

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

R E C E I V E D
91301
SEP 17 2024
BOONE COUNTY
PLANNING COMMISSION

One (1) scaled copy and one (1) 11 x 17 reduction of submitted drawings are required

005

Site Plan Review is not granted by the appropriate Board of Adjustment

An application consists of all fees paid in full, submitted drawings, and a completed application form

SECTION A: (To be completed by applicant)

1. Check One Boone Florence Walton Union

2. Check One Conditional Use Permit Variance (2) Appeal
 Change in Non-Conforming Use

3. * Applicant: _____ KBA Architects Inc. - Ty Young Project Manager

Address: _____ 29 High Street

_____ Milford _____ OH _____ 45150
City State Zip Code

Phone Number: _____ 513-752-7800 _____ Fax Number: _____

Email: _____ tyoung@kbainc.com

4. Description of Request:
1. Adjust Section 3655 Fences to Allow Equipment Screen Fence in 10' Side Buffer Yard
2. Adjust Section 3645 Buffer Yards to allow a 4th Stack Lane in 10' Side Buffer Yard

5. Name of Development: _____ Mike's Carwash - Union KY

6. Location of Development: _____ 8534 US 42

_____ Florence _____ KY _____ 41042
City State Zip Code

7. Acreage Under Review: _____ 0.969

8. Lot Number and Name of Subdivision (if part of a subdivision):

9. Current Owner: _____ Mike's Carwash - Mike Dahm

Address: _____ 100 Northeast Drive

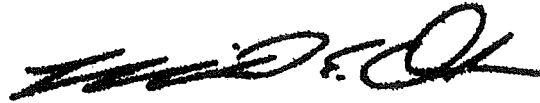
_____ Loveland _____ OH _____ 45140
City State Zip Code

Phone Number: _____ 513-677-4677 _____ Fax Number: _____

Email: _____ ekrieger@mikescarwash.com

10. Proposed Use(s) on Site: Carwash Facility
11. Total Square Footage of Existing and/or Proposed Buildings: 5,295 SF (Existing & Proposed)
12. Current Zoning: C-2/PD/CD
13. 879 122B 510 256 2039
Deed Book Page Group Number
14. Is the site subject to a zone change: Yes No
If yes, date of approval: _____
15. Have you submitted a Site Plan with this request: Yes No
16. Have you submitted a list of adjoining property owners with this request: Yes No
17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Property Owner's Signature:



Applicant's Signature:

J. Young - Project Manager - KBA Inc. Architects

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 9/17/24 Fee Received: \$1,616⁰⁰ Receipt #: 91301

2. Is application complete:

3. Staff Reviewer: [Signature]

4. Scheduled Board Action Date: 10/9/24

5. Board Action: 10/9/24

- Approved
- Approved with Conditions (see #6)
- Denial (See #7)

6. Conditions of Approval: That the retaining wall and dumpster enclosure shall generally match the color and material of the principal structure.

7. Reasons for Denial: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196
plancom@boonecountyky.org
www.boonecountyky.org

STAFF REPORT

#1

APPLICANT: Mike's Car Wash, KBA Architects, Inc. (Ty Young, Project Manager)
LOCATION: 8534 US 42, Florence, Kentucky
ZONING: Commercial Two/Planned Development (C-2/PD)
DATE: October 9, 2024

PROPOSAL

- A. The applicant is requesting two Variances. The Variances are to (1) reduce the placement of a fence in Buffer Yard "A" from 5 feet to 0 feet to allow for screening of mechanical units and (2) reduce Buffer Yard "A" from 10 feet to 2.5 feet along the southwest property line.

SITE HISTORY

- 2001 A Concept Development Plan was adopted by the City of Florence on November 27, 2001, to allow a Car Wash to be constructed on the subject site.
- 2002 On March 27, 2002, the Boone County Planning Commission approved a Final Plat creating a lot of record for the site.
- 2002 On April 19, 2002, the Boone County Planning Commission approved a Major Site Plan for the Car Wash.

APPLICABLE REGULATIONS

- A. Section 202.C of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to hear and decide on applications for variances.
- B. Section 4000 of the Boone County Zoning Regulations defines a variance as a departure from dimensional terms of the zoning regulation pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.
- C. The Board should evaluate the request as it relates to the criteria necessary for granting a Variance as stated in Section 204.D and 204.E of the Boone County Zoning Regulations.
1. Findings listed in Section 204.D and 204.E:
 - a. Before any variance is granted, the Board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:

- (1) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
 - (2) The strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
 - (3) The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.
- b. The Board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.
- D. Section 1002.A of the Boone County Zoning Regulations states that the purpose of the Commercial Two district is to provide comparable shopping goods, personal and professional services, and some convenience goods required for normal living needs as well as major purchase opportunities. Districts will be located on suitable lands primarily central to regional trade areas and to some extent the community as a whole and such districts have access from expressways or arterial roads. District facilities and plans will be organized to provide central and convenient collection of vehicles, pedestrians and multi-modal forms of transportation within the district's facilities and major shopping spaces.
- E. Section 3645, Table 36-1 of the Boone County Zoning Regulations states that a Buffer Yard A is required between Commercial developments.
- F. Section 3645, Table 36-2 of the Boone County Zoning Regulations states that a Buffer Yard A shall be a minimum of ten (10) feet in width.

SITE CHARACTERISTICS

- A. The approximate 1.0 acre property is located along the north side of US Highway 42, the west side of Harvey Quast Drive, and the south side of Old Toll Road.
- B. The site has approximately ninety-four (94) feet of frontage along US 42, forty-five (45) feet of frontage on Harvey Quast Drive, and two hundred and eighty (280) feet of frontage along Old Toll Road.
- C. The site is accessed via a single curb cut onto Harvey Quast Drive.
- D. Topographically, the developed portion of the site is relatively flat and then falls at an average grade of 28% to the north, west, and south.

SURROUNDING LAND USES AND ZONING

North: Apartments and a church UR-1/PD
South: Commercial properties (C-2/PD)
East: McDonald’s (C-2/PD)
West: Commercial strip center (C-2/PD)

PROPOSED DEVELOPMENT

- A. The applicant is proposing a concrete pad and mechanical equipment to be located on the northeast side of the existing building. The equipment will be screened by a 6 foot tall vinyl privacy fence.
- B. The applicant plan also shows an additional “Fast Pass” lane that will be added on the southwest side of the site and extending the pavement eastwardly towards US 42. This will require retaining walls to be constructed along the southwest property line and running parallel with US 42.

STAFF COMMENTS

- A. The proposed concrete pad and mechanical unit appear to be within an existing private storm sewer easement. Staff has asked the applicant to verify the beneficiary of the easement. An agreement by the holder of the easement will need to be submitted with a Site Plan application that will permit the construction within the easement.
- B. The proposed retaining wall is noted that the height varies. Staff will need to evaluate that the final slope meets the required 3:1 finished slope. A temporary construction/grading easement may be needed from the adjacent property owner.
- C. The applicant has submitted a landscaping plan and stated that they intend to meet the required number of plantings within the buffer yards.
- D. Staff has received the following conditions to consider from the City of Florence which are followed by the applicant’s response:
 - 1. The proposed retaining wall in the front yard shall be constructed with rough face masonry block. The block color shall coordinate with the dark brown rough face block that’s located on the front façade of the building.
 - a. **Color will coordinate with the existing CMU. The typical retaining wall block specification is Allen Block color Marbled Buff. Please see the attached photo from another Mike’s Carwash Site for your reference.**
 - 2. The sides and rear of the dumpster enclosure shall be constructed with rough face block that is similar in appearance with the retaining wall block.

- a. The Dumpster Enclosure Walls shall be Split faced / Scored CMU to match the building walls, not the retaining wall block. Please see Elevation details on Sheet AS-2.
3. The screen fence shall be tan in color as shown on the submitted plans. The fence shall be at least 1 foot taller than the equipment being screened.
 - a. Correct.
4. A landscaping plan shall be submitted with the Site Plan showing that each perimeter buffer contains the required number of trees and shrubs per Article 36 of the zoning regulations. Existing trees and shrubs being retained shall be documented to receive plant credits.
 - a. Noted.
5. The car wash property owner shall contact the owner of McDonald’s to determine if they want some supplemental landscaping installed on their property to buffer the screen fence from view. Any agreed upon landscaping shall be located immediately adjacent to the screen fence and shall be applied to the car wash’s northeast landscaping buffer yard planting requirements.
 - a. The Owner has spoken with the Owner of the adjacent site McDonald’s (Erica Grown) and the new fence is not an issue with her. New landscaping on the adjacent property is not being requested. If requested later by the Owner of McDonald’s, Mike’s Carwash would add additional plantings.
6. The property owner needs to identify all public and private utility easements. Authorization from easement holders shall be required before any improvements are proposed in public or private utility easements.
 - a. Noted. This was also discussed with the Owner of McDonalds and is not an issue.
7. The property owner agrees to work with McDonald’s and the City of Florence if vehicle stacking from the car wash impacts McDonald’s business operation or Harvey Quast Drive
 - a. Per Mike’s Carwash, they would be open to these discussions with the City of Florence and McDonald’s if this situation arises.

CONCLUSION

- A. KRS 100.241 and Section 220 of the Boone County Zoning Regulations give the Florence Board of Adjustment and Zoning Appeals the authority to act on the request.

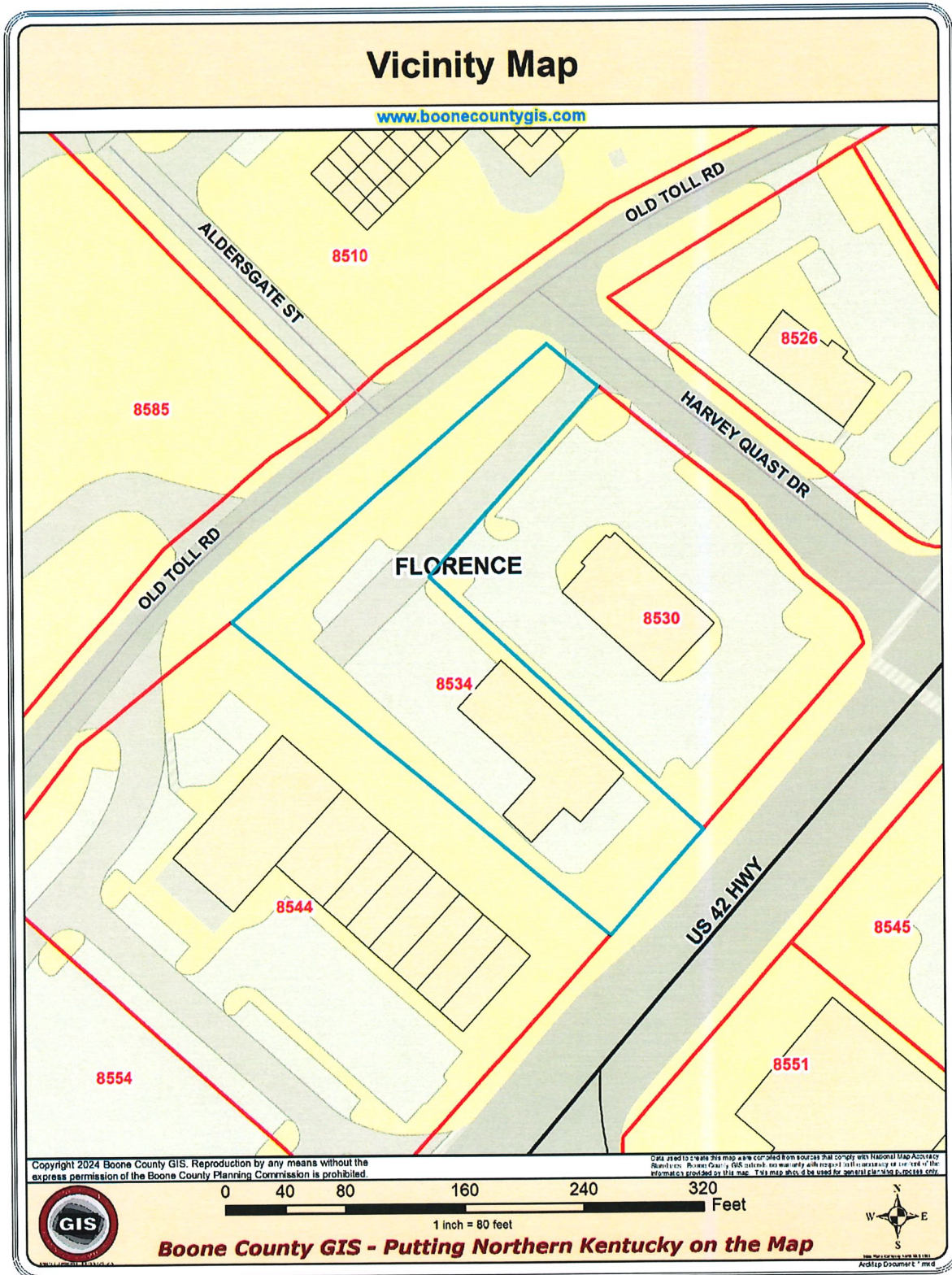
- B. Sections 204.D and 204.E of the Boone County Zoning Regulations identifies criteria necessary for granting a Variance. The applicant needs to provide information as to how their application meets these criteria.

