

**GENERAL NOTES:**

- DOMESTIC WATER SUPPLY: 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.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE ANCHORAGE FIRE DISTRICT.
- IF PROPOSED, SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.3 OF THE LDC.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY BASHIR HASANZADEN (ECS SOUTHEAST, LLC) ON 7/27/21 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
- STREET TREES TO BE PROVIDED IN EACH RIGHT-OF-WAY PER LAND DEVELOPMENT CODE SECTION 10.2.8. FINAL LOCATION AND TYPE TO BE SHOWN ON THE APPROVED LANDSCAPE PLAN.

**PUBLIC WORKS AND KYC NOTES:**

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS OR KYTC FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.

**MSD NOTES:**

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WASTEWATER TREATMENT PLANT BY PSC, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED IN A DOWNSTREAM BASIN FOR THE ENTIRE DEVELOPMENT. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE 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.
- EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21110034F).
- 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.
- AN EDCS PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

**SITE DATA:**

EXISTING FORM DISTRICT	NFD
EXISTING ZONING	C1
EXISTING LAND USE	VACANT
PROPOSED LAND USE	BANK/OFFICE
TOTAL LAND AREA	1.34± AC. (58,460)
BUILDING AREA	17,184 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	45' (ALLOWABLE PER CASE #17VARIANCE1040)
PARKING REQUIRED	0.29
MINIMUM (1 SPACE/400 S.F.)	43 SPACES
MAXIMUM (1 SPACE/200 S.F.)	86 SPACES
PARKING PROVIDED	52 SPACES
CAR PARKING	(INCLUDES 2 ACCESSIBLE & 3 CARPOOL SPACES)
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES
SHORT TERM	1 SPACES
LONG TERM	1 SPACES

**IMPERVIOUS AREA:**

EXISTING IMPERVIOUS AREA	3,813± S.F.
PROPOSED IMPERVIOUS AREA	35,384± S.F.
TOTAL	39,197± S.F.
NET IMPERVIOUS AREA	35,384± S.F.

**LANDSCAPE DATA:**

V.L.A.	31,338± S.F.
I.L.A. REQUIRED (7.5%)	2,350± S.F.
I.L.A. PROVIDED	2,872± S.F.

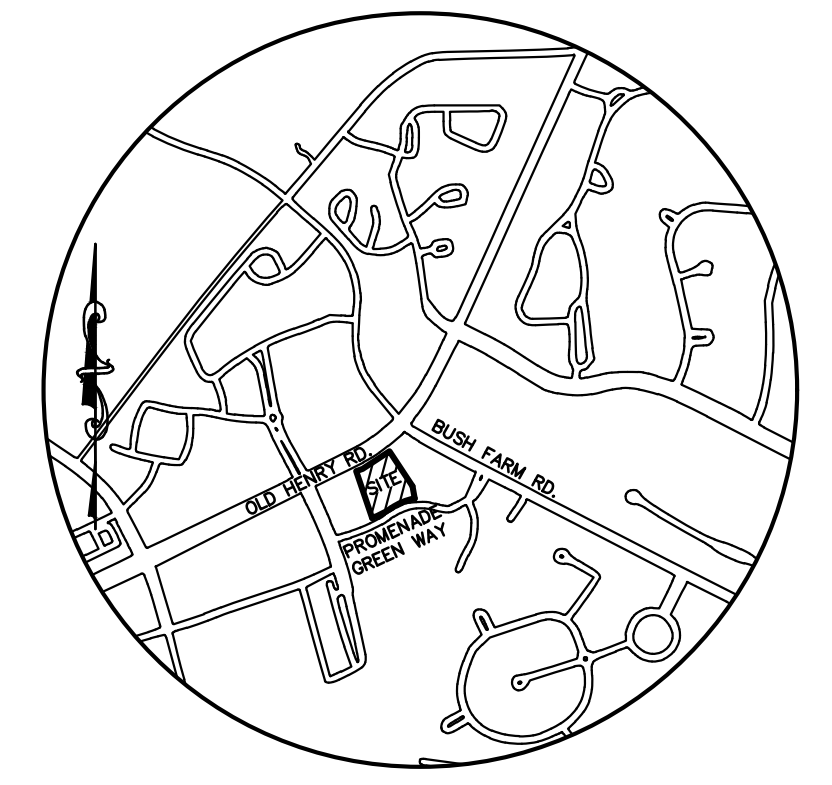
**TREE CANOPY DATA:**

GROSS SITE AREA	58,460± S.F.
LAND USE	BANK/OFFICE
EXISTING TREE CANOPY	0± S.F. (0%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	20,461± S.F. (35%)

