO OMIT THE REQUIREMENT OF A VEHICULAR CONNECTION BETWEEN NON-RESIDENTIAL USES.	

GENERAL & DETAILED DISTRICT DEVELOPMENT PLAN	
Vertical Scale: N/A	
Horizontal Scale: 1"=30'	
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TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE

PATRICIA A. ROBERTS & TERRI M. STICKLER
9800 HILLOCK DRIVE
D.B. 9088, PG. 377
T.B. 0657, LOT 0062
ZONING R4
FORM DISTRICT NEIGHBORHOOD

JAMES R. & CHARLOTTE C. NELLS
8800 HILLOCK DRIVE
D.B. 9088, PG. 377
T.B. 0657, LOT 0062
ZONING R4
FORM DISTRICT NEIGHBORHOOD

CLAUDIA GAYLE JONES
9800 HILLOCK DRIVE
D.B. 9088, PG. 377
T.B. 0657, LOT 0062
ZONING R4
FORM DISTRICT NEIGHBORHOOD

- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
 - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION 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 UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 - THE DEVELOPMENT LIES IN THE FERN CREEK FIRE DISTRICT.
 - ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
 - ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
 - ALL RADI TO BE 4.5' UNLESS OTHERWISE INDICATED.
 - BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
 - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - THERE ARE NO KARST FEATURES ON THE SUBJECT SITE PER A SEPTEMBER 25, 2014 SITE VISIT BY ANN RICHARD, LANDSCAPE ARCHITECT.
 - A LOT CONSOLIDATION BY DEED SHALL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVALS.

- MSD NOTES:**
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY PROPOSED PROPRIETARY SERVICE CONNECTIONS, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE / STORM WATER DETENTION: DETENTION TO BE COMPENSATED THROUGH REGIONAL FACILITY FEES PENDING KYTC APPROVAL, IF THE INCREASE IN RUN OFF IS NOT ACCEPTABLE AT THE TIME OF CONSTRUCTION PLAN APPROVAL, THEN UNDERGROUND DETENTION SHALL BE PROVIDED ON-SITE MEETING MSD SPECIFICATIONS AND REQUIREMENTS.
 - EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111100097).
 - THIS SITE SHALL MEET MSD'S FATS, OILS AND GREASE (FOG) POLICY AND DESIGN REQUIREMENTS.
 - THIS SITE MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

- PUBLIC WORKS AND KYTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMP" PER KYTC STANDARD DRAWINGS FOR SIDEWALKS AND PER 'KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION,' LATEST EDITION.
 - ALL WORK WITHIN THE RIGHT-OF-WAY REQUIRES CONSTRUCTION PLANS, ENCROACHMENT PERMIT, AND BOND.
 - ENCROACHMENT PERMIT AND/OR LICENSE AGREEMENT MAY BE REQUIRED FROM EITHER METRO PUBLIC WORKS OR KYTC FOR THE PROPOSED DETENTION BASIN TO BE PLACED IN THE OLD BARDSTOWN ROAD PUBLIC RIGHT-OF-WAY.

STORMWATER POLLUTION PREVENTION PLAN NOTE:

THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SWPPP PLAN MUST BE REVIEWED AND APPROVED BY MSD. SWPPP BMP'S (BEST MANAGEMENT PRACTICES) 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 SEEDDED AND STABILIZED.