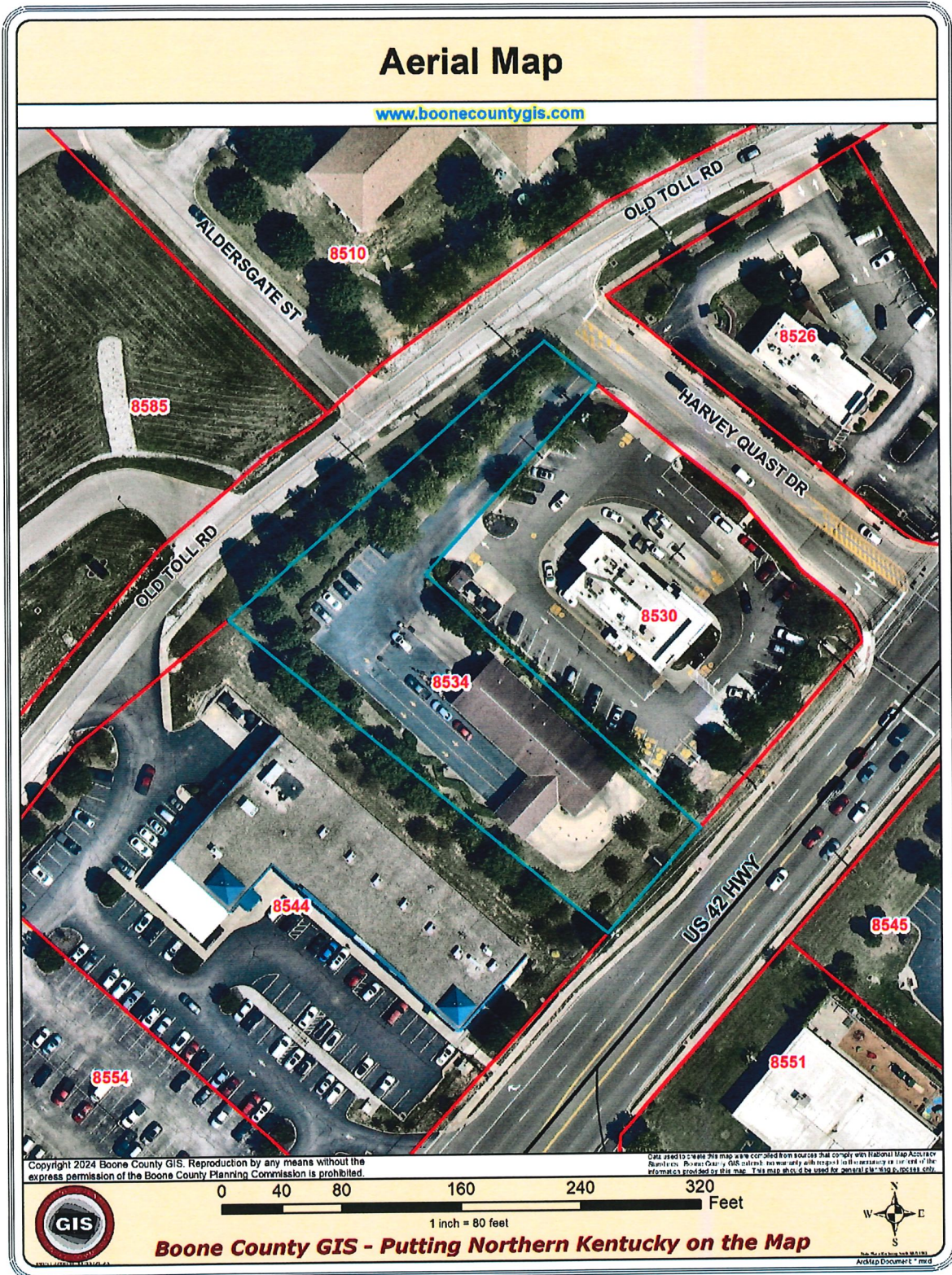
Respectfully submitted,

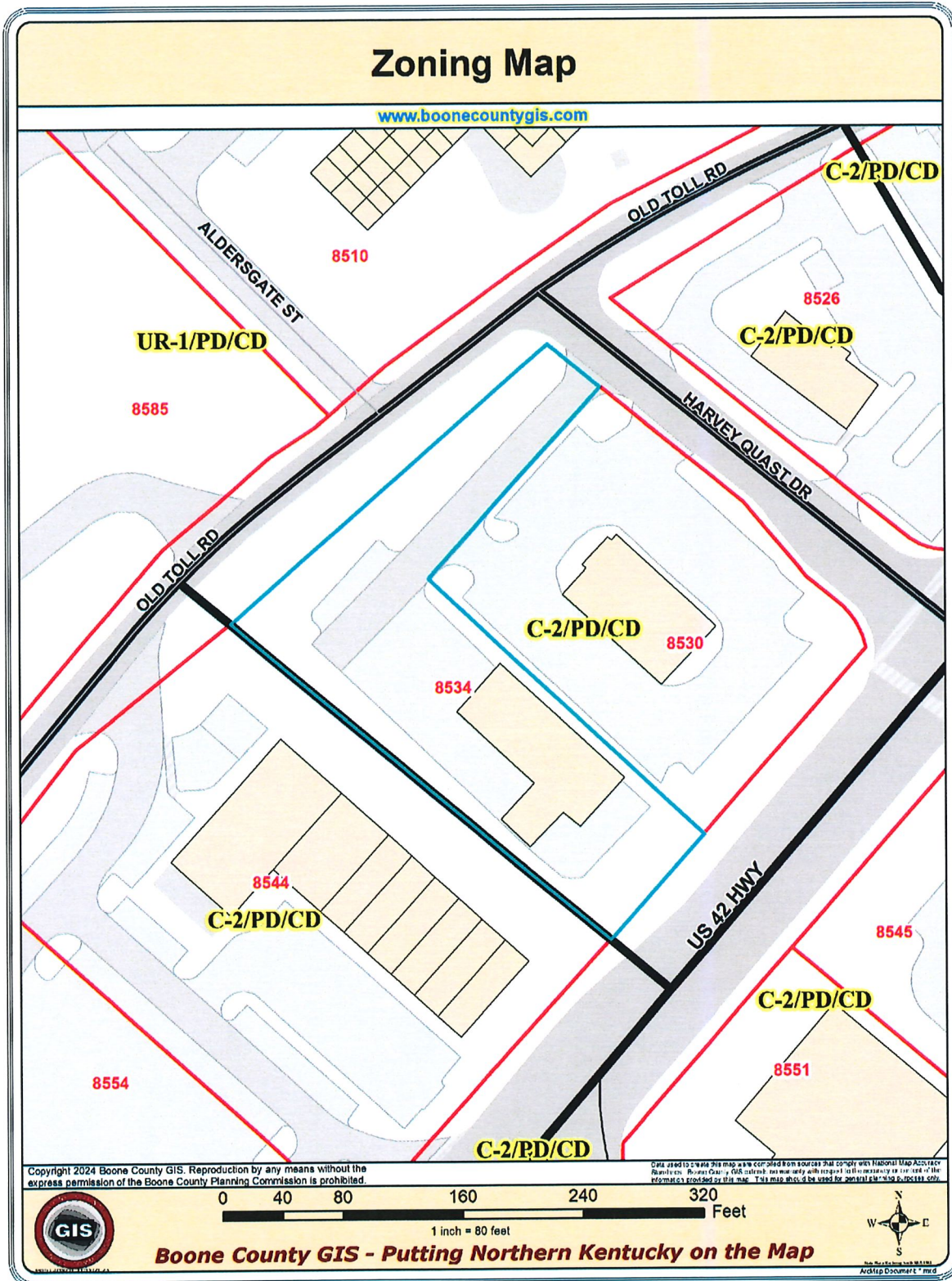


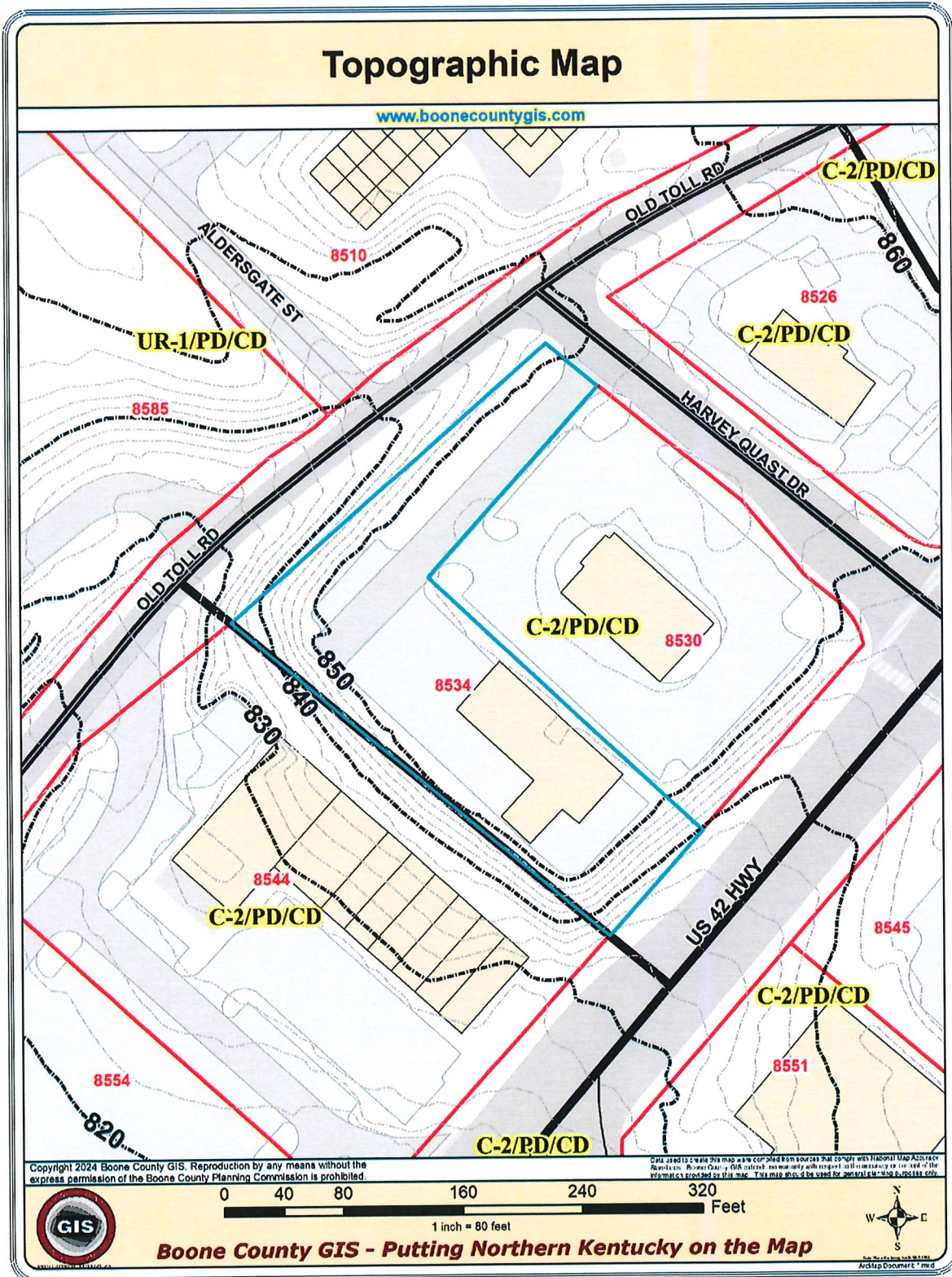
Steven C. Lilly, PLS
Planner, Zoning Services

SCL/ss









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Address: 29 High Street
Millford OH 45150
City State Zip Code
Phone Number: 513-752-7800 Fax Number: _____
Email: tyoung@kbalnc.com
4. Description of Request:
1. Adjust Section 3655 Fences to Allow Equipment Screen Fence in 10' Side Buffer Yard
2. Adjust Section 3645 Buffer Yards to allow a 4th Stack Lane in 10' Side Buffer Yard
5. Name of Development: Mike's Carwash - Union KY
6. Location of Development: 8534 US 42
Florence KY 41042
City State Zip Code
7. Acreage Under Review: 0.969
8. Lot Number and Name of Subdivision (if part of a subdivision):

9. Current Owner: Mike's Carwash - Mike Dahm
Address: 100 Northeast Drive
Loveland OH 45140
City State Zip Code
Phone Number: 513-877-4677 Fax Number: _____
Email: ekrieger@mikescarwash.com

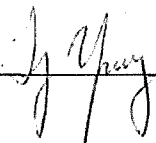
Board of Adjustment
Page 2

10. Proposed Use(s) on Site: Carwash Facility
11. Total Square Footage of Existing and/or Proposed Buildings: 5,295 SF (Existing & Proposed)
12. Current Zoning: C-2/PD/CD
13. 879 510
Deed Book Page Group Number
14. Is the site subject to a zone change: Yes No
If yes, date of approval: _____
15. Have you submitted a Site Plan with this request: Yes No
16. Have you submitted a list of adjoining property owners with this request: Yes No
17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Property Owner's Signature:



Applicant's Signature:

 - Prospect Mill - KBA Fine Architects



Cincinnati | Omaha
29 High Street | Milford | OH 45150

September 16, 2024

KBA Job #: 24.114

RE: Variance Requests - 8534 US 42 Florence KY, 41042

We are requesting a variance to adjust Section 3655 - Fences to allow Equipment Screen Fence in 10' Side Buffer Yard along the Northeast property line.

We are also requesting a variance to adjust Section 3645 - Buffer Yards to allow a Fourth Stack Lane in the 10' Side Buffer Yard along the Southwest Property Line.

ARTICLE 2 ADMINISTRATION - SECTION 204 VARIANCES

Section 204.D. The requested variances will not adversely affect the Public Health, Safety or Welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. Please consider these findings:

Variance Request #1:

Requested variance to adjust Section 3655 Fences to Allow Equipment Screen Fence at the Northeast property line:

1. The requested variance arises from Sections 3655 & 3645 - Buffer Yard A requirement where a 10' Buffer Yard is required. The variance is being requested to allow the basic operation of the Carwash and the safety of the employees.
2. The strict application of Sections 3655 & 3645 would deprive Mike's Carwash from locating the proposed SH-1 fan unit in its optimal location related to the existing building and the adjacent property line. The exterior SH-1 unit is located near the wash tunnel entrance tunnel door and provides heated air to keep the floor from freezing in the winter and prevents employee slippage injuries. The best location on site that is feasible with the existing building layout is in the location shown in the side buffer yard on the attached Site Plan.
3. The circumstances arise from modifying the Existing Carwash Building to meet Mike's Carwash's business model and safety procedures. The screen fence is being provided to hide the unit from the adjacent property and we are proposing to provide the required Landscaping for the Buffer Yard on the Northeast property line in the leftover Side Buffer Yard space. The proposed Equipment Screen Fence would help maintain and enhance the character of the site to the local area. Without the requested variance the proposed SH-1 unit location would not be as aesthetically pleasing from the adjacent property and Public Way, if this variance is not granted.

Principals

Mark D. Bredemeier, RA, NCARB, LEED AP | William N. Schalk, RA, NCARB, LEED AP

P (513) 752-7800 | www.KBAInc.com

Variance Request #2:

Requested variance to adjust Section 3645 Buffer Yards to allow a Fourth Stack Lane in the 10' Side Buffer Yard along the Southwest Property Line:

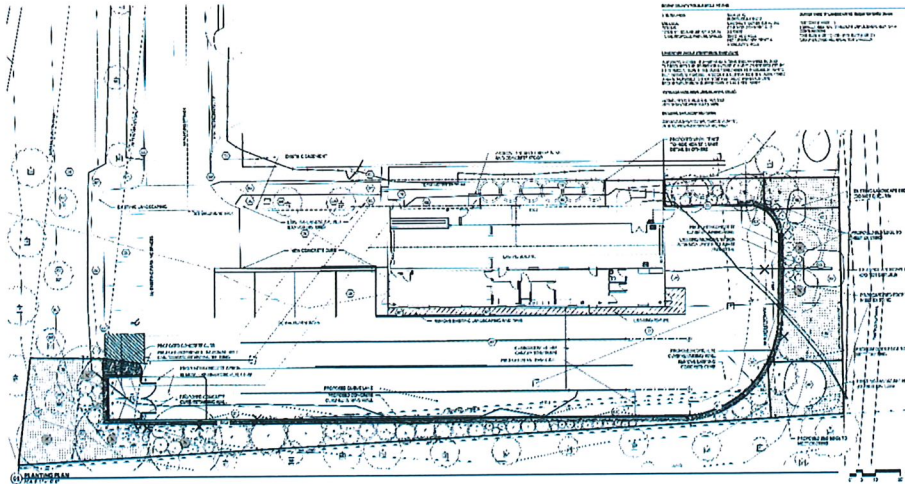
- 1. The requested variance arises from Section 3645 - Buffer Yard A requirement where a 10' Buffer Yard is required. Buffer Yard Section 3645 - B.3 allows for a maximum reduction of 1/2 the required Buffer Yard. The proposed four 10' min. wide queue lanes along the Southwest property line will reduce the space from the property line to lane (near the front corner of the site) to approximately 2'-8".**
- 2. The strict application of the provisions of Section 3645 would deprive the 10' min. lane width required by Mike's Carwash to maintain a safe employee working distance between vehicles in the queue lanes. Without the fourth queue lane, there is the possibility of the waiting queue traffic backing up into the access drive and Harvey Quest Drive (depending on the busiest times of the carwash).**
- 3. The proposed Landscape along the Southwest property line is intended to meet the required plantings per the Zoning Code and minimize the Buffer Yard reduction being requested. The proposed Landscape will also provide plantings as allowable in the reduced Buffer Yard along the new curbline. The Site Improvements will provide for employee safety, better traffic flow, and better vehicle stacking space if this Variance is granted.**

Thank you for your consideration

**Tyrone A Young - LEED AP
Project Manager**

Principals

**Mark D. Bredemeier, RA, NCARB, LEED AP | William N. Schalk, RA, NCARB, LEED AP
(513) 752-7800 | www.KBAInc.com**



- LEGEND**
- 1.00 EXISTING CONCRETE DRIVEWAY
 - 1.01 EXISTING ASPHALT DRIVEWAY
 - 1.02 EXISTING GRAVEL DRIVEWAY
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 - 2.00 EXISTING GRAVEL DRIVEWAY

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE DRIVEWAY	100	SQ. YD.	15.00	1500.00
2	ASPHALT DRIVEWAY	200	SQ. YD.	10.00	2000.00
3	GRAVEL DRIVEWAY	300	SQ. YD.	5.00	1500.00
4	GRAVEL DRIVEWAY	400	SQ. YD.	5.00	2000.00
5	GRAVEL DRIVEWAY	500	SQ. YD.	5.00	2500.00
6	GRAVEL DRIVEWAY	600	SQ. YD.	5.00	3000.00
7	GRAVEL DRIVEWAY	700	SQ. YD.	5.00	3500.00
8	GRAVEL DRIVEWAY	800	SQ. YD.	5.00	4000.00
9	GRAVEL DRIVEWAY	900	SQ. YD.	5.00	4500.00
10	GRAVEL DRIVEWAY	1000	SQ. YD.	5.00	5000.00

K B I A
 KENT BROWN INC. ARCHITECTS
 1000 W. 10TH STREET
 SUITE 100
 FARMINGTON, CT 06030
 TEL: 860.634.1111
 FAX: 860.634.1112
 WWW.KBIARCHITECTS.COM

DESIGNING
 DESIGNING WITH PURPOSE
 1000 W. 10TH STREET
 SUITE 100
 FARMINGTON, CT 06030
 TEL: 860.634.1111
 FAX: 860.634.1112
 WWW.DESIGNINGWITHPURPOSE.COM

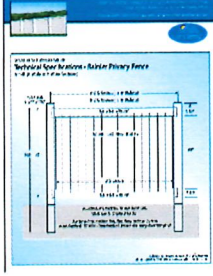
MIKE'S CARWASH
 8534 US-42
 FARMINGTON, CT 06030