\*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

**WAIVER REQUEST**

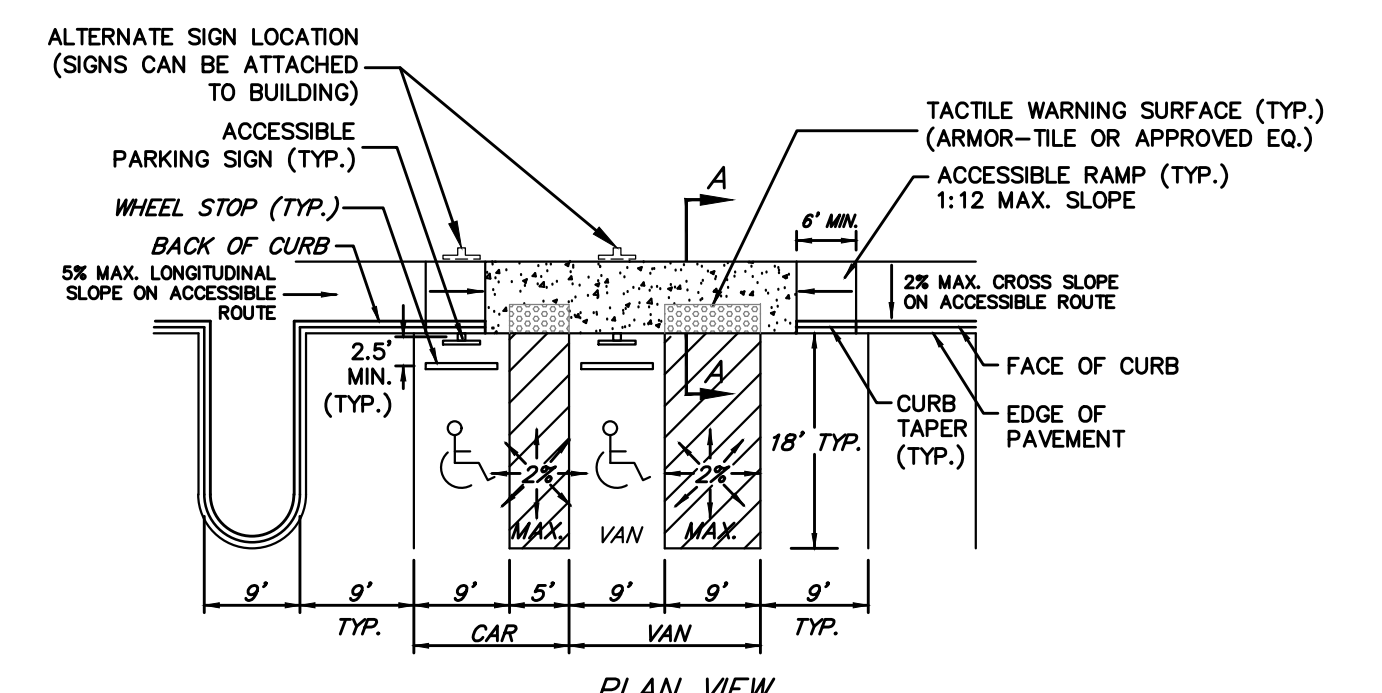
A WAIVER OF CHAPTER 10.3.5.A.1 TABLE 10.3.1 IS REQUESTED TO ENCROACH UPON THE 30' PARKWAY BUFFER AS SHOWN ON THE PLAN.



