

- 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.
- 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 MGMT. PRACTICES.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES. OFFSITE PRIVATE EASEMENT FOR THE PROPOSED PSC WILL BE REQUIRED.

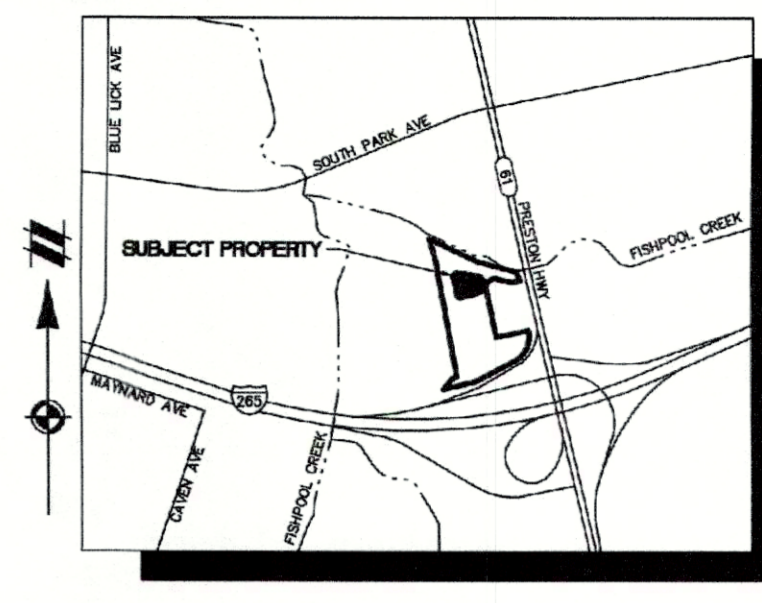
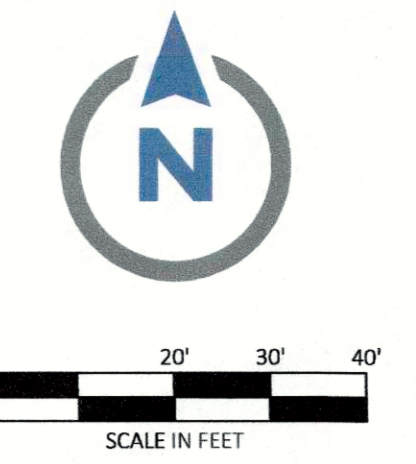
OWNER:  
MEUER STORES LIMITED PARTNERSHIP  
2929 WALKER AVE NW  
GRAND RAPIDS, MI 49544-6402  
D.B. 7612, PG. 295  
TAX BLOCK 660, LOT 305  
LOCATION:  
9520 RESTON HWY  
LOUISVILLE, KY 40229  
LOT IDENTIFICATION NUMBER:  
066003050000  
ZONED:  
C1, R-4  
FORM DISTRICT:  
SMC & N

TREE CANOPY CALCULATION	
SITE AREA	1.08 ACRES (47,070 ± SF)
EXISTING TREE CANOPY AREA	5,958 SF (12.65%)
TOTAL TREE CANOPY REQUIRED	16,475 (35%)
EXISTING TREE CANOPY TO BE PRESERVED	2,885 SF (6.13%)
PROPOSED TREE CANOPY TO BE PLANTED	14,400 SF (30.59%) (12 TYPE A TREES)
TOTAL TREE CANOPY PROVIDED	17,285 SF (36.72%)

- PROPOSED LEGEND**
- PROPERTY LINE/RIGHT OF WAY LINE
  - CONCRETE CURB AND GUTTER.
  - BUILDING CONTROL POINT
  - PROPOSED PARKING SPACES
- GENERAL SITE NOTES**
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL CURB RETURN RADII SHALL BE 2' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

- MSD STANDARD EPSC NOTES**
- 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. EPSC 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 THE 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 CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
  - 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.
  - 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 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SITE DATA	
SITE AREA	1.08 ACRES (47,070 ± SF)
BUILDING AREA	4,645 SF
ZONING	C1
PARKING REQUIRED:	3 SPACES PROPOSED
MINIMUM 1 PER STALL	
MAXIMUM 2 PER STALL	
MIN. = 3	
MAX. = 6	
DRIVE THRU QUEUE CAPACITY	21 CARS PROPOSED
EXISTING USE	PARKING LOT
PROPOSED USE	CAR WASH
EXISTING PERVIOUS	15,072 SF
EXISTING IMPERVIOUS	31,998 SF
PROPOSED PERVIOUS	16,601 SF
PROPOSED IMPERVIOUS	30,469 SF
IMPERVIOUS DECREASE	1,529 SF
PROPOSED VUA	23,549 SF
ILA (7.5% OF VUA)	3,500 SF PROPOSED
LBA	10 LF



VICINITY MAP:  
NOT TO SCALE

- LEGEND**
- OS SET IRON PIN WITH "ATWELL" CAP
  - MS SET MAG NAIL
  - OF FOUND IRON ROD AS NOTED
  - R/W RIGHT OF WAY
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - SUBJECT PROPERTY BOUNDARY
  - EX. ADJACENT BOUNDARY
  - EX. EASEMENT LINE
  - TIE LINE