Drawn By: J.T. Shuman By: J.T.
 Date: 08/14/24 Job No: 24116

L101



SCREEN FENCE - EXISTING FENCE



SCREEN FENCE - SCREEN PRIMARY FENCE



SCREEN FENCE - OPEN GATE



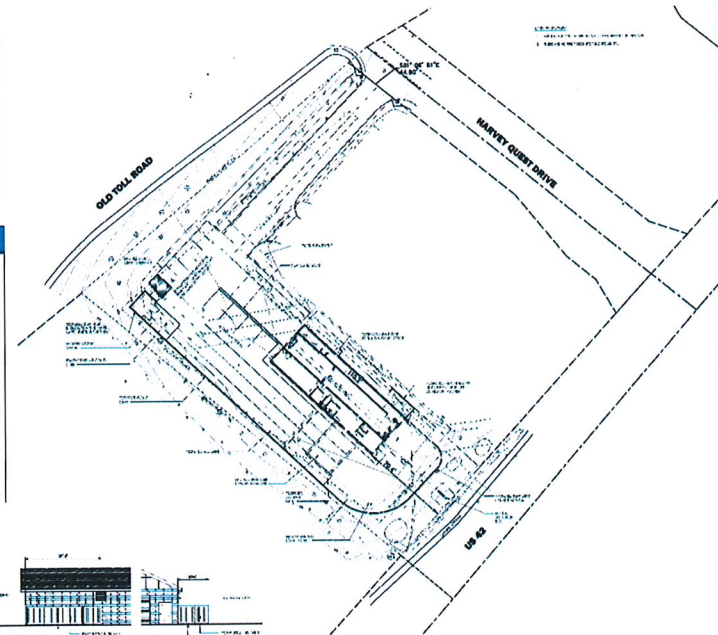
SCREEN FENCE - TUNNEL EXIT SIDE



SCREEN FENCE - SIDEWALK SIDE



SCREEN FENCE - US 42 SIDE



K B I A
 KENT BROWN INC. ARCHITECTS
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MIKE'S CARWASH
 8534 US-42
 FARMINGTON, CT 06030

Drawn By: J.T. Shuman By: J.T.
 Date: 08/14/24 Job No: 24116

AS-1

LEGEND

- 3/4" ON 30" REBAR WITH PLASTIC CAP INSULATED TYP 5'-2000 K.P.F. (10 IN. SET)
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- WAS NAIL FOUND
- × CROSS CUT IN CONCRETE
- POST
- STORM MANHOLE (DRAINAGE)
- CATCH BASIN
- CURB INLET
- CATCH BASIN
- FIRE HYDRANT
- WATER MANHOLE
- WATER VALVE
- WATER TAP/SERVICE VALVE
- WATER METER PIT
- WATER METER
- ELECTRIC TRANSFORMER
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- GAS VALVE
- GAS METER
- SANITARY MANHOLE
- FLOOROUT
- SOI
- LIGHT POLE
- UTILITY POLE WITH LIGHT
- UTILITY POLE
- WATER TAP/SERVICE VALVE
- WATER METER PIT
- PROPERTY LINE
- FENCE LINE
- ELECTRIC LINE
- GAS LINE
- TELEPHONE LINE
- WATER LINE
- STORM LINE
- SANITARY LINE
- FIBER OPTIC LINE
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RECEIVED
 SEP 17 2024
 BOONE COUNTY
 PLANNING COMMISSION

PROJECT DATA:

SITE ADDRESS	8534 US-42 FLORENCE, KY 41042
TAX BLOCK	62
LOT NUMBER	3
TOTAL SITE AREA	0.969 AC. (42,210 S.F.)
TOTAL SITE DISTURBANCE	0.188 AC. (8,177 S.F.)
EXISTING IMPERVIOUS	23,155 S.F.
PROPOSED IMPERVIOUS	27,883 S.F.
NET INCREASE	4,728 S.F.
EXISTING ZONING	C-2
EXISTING ADJACENT ZONING	C-2
EXISTING FORM DISTRICT	SOFT TOUCH CARWASH
EXISTING USE	CAR WASH
PROPOSED ZONING	C-2
PROPOSED USE	CAR WASH
BUILDING AREA	5,341 S.F.
PROPOSED F.A.R.	0.10
ALLOWED F.A.R.	1.0 MAX
FRONT YARD SETBACK	30 FEET
REAR YARD SETBACK	30 FEET
SIDE YARD SETBACK	10 & 10 FEET
EXISTING PARKING SPACES	7 SPACES
PROPOSED PARKING SPACES	5 SPACES
PROPOSED ADA PARKING	1 SPACE
PROPOSED VACUUM PARKING SPACES	4 SPACES
EXISTING TREE COVERAGE:	4,492 S.F. (11%)
EXISTING TREE COVERAGE PRESERVED:	2,958 S.F. (66%)
EXISTING VEHICULAR USE AREA:	18,647 S.F.
PROPOSED VEHICULAR USE AREA:	23,401 S.F.

VICINITY MAP ~ NO SCALE



KIBA
 KIBA INCORPORATED
 ARCHITECTS
 20 HIGHESTREET 513.752.7800
 MILLERS, OH 45250 www.kibainc.com
 100.000 # of jobs served
SHEET CONTENTS:

ZONING
SITE PLAN



DEFINING THE CITIES
OF TOMORROW
 8101 North High Street, Suite 100
 Columbus, OH 43235
 Contact: TOM HENCOCK
 614-818-4900 ext. 2040
 Fax: 614-818-4901
 www.ibigroup.com

NOTES

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. AN ALTA WAS PERFORMED ON THE PROPERTY. ALL KNOWN EASEMENTS ARE SHOWN ON THIS PLAN.
4. 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 / DEVELOPER'S EXPENSE.
5. 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.
6. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED.
7. THE SUBJECT PROPERTY LIES IN THE FLORENCE FIRE DISTRICT.
8. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21015002100, DATED 03/21/2023)

SITE PLAN LEGEND

- ⑥ PARKING COUNT
- ← TRAFFIC FLOW ARROWS
- HEAVY-DUTY CONCRETE PAVEMENT
- CONCRETE
- LANDSCAPING TO BE REMOVED

KEYNOTE LEGEND

- 1 PROPOSED PARKING STRIPING
- 2 PROPOSED ADA PARKING SIGN
- 3 PROPOSED 6" CURB
- 4 PROPOSED DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLAN FOR MORE INFORMATION)
- 5 PROPOSED CONCRETE PAD
- 6 PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- 7 PROPOSED RETAINING WALL (HEIGHT VARIES)
- 8 PROPOSED VINYL FENCE
- 9 PROPOSED NEW DOOR OPENING & CONCRETE STOOP
- 10 PROPOSED FAST PASS DATE
- 11 EXISTING CURB TO BE REMOVED
- 12 EXISTING CURB TO REMAIN
- 13 EXISTING MONUMENT SIGN TO REMAIN
- 14 EXISTING SIGN TO BE REMOVED
- 15 PROPOSED VACUUM STATION AREA
- 16 EXISTING PARKING SPACES TO REMAIN
- 17 EXISTING TREE TO BE REMOVED
- 18 EXISTING LANDSCAPING TO BE REMOVED
- 19 PROPOSED CONCRETE EQUIPMENT PAD

THORNTON RIVER APARTMENTS LTD
 8022 AS TOLL RD
 FLORENCE, KY 41042
 PHONE: 502-500-0000
 FAX: 502-500-0000

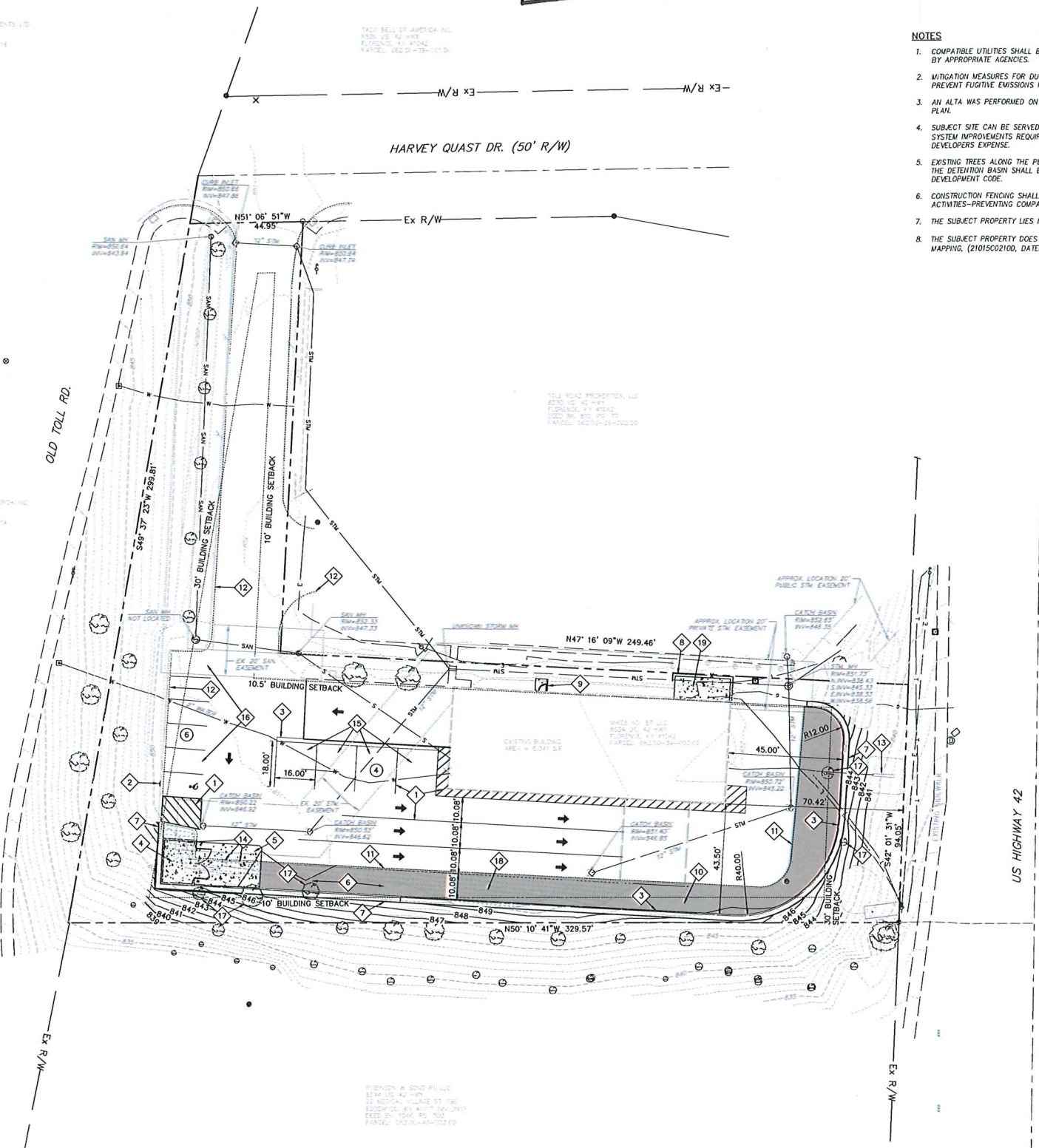
THE BELL OF AMERICA INC.
 1000 S. 42nd AVE
 FLORENCE, KY 41042
 PHONE: 502-500-0000

THE BELL OF AMERICA INC.
 1000 S. 42nd AVE
 FLORENCE, KY 41042
 PHONE: 502-500-0000

FLORENCE METHODIST CHURCH INC.
 8005 103 TOLL RD
 FLORENCE, KY 41042
 PHONE: 502-500-0000

FIRST NATIONAL BANK OF KENTUCKY
 8005 103 TOLL RD
 FLORENCE, KY 41042
 PHONE: 502-500-0000

DELA DEVELOPMENT CORP.
 1000 S. 42nd AVE
 FLORENCE, KY 41042
 PHONE: 502-500-0000



PROPOSED BUILDING ALTERATION FOR:

