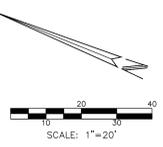


WATKINS, MEMORIAL UNITED METHOD
 PARCEL: 001301080000
 D.B. 6496, PG. 692
 ZONED: R4



PROJECT DATA:

SITE ADDRESS	9710 WESTPORT ROAD LOUISVILLE, KY 40241
TAX BLOCK	13
LOT NUMBER	102
TOTAL SITE AREA	1,017 AC. (44,069 SF)
TOTAL SITE DISTURBANCE	0.73 AC. (31,762 SF)
EXISTING IMPERVIOUS	33,217 SF
PROPOSED IMPERVIOUS	33,236 SF
NET INCREASE	19 SF
EXISTING ZONING	C1
EXISTING ADJACENT ZONING	C1 & R4
EXISTING FORM DISTRICT	SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	CAR WASH
PROPOSED ZONING	C1
PROPOSED USE	CAR WASH
ALLOWABLE BUILDING HEIGHT	60 FEET
BUILDING AREA	4,772 SF
PROPOSED F.A.R.	0.10
ALLOWED F.A.R.	1.0 MAX
FRONT YARD SETBACK	0 FEET
REAR YARD SETBACK	0 FEET
SIDE YARD SETBACK	0 & 25 FEET
PARKING SPACES REQUIRED	6 SPACES
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	9 SPACES (1 HC SPACE INCLUDED)
VEHICLE QUEUING REQUIRED	6 PER CONVEYOR UNIT/STALL MEASURED FROM ENTRANCE
VEHICLE QUEUING PROVIDED	4 STALLS = 24 VEHICLES 28 SPACES
BICYCLE PARKING SPACES REQUIRED	3, OR 10% OF REQUIRED PARKING
BICYCLE PARKING SPACES PROVIDED	3
TOTAL VEHICULAR USE AREA	27,970 SF
INTERIOR LANDSCAPE AREA REQUIRED	2,098 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	5,502 SF (19.7%)



LOCATION MAP
SCALE=N/A

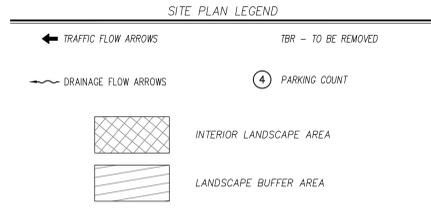
KNOWN EASEMENTS
 1. Louisville Gas & Electric Easement, D.B. 7531, Pg. 961.

K|B|A
 K B A INCORPORATED
 ARCHITECTS
 P (513) 752-7800
 F (513) 752-7833
 29 High Street
 Milford, Ohio 45150
 www.KBAinc.com
 © KBA 2018 All Rights Reserved

SHEET CONTENTS:
 ZONING SITE PLAN

[BI]
 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: TSN
 Scale: 1" = 20'
 Project Number: 137778



KEYNOTE LEGEND

- 1 PROPOSED REINFORCED CONCRETE PAVEMENT
- 2 PROPOSED CONCRETE STRAIGHT CURB
- 3 PROPOSED BUILDING ADDITIONS
- 4 PROPOSED 50' FLAG POLE AND FOUNDATIONS TO BE SUPPLIED AND INSTALLED BY CONTRACTOR (REFER TO BAARTOL SPECIFICATIONS FOR INSTALLATION GUIDELINES AND MATERIALS) FLAG POLE FINISH TO BE BLACK ANODIZED, 10' X 15' FLAG PROVIDED BY G.C.
- 5 PROPOSED PAVEMENT MARKINGS (TO BE SUPPLIED BY OWNER)
- 6 PROPOSED DUMPSTER ENCLOSURE
- 7 PROPOSED LIGHT POLE TO BE CONSTRUCTED ON EXISTING BASE (REFER TO LIGHTING PLANS FOR PHOTOMETRICS AND SPECIFICATIONS)
- 8 PROPOSED VACUUM STATION AREA. TOP OF VACUUM FOUNDATIONS TO BE INSTALLED AT FINISHED PAVEMENT GRADE SEE ARCHITECTURAL PLANS FOR FOUNDATION DETAILS
- 9 PROPOSED VACUUMS
- 10 PROPOSED LIGHT POLE & BASE
- 11 EXISTING MONUMENT SIGN TO REMAIN
- 12 EXISTING CURB TO REMAIN
- 13 PROPOSED STORAGE STRUCTURE
- 14 EXISTING SIDEWALK TO REMAIN
- 15 PROPOSED SIDEWALK
- 16 EXISTING WALL TO REMAIN
- 17 EXISTING GUARDRAIL TO REMAIN
- 18 PROPOSED BIKE RACK
- 19 PROPOSED HVAC SCREEN WALL

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.
- AN ALTA WAS PERFORMED ON THE PROPERTY. ALL KNOWN EASEMENTS ARE SHOWN ON THIS PLAN.
- EXISTING TREE CANOPY TO REMAIN.
- 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 / DEVELOPERS EXPENSE.
- EXISTING TREES ALONG THE PERIMETER OF THE SITE, INTERNALLY IN THE SITE, AND AROUND THE DETENTION BASIN SHALL BE PRESERVED, AS POSSIBLE, PER CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES-PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED.
- THE SUBJECT PROPERTY LIES IN THE MIDDLETOWN FIRE DISTRICT.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0018F)
- ACCESS EASEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY TRANSPORTATION PLANNING.
- CONSTRUCTION PLANS, BONDS, AND KYTC PERMIT REQUIRED PRIOR TO CONSTRUCTION APPROVAL.

MSD NOTES

- 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.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- SANITARY SEWERS SHALL CONNECT TO THE FLYDYS FORK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- NO INCREASE OF IMPERVIOUS PROPOSED AND DETENTION IS PROVIDED ONSITE IN THE EXISTING DETENTION BASIN.
- DRAINAGE PATTERNS DEPICTED BY ARROWS (---) IS FOR CONCEPT PURPOSES ONLY. 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 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.
- 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. EBSC 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 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.
- ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSINGS STRUCTURES PER MSD STANDARD DRAWINGS ER-02.
- 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 DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTION PER MSD'S FATS, OIL AND GREASE POLICY.
- THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 31,762 SF.

Proposed New Building:
MIKE'S CARWASH
 9710 WESTPORT RD
 Louisville, KY 40241

REV. DATE CK'D

Drawn By: Checked:

Date:6/02/22 Job No: 137778

of:

