



- 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.
 - A SURVEY WAS PERFORMED ON THE PROPERTY. ALL KNOWN EASEMENTS ARE SHOWN ON THIS PLAN.
 - PER LOUISVILLE LDC, STREET TREES WILL BE PROVIDED ALONG RIGHT-OF-WAY.
 - 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 ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED.
 - THE SUBJECT PROPERTY LIES IN THE OKOLONA FIRE DISTRICT.
 - THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0111E) DATED 12/5/2006

- MSD NOTES**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS 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 CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - 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.
 - 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. 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 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 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 AND DESIGN REQUIREMENTS.
 - SITE IS SUBJECT TO REGIONAL FACILITY FEES X 1.5 KYTC APPROVAL AND DOWNSTREAM IMPROVEMENTS MAY BE REQUIRED TO CONVEY THE WATER TO FISHPOOL CREEK.
 - SHEET FLOW FROM PROPERTIES ALONG THE EAST PROPERTY LINE WILL BE INCLUDED IN STORM WATER CALCULATIONS.

PROJECT DATA:

SITE ADDRESS	10511 PRESTON HIGHWAY, LOUISVILLE, KY 40229
TAX BLOCK	85
LOT NUMBER	397
TOTAL SITE AREA	0.79 AC. (34,495 SF)
TOTAL SITE DISTURBANCE	0.79 AC. (34,495 SF)
EXISTING IMPERVIOUS	2,872 SF
PROPOSED IMPERVIOUS	22,240 SF
NET INCREASE	19,368 SF
EXISTING ZONING	C2
EXISTING ADJACENT ZONING	C2 & R4
EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING USE	VACANT
PROPOSED ZONING	C2
PROPOSED USE	CAR WASH
ALLOWABLE BUILDING HEIGHT	30 FEET
PROPOSED BUILDING HEIGHT	30 FEET
BUILDING AREA	5,247 SF
PROPOSED F.A.R	0.15
ALLOWED F.A.R	5.0 MAX
FRONT YARD SETBACK	10 FEET MIN & 80 FT MAX
REAR YARD SETBACK	30 FEET WHEN ABUTTING RESIDENTIAL
SIDE YARD SETBACK	0 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	6 SPACES (1 HC SPACE INCLUDED)*
VEHICLE QUEUING REQUIRED	6 PER CONVEYOR UNIT/STALL MEASURED FROM ENTRANCE
VEHICLE QUEUING PROVIDED	3 STALLS = 18 VEHICLES
BICYCLE PARKING SPACES REQUIRED	2, OR 1 PER 25,000 SF OF GROSS FLOOR AREA
BICYCLE PARKING SPACES PROVIDED	2
TOTAL VEHICULAR USE AREA	16,578 SF
INTERIOR LANDSCAPE AREA REQUIRED	1,243 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	3,583 SF (21.61%)

TREE CANOPY REQUIREMENTS

GROSS SITE AREA	34,495 SF
EXISTING TREE CANOPY COVERAGE	0% (0 SF)
TOTAL REQUIRED PERCENTAGE OF TREE CANOPY	35% (12,074 SF)
TOTAL PROVIDED PERCENTAGE TREE CANOPY	35% (12,075 SF)

- KEYNOTE LEGEND**
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| 1 PROPOSED REINFORCED CONCRETE PAVEMENT | 9 FUTURE CURB TO REMAIN |
| 2 PROPOSED CONCRETE STRAIGHT CURB | 10 PROPOSED STORAGE STRUCTURE |
| 3 PROPOSED ONE STORY BUILDING | 11 FUTURE SIDEWALK TO REMAIN |
| 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. | 12 PROPOSED VACUUMS. |
| 5 PROPOSED PAVEMENT MARKINGS (TO BE SUPPLIED BY OWNER) | 13 PROPOSED BICYCLE PARKING |
| 6 PROPOSED DUMPSTER ENCLOSURE | 14 PROPOSED WHEEL STOP |
| 7 PROPOSED VACUUM STATION AREA. TOP OF VACUUM FOUNDATIONS TO BE INSTALLED AT FINISHED PAVEMENT GRADE SEE ARCHITECTURAL PLANS FOR FOUNDATION DETAILS | 15 PROPOSED SIDEWALK PER LDC 5.9.2.A.1.b |
| 8 PROPOSED MENU SERVICE SIGN | 16 PROPOSED PEDESTRIAN ACCESS PATH |

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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

CERTIFIED BY:
MICHAEL SIVIN
MURRAY
REGISTERED PROFESSIONAL ENGINEER

Drawn By: WTC
Checked By: TSN
Quality Assurance: TSN
Scale: 1" = 20'
Project Number: 138742

Proposed New Building:
MIKE'S CARWASH
10511 Preston Highway
Louisville, KY 40223

REV. DATE CK'D

Drawn By: Checked:

RECEIVED
AUG 17 2012
PLANNING &
DESIGN SERVICES

Date: 8/17/22 Job No: 138762

1/1

of:

OWNER:
BECKY YOUNG & ASHLEY HEMBREE
9705 CEDAR CREEK RD.
LOUISVILLE, KY 40228-1907

DEVELOPER:
MIKE'S CARWASH LLC
100 NORTHEAST DRIVE
LOVELAND, OH 45140

MSD WM# 12310

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

22-DDP-0054