MIKE'S CARWASH
 8534 US-42
 FLORENCE, KY 41042

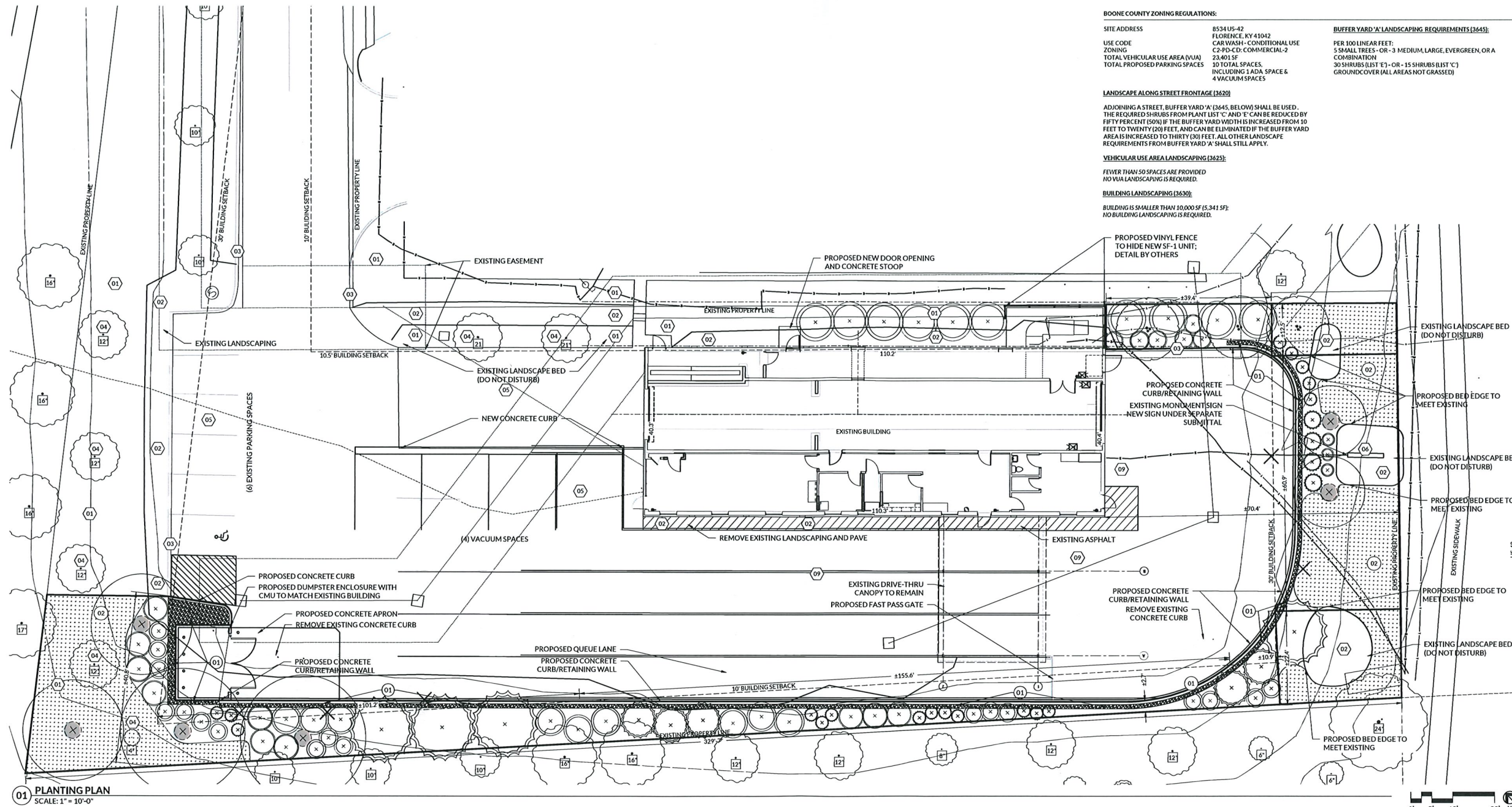
REV. DATE

Drawn By: PBS Checked By: TSN



Date: 09.16.24 Job No: 148003





BOONE COUNTY ZONING REGULATIONS:

SITE ADDRESS: 8534 US-42 FLORENCE, KY 41042

USE CODE: C2-PD-CD: COMMERCIAL-2

ZONING: 23-01.5F

TOTAL VEHICULAR USE AREA (VUA): 23,401 SF

TOTAL PROPOSED PARKING SPACES: 10 TOTAL SPACES, INCLUDING 1 ADA SPACE & 4 VACUUM SPACES

LANDSCAPE ALONG STREET FRONTAGE (3620):

ADJOINING A STREET, BUFFER YARD 'A' (3645, BELOW) SHALL BE USED. THE REQUIRED SHRUBS FROM PLANT LIST 'C' AND 'E' CAN BE REDUCED BY FIFTY PERCENT (50%) IF THE BUFFER YARD WIDTH IS INCREASED FROM 10 FEET TO TWENTY (20) FEET, AND CAN BE ELIMINATED IF THE BUFFER YARD AREA IS INCREASED TO THIRTY (30) FEET. ALL OTHER LANDSCAPE REQUIREMENTS FROM BUFFER YARD 'A' SHALL STILL APPLY.

VEHICULAR USE AREA LANDSCAPING (3625):

FEWER THAN 50 SPACES ARE PROVIDED
NO VUA LANDSCAPING IS REQUIRED.

BUILDING LANDSCAPING (3630):

BUILDING IS SMALLER THAN 10,000 SF (5,341 SF);
NO BUILDING LANDSCAPING IS REQUIRED.

BUFFER YARD 'A' LANDSCAPING REQUIREMENTS (3645):

PER 100 LINEAR FEET:
5 SMALL TREES - OR - 3 MEDIUM, LARGE, EVERGREEN, OR A COMBINATION
30 SHRUBS (LIST 'E') - OR - 15 SHRUBS (LIST 'C')
GROUND COVER (ALL AREAS NOT GRASSED)



SHEET CONTENTS:

PLANTING PLAN &
PLANT LIST



01 PLANTING PLAN
SCALE: 1" = 10'-0"

- PLANTING LEGEND**
- ROCK MULCH, ONE FOOT WIDTH ADJACENT TO RETAINING WALL AND DUMPSTER ENCLOSURE
 - LAWN
 - EXISTING TREE TO REMAIN UNDISTURBED; DIAMETER AT STANDARD HEIGHT SHOWN
 - EXISTING TREES TO BE REMOVED
 - PROPOSED DECIDUOUS TREE; SIZE AND SPECIES VARY, SEE PLANT SCHEDULE
 - PROPOSED DECIDUOUS SHRUBS; SIZE AND SPECIES VARY, SEE PLANT SCHEDULE
 - PROPOSED EVERGREEN SHRUBS; SIZE AND SPECIES VARY, SEE PLANT SCHEDULE
 - PROPOSED ORNAMENTAL GRASSES; SIZE AND SPECIES VARY, SEE PLANT SCHEDULE
 - PROPOSED PERENNIALS; SIZE AND SPECIES VARY, SEE PLANT SCHEDULE

- CODED NOTES**
- 01 EXISTING LAWN AREA TO REMAIN UNDISTURBED
 - 02 EXISTING WOOD BARK MULCH TO REMAIN UNDISTURBED
 - 03 EXISTING CONCRETE CURB TO REMAIN UNDISTURBED
 - 04 EXISTING TREE TO REMAIN UNDISTURBED
 - 05 VEHICULAR USE AREA
 - 06 EXISTING MONUMENT SIGN TO REMAIN

	LARGE DECIDUOUS TREES - LIST 'A'		MED. DECIDUOUS TREES - LIST 'B'		SMALL DECIDUOUS TREES - LIST 'C'		LARGE SHRUBS LIST 'C'		LARGE EVERGREEN TREES - LIST 'D'		SM. AND MED. SHRUBS - LIST 'E'		NOTES
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
STREET FRONTAGE LANDSCAPING (3620)													
± 12.5' (GREATER THAN 30' WIDTH)	-	-	-	-	1	1	-	-	2	2	-	-	NO SHRUBS REQUIRED; TWO ADDITIONAL SHRUBS PROVIDED.
± 60.9' (20' TO 30' WIDTH)	-	-	2	2	10	10	-	-	-	-	-	-	50% SHRUBS REQUIRED.
± 22.4' (GREATER THAN 30' WIDTH)	-	-	-	-	-	-	-	-	1	1	-	-	NO SHRUBS REQUIRED.
EAST PERIMETER LANDSCAPING (3645)													
± 39.4'	-	-	-	-	2	2	-	-	-	-	12	12	VARIANCE REQUESTED FOR SCREENING FENCE ADJACENT TO BUILDING; ADDITIONAL LANDSCAPING IS SHOWN ADJACENT TO EXISTING CURB BETWEEN FENCE AND RIGHT OF WAY AS PART OF THIS BUFFER YARD AREA.
WEST PERIMETER LANDSCAPING (3645)													
± 10.9'	-	-	-	-	-	-	2	2	1	1	-	-	VARIANCE REQUESTED FOR WIDTH OF SETBACK; TOTAL REQUIRED BUFFER YARD 'A' PLANTS TO BE PROVIDED WITHIN THIS AREA BASED ON FULL LENGTH OF AREA.
± 155.6' (LESS THAN 10' SETBACK)	-	-	-	-	-	-	24	24	5	5	-	-	
± 101.2'	2	2	-	-	-	-	16	16	2	2	-	-	
NORTH PERIMETER LANDSCAPING (3645)													
± 40.8'	2	2	-	-	-	-	7	7	-	-	-	-	INCLUDES TWO EXISTING TREE (12" DSH) TO BE PRESERVED.
TOTAL LANDSCAPING FOR CODE COMPLIANCE													
	3	-	2	-	2	-	9	-	-	-	-	-	

NOTE: PROPOSED TREE LOCATIONS SHALL BE FIELD VERIFIED WITH OWNER'S REPRESENTATIVE BEFORE PLANTING.

PROPOSED NEW BUILDING AND CANOPY ALTERATION FOR:



