



GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. No increase in drainage run off to state roadways.
3. There shall be no commercial signs on the right-of-way.
4. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
5. 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 around the tree and be of a type capable of being removed without damage to the tree. Fencing, material storage, or construction activities shall be permitted within the fenced area.
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emission from reaching existing roads and neighboring properties.
7. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
8. Survey and topographical information shown herein were derived from Lajoic data.

Boundary information was taken from deeds.

The Aken road shown along the parent tract's frontage shall be repaired and constructed to Public Works standards.

MSD NOTES:

1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
2. Sanitary sewer service will be provided by connection and subject to applicable fees. A Sanitary Sewer Design and Construction Request must be submitted to MSD.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0034 F dated February 26, 2021.
4. Drainage pattern depicted by arrows (====>) is for conceptual purposes.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. Onsite detention will be provided. Postdeveloped peak flows will be limited to predeveloped peak flows plus 2.1 ft for 100-year storms or to the capacity of the downstream system, whichever is more restrictive. A defined storm water outfall shall be installed to the road side ditch that drains under -1265.
7. The design of the project must meet all MSA water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.
8. Individual KPDES permit required prior to MSD construction plan approval.
9. MSD IWD approval required prior to MSD construction plan approval.
10. KDOW industrial storm water discharge permit required prior to MSD construction plan approval.

SITE KEY
NOT TO SCALE

SITE ADDRESS:
13905 AIKEN RD
LOUISVILLE, KY 40245
PARCEL ID: 002400010000
D.B. 8206, PG. 714

COUNCIL DISTRICT - 19
FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN
MUNICIPALITY - LOUISVILLE

CASE #21-DDP-0116
WM #12382 / 21 1206

JOB NO. 21218	SITE LAYOUT PLAN SUNSHINE CONCRETE LAND DESIGN & DEVELOPMENT, INC. ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE 507 WARREN AVE. SUITE 100 LOUISVILLE, KENTUCKY 40212 TEL: 502-261-8554 FAX: 502-261-8554 WEB SITE: WWW.LD-INC.COM	OWNER OTTE FAMILY LTD PARTNERSHIP 12902 SHELBYVILLE RD LOUISVILLE, KY 40243 PROJECT DATA FILE NAME: 21218-RD00P DATE: 8/29/22 CHECKED BY: DT SCALE: AS SHOWN DRAWN BY: TF	NO. DATE DESCRIPTION BY
1			ENGINEER'S SEAL SURVEYOR'S SEAL