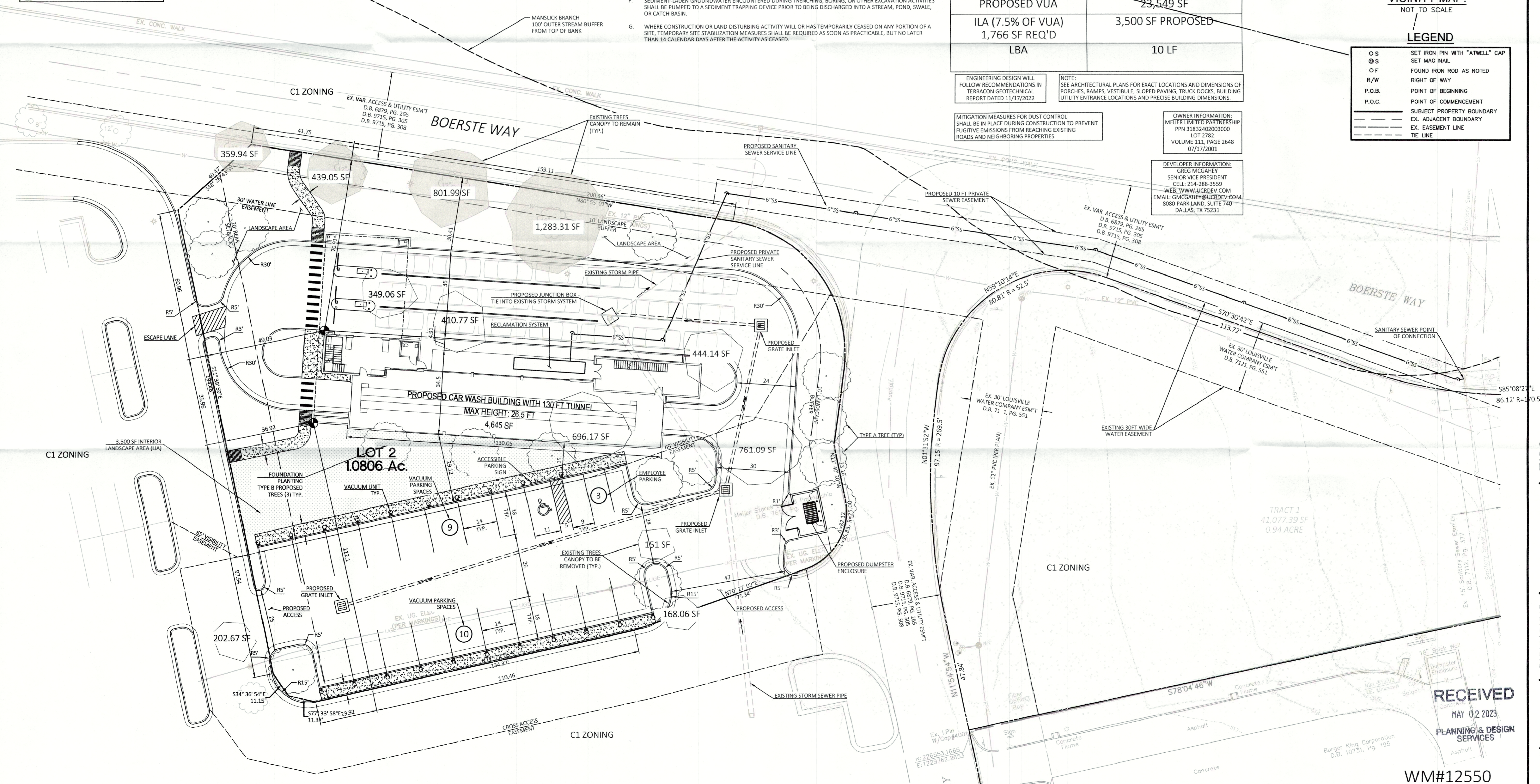
MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES

ENGINEERING DESIGN WILL FOLLOW RECOMMENDATIONS IN TERRACON GEOTECHNICAL REPORT DATED 11/17/2022

MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

OWNER INFORMATION:  
MEUER STORES LIMITED PARTNERSHIP  
PPN 31832402003000  
LOT 2782  
VOLUME 111, PAGE 2648  
07/17/2001

DEVELOPER INFORMATION:  
GREG MCGAHEY  
SENIOR VICE PRESIDENT  
CELL: 214-288-3559  
WEB: WWW.UCRDEV.COM  
EMAIL: GREGMCGAHEY@UCRDEV.COM  
8080 PARK LAND, SUITE 740  
DALLAS, TX 75231



ZIPS  
9520 RESTON HWY  
LOUISVILLE, KY

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	RNK
DESIGNER	DEM
CEI PROJECT NUMBER	32867
DATE	4/18/2023
REVISION	REV-0



ZONING SITE PLAN  
SHEET TITLE  
SHEET NUMBER

WM#12550

C1

23-DDP-0007

DRAWING LOCATION - P:\32000\32867\DRAWINGS\DESIGN\WORKING\32867 - SP.DWG - SAVED BY - RNEKDOV