REV. DATE: CK'D

Drawn By: JEJ Checked By: MPL

Preliminary
Not For
Construction

Date: 09.17.24 Job No: 20.005

L101

of 1

GENERAL NOTES

- ALL WORK IS SHOWN BASED ON SURVEY PROVIDED BY KBA INC. OR THEIR SUBCONSULTANT. SEE SURVEY/CIVIL SHEETS FOR KEY INFORMATION.
- THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND ACTUAL FIELD CONDITIONS.
- ALL DIMENSIONS SHOWN REFERENCE EDGE OF PAVEMENTS, THE FACE OF CURBS AND THE FACE OF STRUCTURES UNLESS OTHERWISE NOTED.
- SEE ARCHITECT'S PLANS FOR INFORMATION RELATED TO BUILDING ELEVATIONS, DOORS, WINDOWS, MAINTENANCE ACCESS POINTS, DOWNSPOUTS, AND OTHER ACCESSORIES.
- SEE CIVIL AND MEP PLANS FOR INFORMATION RELATED TO SIGNS, LIGHTING, MESSAGE BOARDS, ETC.
- CONTRACTOR AND ALL THEIR SUBS TO HAVE MINIMUM FIVE YEARS PROVEN EXPERIENCE WITH PROJECTS OF SIMILAR SCOPE AND QUALITY. SUBMIT PAST PROJECTS, CLIENT CONTACT AND PHONE NUMBER OF EACH QUALIFYING PROJECT TO THE OWNER FOR APPROVAL. NO EXCEPTIONS.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION OF THIS PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING OR SURVEYING THE SITE TO DETERMINE ACCURACY OF PROPOSED WORK RELATIVE TO THE CONSTRUCTION INTENT ILLUSTRATED ON DRAWINGS BY CIVIL ENGINEER.
- CONTRACTOR SHALL ADHERE TO ALL APPLICABLE CODES, REGULATIONS, GUIDELINES AND STANDARD DETAILS FOR CONSTRUCTION INCLUDING APPLICATION OF MATERIALS AND CHEMICALS.
- CONTRACTOR SHALL PROVIDE OWNER WITH CURRENT CERTIFICATES OF LIABILITY INSURANCE, CURRENT WORKMAN'S COMPENSATION CERTIFICATES INCLUDING SUBCONTRACTORS AND PROOF OF BONDING THAT THE PROJECT MAY REQUIRE.
- CONTRACTOR IS TO PROVIDE ITEMIZED UNIT COST ESTIMATES AS REQUIRED TO SUCCESSFULLY IMPLEMENT THIS DESIGN AND COMMUNICATE UNDERSTANDING OF THE FULL SCOPE OF WORK PROPOSED BY THE OWNER IN ENTIRETY OR IN PHASES.
- CONTRACTOR SHALL REPORT TO THE OWNER ANY DISCREPANCY BETWEEN SITE CONDITIONS, THE SURVEY, GRADING PLAN AND THIS DESIGN. WORK SHALL PAUSE IN THE AREA OF THE DISCREPANCY AND WILL NOT COMMENCE UNTIL DISCREPANCY HAS BEEN RESOLVED WITH OWNER.
- CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT AS NECESSARY TO SUCCESSFULLY IMPLEMENT THIS PROJECT IN A TIMELY MANNER AND WITHIN BUDGET AS NEGOTIATED WITH THE OWNER.
- CONTRACTOR TO SUBMIT AT OWNERS REQUEST A LIST OF ALL SUBCONTRACTORS WORKING ON THE PROJECT, ALONG WITH A DESCRIPTION OF THE WORK THEY ARE TO PERFORM.
- LOCATE AND PROTECT ALL EXISTING PUBLIC OR PRIVATE, BELOW AND ABOVE GRADE UTILITIES AND SERVICES. NOTIFY LOCAL UTILITY PROTECTION AGENCY OR THE INDIVIDUAL UTILITY COMPANIES TO MARK UTILITY LOCATIONS PRIOR TO ALL EXCAVATIONS.
- USE PROPER SHORING FOR LARGE EXCAVATIONS. CONTRACTOR IS RESPONSIBLE FOR EXCAVATION ENGINEERING AND SAFETY. PROPERLY COVER AND SECURE ALL EXCAVATIONS DURING CONSTRUCTION AND WHEN UNATTENDED TO MAINTAIN A SAFE ENVIRONMENT.
- STORE ALL FLAMMABLE AND OTHERWISE HAZARDOUS MATERIALS IN LOCKED STORAGE UNITS AWAY FROM PUBLIC ACCESS IN ACCORDANCE WITH LOCAL AND NATIONAL CODES.
- KEEP THE SITE CLEAR AND FREE OF ALL OBSTACLES AND DEBRIS, MAINTAINING FULL AND SAFE ACCESS TO SITE AND SURROUNDING STRUCTURES AT ALL TIMES.
- LEGALLY DISPOSE OF ALL WASTE MATERIAL OFF SITE.

- ALL MATERIALS TO BE APPROVED BY OWNER VIA SIGNED SUBMITTAL, UNLESS OTHERWISE REQUESTED BY THE OWNER.
- SUBSURFACE AND FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, PLANTING AREAS AND STAND ALONE PLANTS INTO NATURAL OR MAN-MADE DRAINAGEWAYS. THIS INCLUDES DURING CONSTRUCTION.
- VERIFY ALL LAYOUT DIMENSIONS AND GRADING ELEVATIONS ON SITE PRIOR TO INSTALLATION OF WORK TO ASSURE CONFORMITY WITH DESIGN INTENT AND PROVIDE POSITIVE DRAINAGE AWAY FROM BUILT IMPROVEMENTS.
- PROTECT ALL EXISTING AND NEW STRUCTURES AND SITE IMPROVEMENTS FROM DAMAGE.
- ALL EXISTING TREES TO BE PRESERVED AND PROTECTED UNLESS OTHERWISE NOTED. CONSULT OWNER'S PRIOR TO ADJUSTING EXISTING GRADE WITHIN DRIP LINE OF TREES.
- CONTRACTOR IS RESPONSIBLE FOR GENERAL MAINTENANCE OF CONSTRUCTION SITE EROSION CONTROL, WEEDING, WATERING, PEST AND DISEASE CONTROL DURING CONSTRUCTION AND FOR A PERIOD OF ONE MONTH AFTER SUBSTANTIAL COMPLETION.
- ALL MATERIALS, EQUIPMENT AND LABOR TO BE WARRANTED FOR A PERIOD OF ONE YEAR FOLLOWING OWNER AGREED COMPLETION DATE. ANY MATERIALS OR WORKMANSHIP FALLING BELOW THE SPECIFIED STANDARDS HEREIN AND/OR LOCALLY ACCEPTED STANDARDS IF UNSPECIFIED WILL BE REPLACED OR REWORKED UNTIL IT MEETS THE STANDARD AND IS APPROVED BY THE OWNER.
- PROVIDE TEMPORARY SEDIMENT AND EROSION CONTROL TO PREVENT SILTATION OF DRAINAGE STRUCTURES, NATURAL WATERWAYS AND NEIGHBORING PROPERTIES IN ACCORDANCE WITH LOCAL AND STATE CODES USING INDUSTRY BEST PRACTICES. SEE CIVIL ENGINEERING DRAWINGS FOR SOIL EROSION AND SEDIMENTATION CONTROLS. CONSTRUCTION NOTES

CONSTRUCTION NOTES

- SEE GENERAL NOTES.
- THE GOAL OF THIS PLANTING IS TO ESTABLISH A HEALTHY, SUSTAINABLE AND VITAL LANDSCAPE TRUE TO THE SPECIFIED PLANTS NATURAL CHARACTER, HABIT AND/OR INTENDED PURPOSE.
- ALL WORK TO BE VERIFIED ON SITE TO BE SUITABLE WITH EXISTING CONDITIONS.
- FINAL LAYOUTS TO BE CLEARLY IDENTIFIED BY STAKING OR MARKING AND APPROVED BY OWNER PRIOR TO INSTALLATION OF CONSTRUCTION IMPROVEMENTS.
- TURF - REMOVE ALL TOPSOIL FROM AREAS TO BE GRADED AND STOCK PILE. ROUGH GRADE SUBSOIL TO ACCOMMODATE A MINIMUM OF FOUR (4) INCHES OF REDISTRIBUTED OR PURCHASED TOPSOIL FOR AREAS SUPPORTING TURF. SCARIFY SUBSOIL PRIOR TO PLACEMENT OF TOPSOIL. WORK SUBSOIL AND TOPSOIL IN OPTIMAL MOISTURE CONDITIONS TO CREATE REQUIRED HORTICULTURAL GROWING MEDIUM; NEVER WORK WHEN WET OR POWDERY.
- BEDS - REMOVE ALL TOPSOIL FROM AREAS TO BE GRADED AND STOCK PILE. ROUGH GRADE SUBSOIL TO ACCOMMODATE A MINIMUM OF TWELVE (12) INCHES OF REDISTRIBUTED OR PURCHASED TOPSOIL FOR AREAS SUPPORTING BED PLANTS. SCARIFY SUBSOIL PRIOR TO PLACEMENT OF TOPSOIL. WORK SUBSOIL AND TOPSOIL IN OPTIMAL MOISTURE CONDITIONS TO CREATE REQUIRED HORTICULTURAL GROWING MEDIUM; NEVER WORK WHEN WET OR POWDERY.
- TOPSOIL - AMEND EXISTING OR PURCHASE TOPSOIL TO PROVIDE A WELL DRAINING PLANTING MEDIUM THAT MEETS THE OPTIMUM GROWING REQUIREMENTS OF THE SPECIFIED PLANTS
- TEST SUB SURFACE FOR ADEQUATE PERCOLATION. PROVIDE SUB SURFACE DRAINAGE AS APPROVED BY OWNER IN BEDS AND TREE PITS NOT COMPLETELY PERCOLATED IN A 24 HOUR PERIOD.

- MINIMUM FINISHED SLOPE ON ALL PAVED SURFACES TO BE 1.5% OR AS SPECIFIED ON CIVIL GRADING PLAN. MINIMUM FINISHED SLOPE ON ALL LAWN AREAS AND PLANTING BEDS TO BE 2% UNLESS OTHERWISE SPECIFIED ON CIVIL GRADING PLANS.
- CONTRACTOR IS RESPONSIBLE TO ESTABLISH A CLIENT MEETING SCHEDULE THAT WORKS WITH THE OWNERS REPRESENTATIVE AVAILABILITY.
- CONTRACTOR IS TO EVALUATE THE SUITABILITY OF SPECIFIED PLANT MATERIAL TO DETERMINE IF THE SPECIFIED PLANTS, THEIR KNOWN HORTICULTURAL NEEDS AND THE ENVIRONMENT THEY ARE BEING PLACED WILL ESTABLISH A HEALTHY VIGOROUS LANDSCAPE.
- AMEND SOILS AND DRAINAGE AS REQUIRED TO MEET HORTICULTURAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO PH, NUTRIENTS, MICRO NUTRIENTS, COMPOSITION, ORGANIC CONTENT, ETC.; OR
- RECOMMEND ALTERNATIVE PLANTS THAT WILL BE MORE SUITED TO THE EXISTING CONDITIONS AND ACCOMPLISH THE SAME OR SIMILAR DESIGN GOALS
- THE GOAL IS TO MEET THE SPECIFIC HORTICULTURAL NEEDS OF THE SPECIFIED PLANTS OR PROVIDE ALTERNATIVES FOR OWNER APPROVAL.
- USE PLANTS SUITED TO THE EXISTING CONDITIONS OF THE SITE, THAT ACCURATELY REPRESENT THE NATURAL CHARACTER AND FORM OF THE VARIETY AND SPECIES CHOSEN AND WHEN PAIRED OR IN A HEDGE USE PLANTS THAT ARE MATCHING, UNIFORM IN SIZE, BRANCHING AND SHAPE.
- SUPPLY DATED PURCHASE ORDER AND DELIVERY SLIP FOR ALL MATERIALS TO OWNER. ALL PLANTS TO HAVE GROWER TAGS VERIFYING BOTANICAL NAME.
- DETERMINE SUITABILITY OF PLANTS RELATIVE TO LOCAL DEER POPULATION, NUISANCE GRAZING AND OTHER PESTS.

TURF

- ALL TURF TO BE SEED FOR TURF TYPE TALL FESCUE AT A RATE OF 10 LBS/1000SF; PROVIDE SOIL STABILIZATION AND SEED MULCH AS REQUIRED FOR GERMINATION. BARE AREAS TO BE RESEED UNTIL 100% ESTABLISHMENT OF TURF.
 - ESTABLISH LAWN IN ALL AREAS NOT SHOWN AS PLANTING. BED LINES TO BE APPROVED PRIOR TO SEEDING.
- TURF SEED: LESCO ALL PRO - "TEAM MATES PLUS" ITEM # 20-09-250, TURF TYPE TALL FESCUE MIXTURE; SITEONE LANDSCAPE SUPPLY, 513-943-0940 OR AS APPROVED BY OWNER.