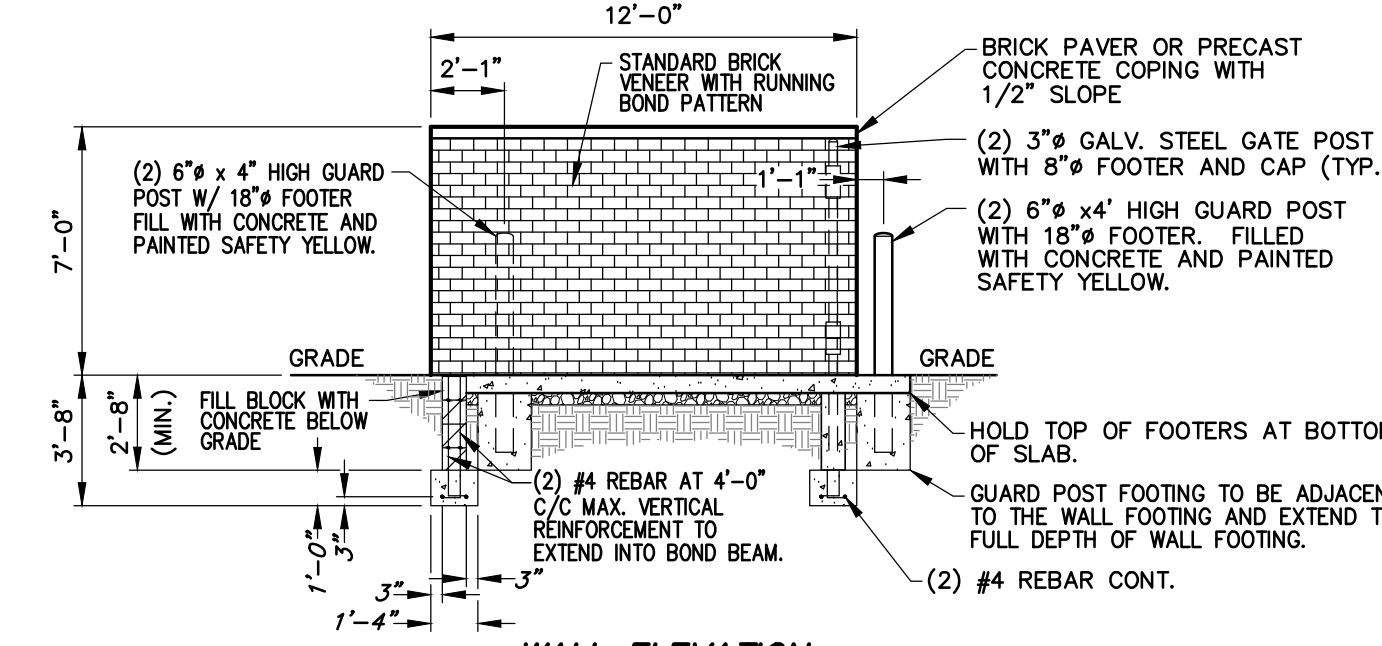
LOCATION MAP  
NO SCALE

**LEGEND**

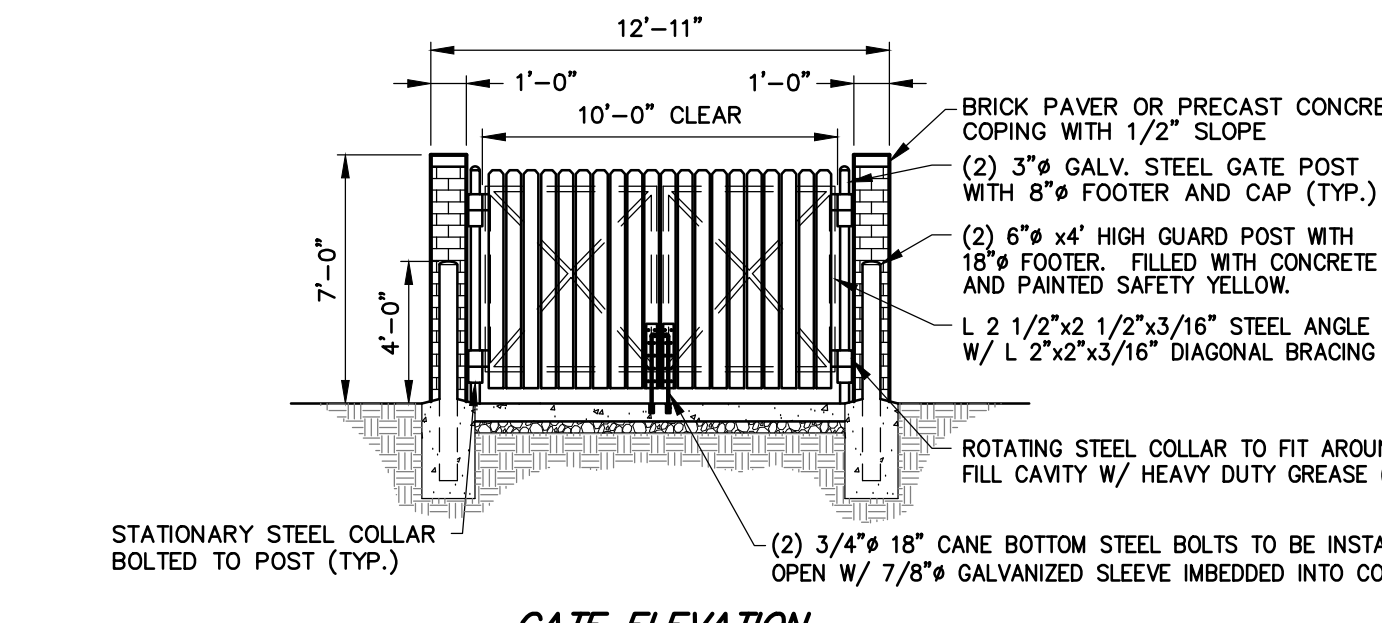
- XXX --- EXISTING CONTOUR
- EB EXISTING ELECTRIC BOX
- EXISTING LIGHT POLE
- TDPD EXISTING TELEPHONE PEDESTAL
- TTV EXISTING TELEVISION PEDESTAL
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED ACCESSIBLE SPACE
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED DRAINAGE FLOW ARROW
- PROPOSED 6" PROPERTY SERVICE CONNECTION