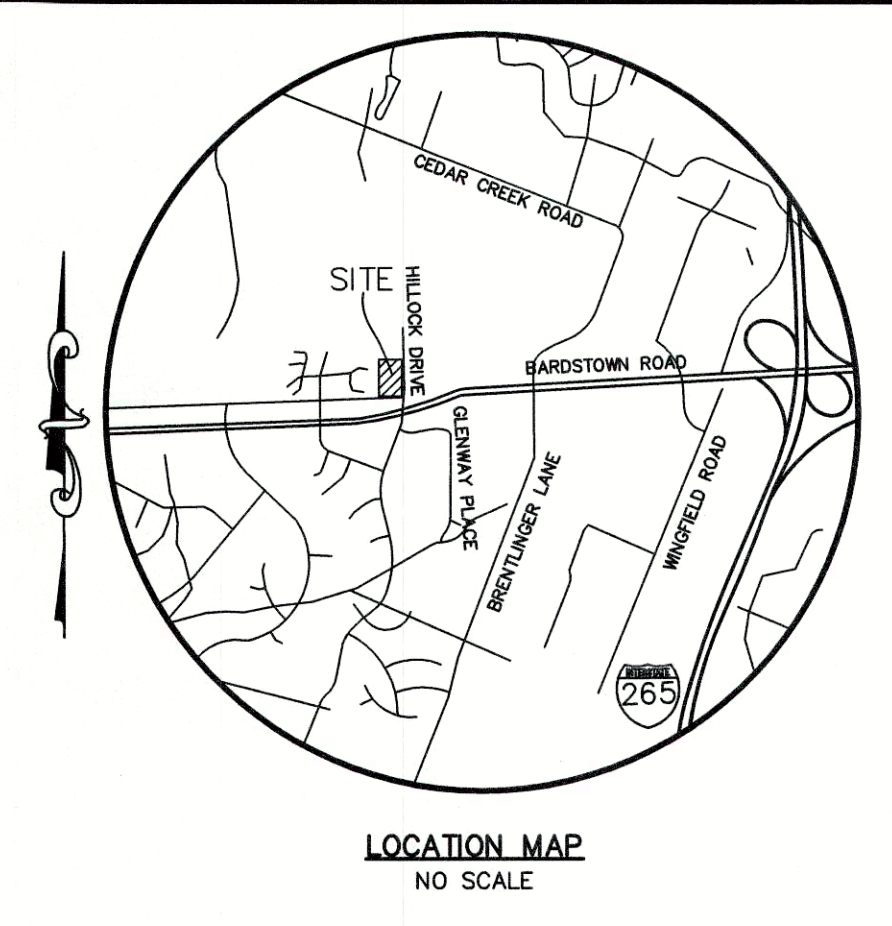
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-03.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICES 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 DAYS AFTER THE ACTIVITY HAS CEASED.



LOCATION MAP
NO SCALE

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Planning - Engineering - Surveying - Landscape Architecture
Utility Consulting - Property Management
3115 Jefferson Boulevard, Louisville, KY 40219
Phone (502) 485-1408 • Fax (502) 485-1406 • Email: ms@minidel.com

MSA

DEVELOPER
SPEEDWASH CARWASH
855 LOVERS LANE, SUITE 112
BOWLING GREEN, KY 42103

OWNER
OLD BARDSTOWN INVESTMENT GROUP, LLC
2001 ASHLEY COURT
LOUISVILLE, KY 40242
(502) 649-9988

GENERAL & DETAILED DISTRICT DEVELOPMENT PLAN

SPEEDWASH

9808, 9818, 9818R, 9818R, HILLOCK DRIVE
8018 & 8102 OLD BARDSTOWN RD., LOU., KY 40291
657 LOTS: 5, 24, 50, 58, 67, 68
TAX BLK: D.B. 10458 PG. 0532

10/10/17 PER AGENCY REVIEW	
11/6/17 PER AGENCY REVIEW	
12/14/17 OLD BARDSTOWN ROAD RELOCATION	
12/14/17 PER AGENCY REVIEW	
12/14/17 REV. PROP. ROADWAY ALIGN.	
12/29/17 REV. PROP. ROADWAY ALIGN.	
1/5/18 REV. PROP. ROADWAY ALIGN.	

Vertical Scale: N/A

Horizontal Scale: 1"=30'

Date: 8/14/17

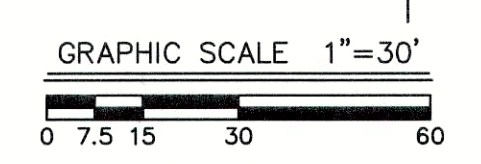
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CASE #17ZONE1042
RELATED CASE #15ZONE1062,
#14ZONE1027
MSD WM # 10990



17 Zone 1042