PLANT NOTES

- QUANTITIES SHOWN ARE ESTIMATED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THEIR OWN QUANTITIES AS REQUIRED TO IMPLEMENT THE DESIGN INTENT SHOWN ON THE PLANS.
 - REPETITIOUS PLANTING AND MASS PLANTING GROUPS TO ALIGN WITH ADJACENT GEOMETRIES CONFORMING TO THE LINES AND LAYOUT OF THE BUILDING, ROADS AND OTHER STRUCTURES THEY ARE INTENDED TO RELATE TO.
 - HEDGE MATERIAL TO BE EQUALLY SPACED, IN STRAIGHT UNWAVERING ROWS, CONFORMING AND PARALLEL TO ADJACENT EDGES AND GEOMETRIES.
 - BED EDGES TO BE TRUE SIMPLE LINES, UNWAVERING AND NEAT IN APPEARANCE. BED EDGES TO BE LAID OUT IN FIELD FOR APPROVAL OF THE OWNER PRIOR TO IMPLEMENTATION. ALL BED EDGES ADJACENT TO TURF TO BE SOD CUT EDGE 5" DEEP AND 5" WIDE.
- MEETINGS
- PRE-BID AND PRE-CONSTRUCTION MEETINGS ARE RECOMMENDED FOR FULLY UNDERSTANDING THE DESIGN INTENT.
 - CONTRACTOR IS RESPONSIBLE TO MEET THE DESIGN INTENT AND IS ENCOURAGED TO ARRANGE PERIODIC MEETINGS WITH OWNER AND/OR LANDSCAPE ARCHITECT FOR CONTINUED UNDERSTANDING AND TO CONFIRM DESIGN AND PROJECT INTENT.

PLANTING NOTES

- CONTRACTOR TO BACKFILL ALL TREE AND SHRUB PITS WITH APPROVED PLANTING SOIL MIX ONLY. DO NOT USE ANY REMAINING EXCAVATED MATERIAL OR OTHER FILL MATERIALS WHICH DOES NOT CONFORM TO SOIL SPECIFICATIONS.
- SUBSTITUTIONS OF SPECIFIED PLANT SPECIES MUST BE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
- ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED.
- THE CONTRACTOR SHALL PROVIDE AND PLACE ALL APPROVED STOCKPILED TOPSOIL FOR ALL LANDSCAPED AREAS TO REQUIRED GRADES.
- SEE SHEET L-102 FOR PLANTING DETAILS.
- SEE CIVIL ENGINEERING PLANS FOR SOIL EROSION AND SEDIMENTATION CONTROL.
- LANDSCAPE CONTRACTOR MAY PLACE PLANTS AT APPROPRIATE DISTANCES FROM WALKS, PATHS, BUILDINGS AND EACH OTHER TO ACCOMMODATE FUTURE GROWTH AND DESIRED LONG TERM AESTHETIC. STAKE AND/OR LAYOUT PLANT MATERIAL AND GAIN OWNER APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- IRRIGATION MAINLINE, LATERALS, BOXES AND ALL OTHER IRRIGATION EQUIPMENT TO BE LOCATED SO IT WILL NOT INTERFERE WITH THE PLACEMENT OF PLANTS. IRRIGATION THAT DISPLACES THE DESIRED LOCATION OF PLANTS WILL BE MOVED TO ACCOMMODATE THE INTENDED PLANTING DESIGN.

MULCH BEDS AND TURF

- ALL PLANTS NOT IN BEDS TO HAVE AN AREA OR CIRCLE OF MULCH; SHRUBS EQUAL TO 12" LARGER THAN UPPER PLANT DIAMETER AND TREES TO COVER PLANTING PIT UNLESS OTHERWISE DIRECTED IN THE DETAILS.
- TURF AREAS ARE GENERALLY SHOWN ON THE PLAN. IT IS EXPECTED THAT ALL AREAS NOT PLANTED WITH ORNAMENTALS OR MULCHED WILL BE TURF.
- ROCK MULCH, TYPE, SIZE AND DEPTH OF ROCK, INCLUDING WEED BARRIER TO BE DETERMINED BY OWNER.
- MULCH DEPTH FOR BUFFER PLANTING TO BE 4" DEPTH, ALL OTHER BEDS AND MULCH CIRCLES TO BE 3" DEPTH.

PROJECT SPECIFIC NOTES

COMPACTION AND DRAINAGE

- THIS PLANTING IS BEING INSTALLED ON AN EXISTING DEVELOPMENT CONSTRUCTION SITE. EXPECT OVER-COMPACTED AND POOR DRAINING SUBSOILS. DEEP SCARIFICATION OF SUBSOIL IS LIKELY REQUIRED. SOIL COMPACTION AND DRAINAGE PROBLEMS ENCOUNTERED THROUGH TESTING PLANT PITS AS DESCRIBED IN THE DETAILS ARE TO BE CORRECTED AND REPORTED TO THE OWNER WITH REMEDIES PRIOR TO PLANTING PLANTS.

PLANT SELECTION

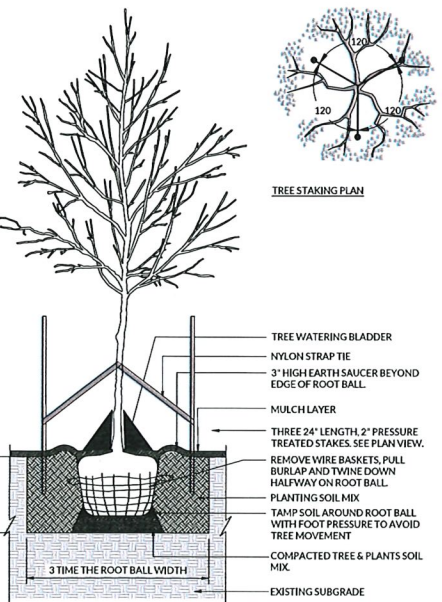
- PLANTS ARE TO BE SELECTED AT THE NURSERY OF ORIGIN BY THE PROJECT LANDSCAPE CONTRACTOR.
- A SINGLE SOURCE SUPPLIER FOR EACH PLANT SPECIFIED IS REQUIRED. CONTRACTOR IS TO ENSURE AVAILABILITY OF REPLACEMENT STOCK FROM SAME SOURCE OR RISK REPLACING ALL PLANTS TO MATCH NEW SOURCE.
- SUBMIT PLANT PHOTOS TO OWNER FOR APPROVAL PRIOR TO PURCHASE. PHOTO APPROVAL IS FOR FORM, SHAPE AND APPEARANCE OF PLANT ONLY, AND IS NOT TO BE CONSTRUED AS VERIFICATION OF HEALTH. THE CONTRACTOR REMAINS REQUIRED TO VERIFY HORTICULTURAL CONDITION OF THE PLANTS PURCHASED AND SUPPLY ONLY HEALTHY VIGOROUS PLANTS. PLANTS NOT EXHIBITING HEALTHY VIGOROUS GROWTH EQUAL TO THE SEASON OF PLANTING ARE SUBJECT TO REJECTION.
- PLANT CHARACTERISTICS SHOWN IN SAMPLE PHOTOS SHALL APPLY TO ALL PLANTS OF SAME SPECIFICATION. PLANTS BROUGHT TO THE SITE NOT MATCHING THE SAMPLE PHOTO ARE SUBJECT TO IMMEDIATE REJECTION.

STAKING AND LAYOUT

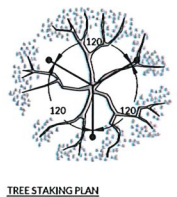
- ALL PLANT LOCATIONS ARE TO BE STAKED OR LAID OUT FOR APPROVAL BY OWNER PRIOR TO PLANTING.
- SEE THIS SHEET, CIVIL DOCUMENTS AND ARCHITECTURAL DOCUMENTS FOR ADDITIONAL PROJECT REQUIREMENTS AND FULL UNDERSTANDING OF THE PROJECTS INTENT.

NOTES:

- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
- THE TRUNK FLARE MUST BE VISIBLE. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
- FINAL TREE STAKING PLACEMENT TO BE APPROVED BY OWNER.

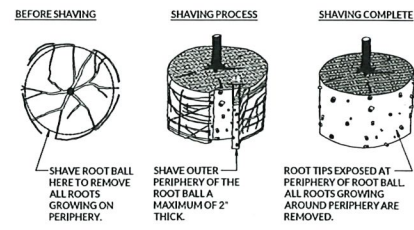


01 TREE PLANTING NOT TO SCALE



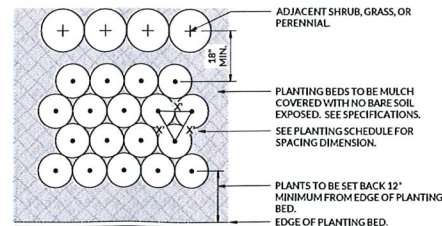
02 SHRUB AND PERENNIAL PLANTING NOT TO SCALE

- NOTES:
- SHAVING ONLY NECESSARY WHEN ROOTS ARE GROWING OUTSIDE THE ROOT BALL.
 - SHAVING TO BE CONDUCTED USING A SHARP BLADE OR HAND SAW ELIMINATING NO MORE THAN NEEDED TO REMOVE ALL ROOTS ON THE PERIPHERY OF ROOT BALL.
 - SHAVING CAN BE PERFORMED JUST PRIOR TO PLANTING OR AFTER PLACING IN THE HOLE.

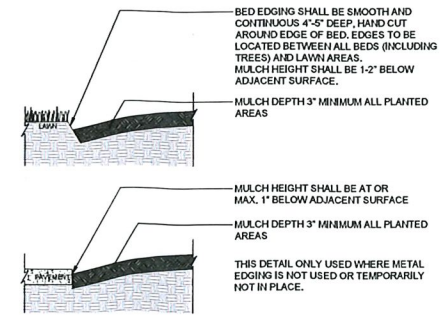


03 ROOT BALL SHAVING CONTAINER DETAIL NOT TO SCALE

- NOTES:
- ALL ORNAMENTAL GRASS, PERENNIAL AND GROUND COVER MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED ON PLANS.
 - TO CREATE THE APPEARANCE OF A CONSISTENT PLANTED EDGE, PLACE PLANTS ALONG BED EDGES FIRST, PARALLEL TO AND UNIFORMLY OFFSET FROM EDGE OF BED.
 - FILL OUT INTERIOR OF BED ON UNIFORM TRIANGULAR GRID AS SHOWN.



