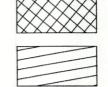


SITE PLAN LEGEND TBR - TO BE REMOVED ◆ TRAFFIC FLOW ARROWS

4) PARKING COUNT

---- DRAINAGE FLOW ARROWS

INTERIOR LANDSCAPE AREA



ANDSCAPE BUFFER AREA

- 1. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- 2. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORHOODS.
- 3. A SURVEY WAS PERFORMED ON THE PROPERTY. ALL KNOWN EASEMENTS ARE SHOWN ON THIS
- 4. PER LOUISVILLE LDC, STREET TREES WILL BE PROVIDED ALONG RIGHT-OF-WAY.
- 5. 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
- 6. 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
- CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED.
- 8. THE SUBJECT PROPERTY LIES IN THE OKOLONA FIRE DISTRICT.
- 9. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0111E) DATED 12/5/2006
- 1. 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.
- MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 3. SANITARY SEWERS SHALL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- 4. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- 5. DRAINAGE PATTERNS DEPICTED BY ARROWS ( ---- ) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION ND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 6. 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 MSDD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- 7. 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.
- 8. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.
- 9. 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
- 10. 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.
- 11. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSINGS STRUCTURES PER MSD STANDARD DRAWINGS ER-02.
- 12. 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
- 13. 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.
- 14. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTION PER MSD'S FATS, OIL AND GREASE POLICY AND DESIGN REQUIREMENTS.
- 15. SITE IS SUBJECT TO REGIONAL FACILITY FEES X 1.5 KYTC APPROVAL AND DOWNSTREAM
- 16. SHEET FLOW FROM PROPERTIES ALONG THE EAST PROPERTY LINE WILL BE INCLUDED IN

IMPROVEMENTS MAY BE REQUIRED TO CONVEY THE WATER TO FISHPOOL CREEK. STORM WATER CALCULATIONS.

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

ZONING SITE PLAN

**SHEET CONTENTS:** 



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



TSN 1" = 20' 138762





Drawn By: Checked:

PLANNING & **DESIGN SERVICES** 

Date:8/17/22 Job No: 138762

MIKES CARWASH LLC 100 NORTHEAST DRIVE LOUSIVILLE, KY 40228-1907 LOVELAND, OH 45140

MSD WM# 12310

RELATED CASE: 21-ZONE-0081 21-ZONEPA-0067