04 PERENNIAL, GRASS, AND GROUND COVER SPACING NOT TO SCALE



05 PLANTER BED EDGING NOT TO SCALE



SHEET CONTENTS:

PLANTING NOTES & DETAILS



26 EAST BROAD ST., COLUMBUS, OH 43215 614.893.7178

PROPOSED NEW BUILDING AND CANOPY ALTERATION FOR:



8534 US-42 FLORENCE, KY 41042

REV. DATE

CK'D

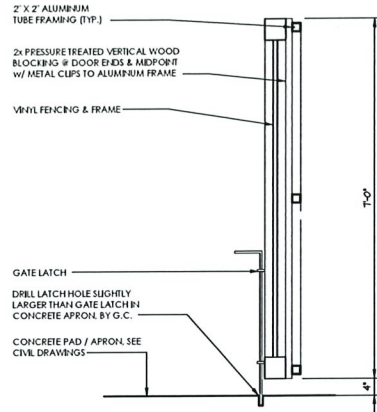
Drawn By: JEJ Checked By: MPL

Preliminary Not for Construction

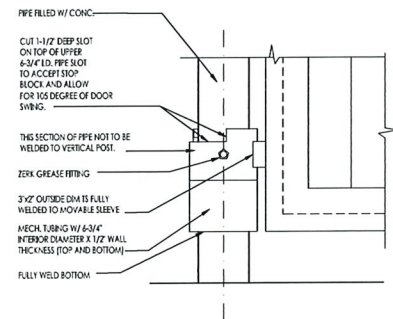
Date: 09.17.24 Job No: 20.005

L102

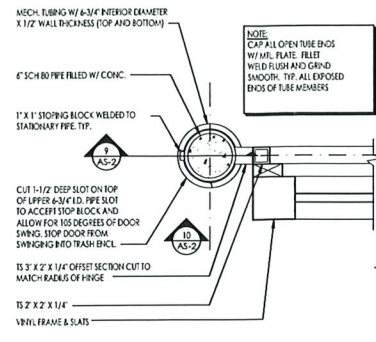
of 1



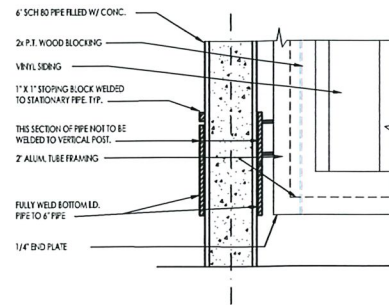
GATE SECTION
 SCALE: 1/4" = 1'-0"



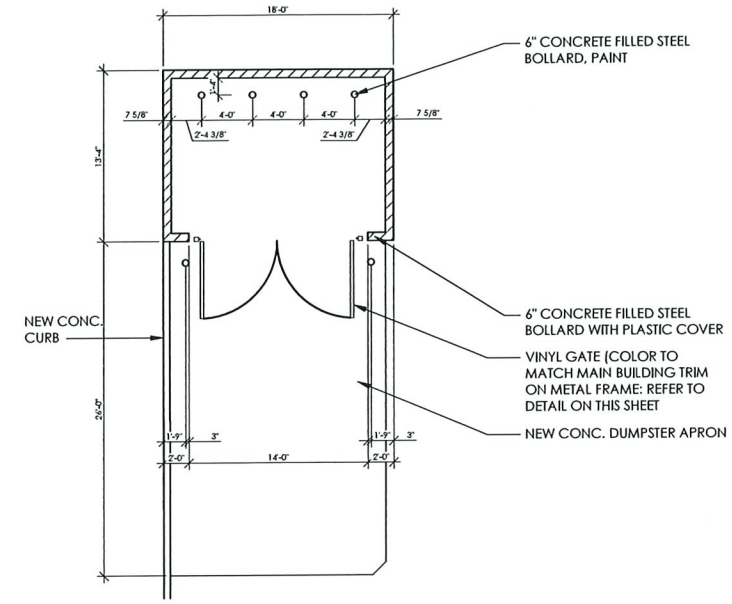
GATE HINGE ELEVATION
 SCALE: 1/2" = 1'-0"



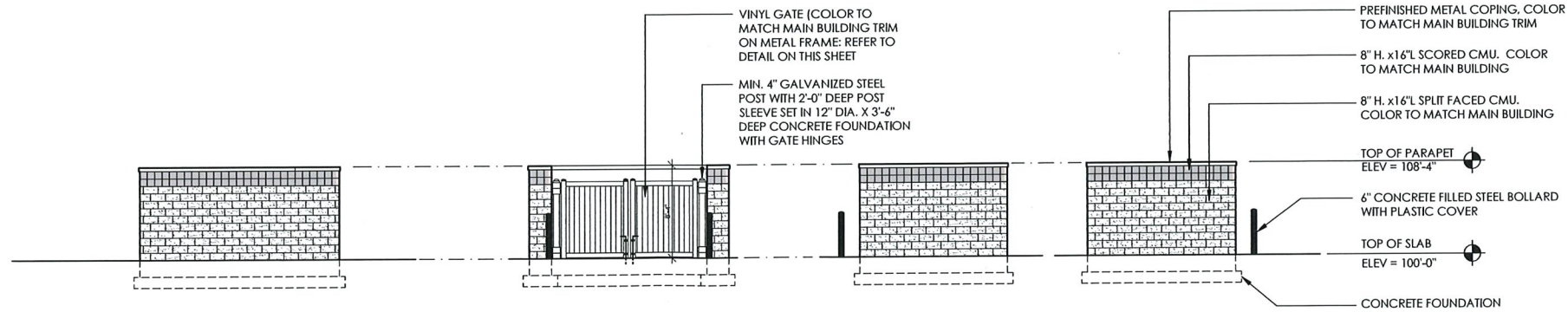
GATE DETAIL
 SCALE: 1/2" = 1'-0"



GATE HINGE SECTION
 SCALE: 1/2" = 1'-0"



PRELIMINARY DUMPSTER ENCLOSURE PLAN
 SCALE: 1/8" = 1'-0"

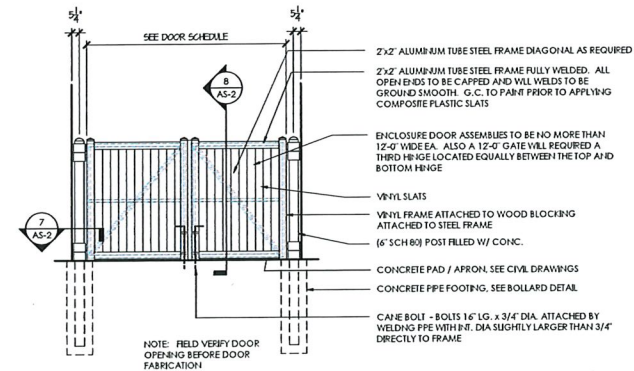


BACK ELEVATION
 SCALE: 1/8" = 1'-0"

FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



GATE ELEVATION
 SCALE: 1/4" = 1'-0"

PROPOSED BUILDING ALTERATION FOR:
MIKE'S CARWASH
 8534 US-42,
 Florence, KY 41042

REV. DATE CKD

Drawn By: TAY Checked By: MDB



Date: 09/16/24 Job No: 24.114

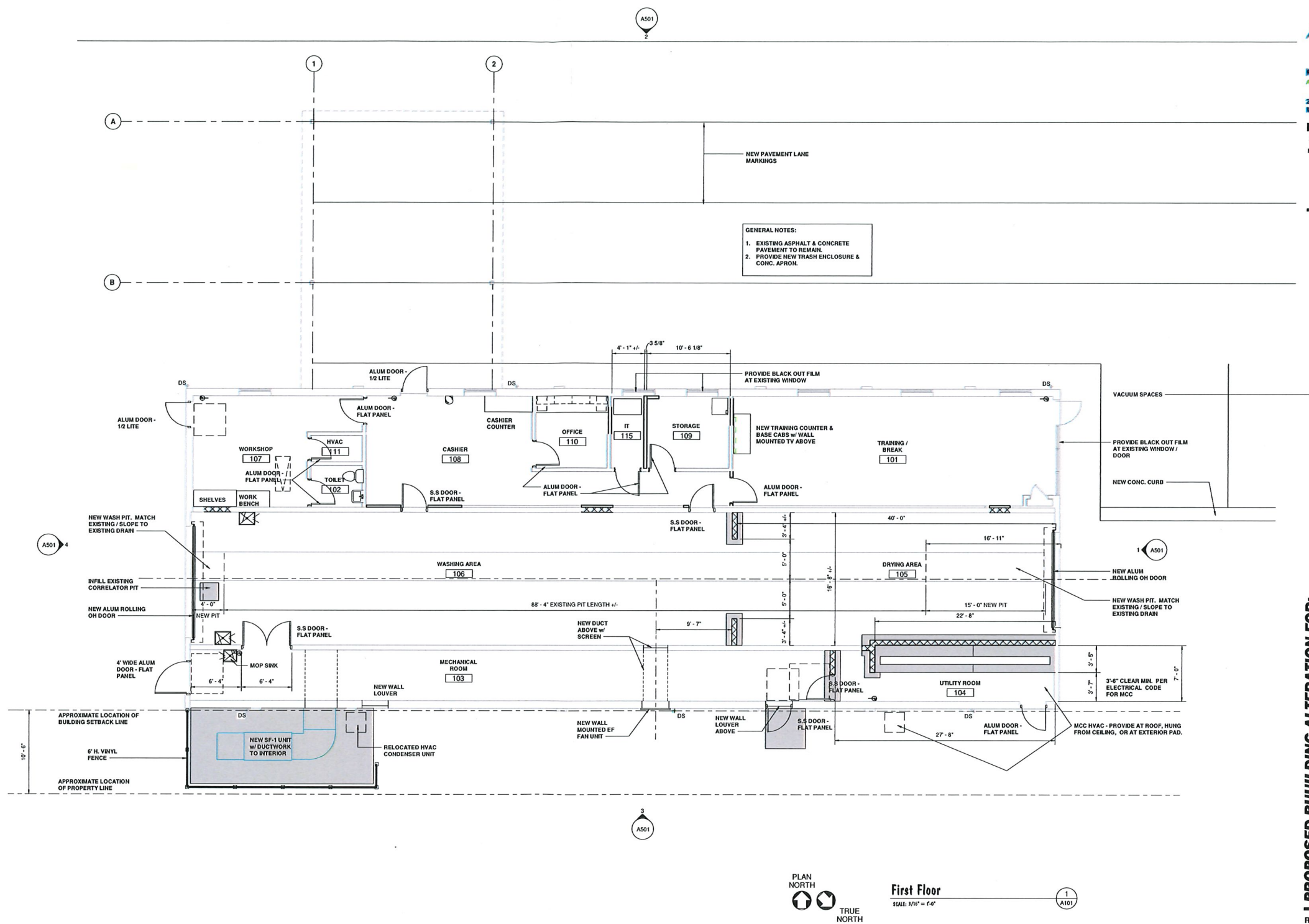
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 of -



KIBA INCORPORATED
ARCHITECTS

20 HIGH STREET 613.752.7800
MILFORD, OH 45130 www.kiba-inc.com

SHEET CONTENTS:
FLOOR PLAN



PROPOSED BUILDING ALTERATION FOR:

**MIKE'S
CARWASH**

8534 US-42, Florence,
KY 41042

REV.

CKD

Drawn By: TAY Checked By: MDB



Date: 09/16/24 Job No: 24.114

A101

of 1

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Mike's No. 67 LLC
100 Northeast Dr
Loveland, OH 45140

2. ADDRESS OF PROPERTY
8534 US Highway 42
Florence, KY 41042
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Mike's Car Wash

4. DEED BOOK 1228 PAGE NO. 256 GROUP NO. 2039

5. TYPE OF RESTRICTION(S) (Check all that apply)

 Zoning Map Amendment:
From _____ To _____ Conditional Use Permit

 Development Plan Conditional Zoning

 Subdivision Plat
(Not Recorded) Other:

 Variances (2)

6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT,
LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL
RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION
2950 WASHINGTON STREET, ROOM 317
P.O. BOX 958
BURLINGTON, KENTUCKY 41005



SIGNATURE OF COMPLETING OFFICIAL

Steven C. Lilly, Planner

Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Steven C. Lilly on behalf of the Boone
County Planning Commission this 10th day of October, 2024.

Treva L. Beagle
Notary ID KYNP37603
NOTARY PUBLIC, State at Large

My commission Expires:
November 12, 2025

This instrument was prepared for recording purposes only by:



Nicole Dierna
Boone County Planning Commission
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Variances approved by the Florence Board of Adjustment and in accordance with the current zoning in effect as of October 9, 2024, Certificate of Land Use Restriction (#24-FBOA-005-A), for Mike's No. 67 LLC, Property Owner(s).

The following condition will apply:

1. The retaining wall and dumpster enclosure shall generally match the color and material of the principal structure.

The approved Variances, as well as the preceding conditions, apply to the property described in:

DEED BOOK 1228

PAGE NO. 256

GROUP NO. 2039