TYPICAL ACCESSIBLE PARKING SPACES  
NO SCALE



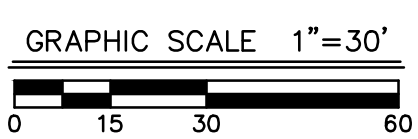
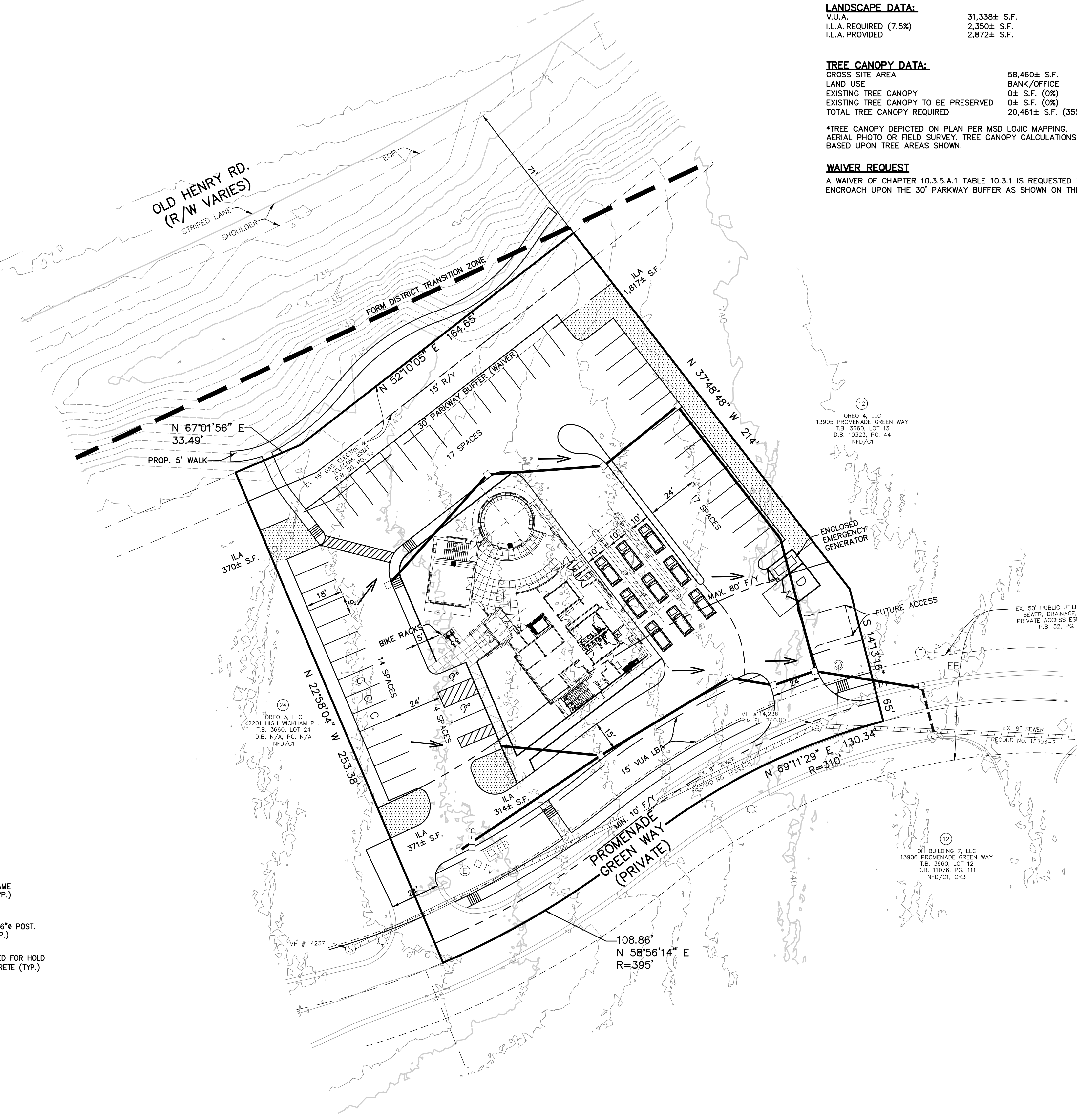
WALL ELEVATION



GATE ELEVATION

NOTE:  
STANDARD CONSTRUCTION TO BE 8"x8"x16" CONCRETE MASONRY UNITS WITH BRICK VENEER TO MATCH BUILDING. REFER TO GRADING PLAN FOR PAVEMENT ELEVATIONS. ALL WOOD MEMBERS TO BE CEDAR, REDWOOD OR PRESSURE TREATED LUMBER.

**CMU W/ BRICK VENEER DUMPSTER ENCLOSURE  
W/ STEEL POSTS AND WOOD GATES**  
NO SCALE



For Buried Line/Cable Locations...  
\*\* Contact Two Business Days Before \*\*



CASE #21-DDP-0097  
RELATED CASES 17DEVPLAN1128  
MSD WM# 12348/211139

**MINDEL SCOTT**  
ENGINEERING & PLANNING > LANDSCAPE ARCHITECTURE  
5151 Jefferson Blvd. Louisville, KY 40219  
502-465-1508 > mindelscott.com

DEVELOPER  
**ECLIPSE BANK**  
3827 SHELBYVILLE  
LOUISVILLE, KY 40207

OWNER  
**OREO 4, LLC**  
2120 HIGH WICKHAM PL. SUITE 200  
LOUISVILLE, KY 40245

DETAILED DISTRICT DEVELOPMENT PLAN  
**ECLIPSE BANK**  
13905 PROMENADE GREEN WAY  
TAX BLOCK 3660, LOT 13  
DEED BOOK 10323, PAGE 44

Revisions	
10/14/21 AGENCY COMMENTS	
10/13/21 AGENCY COMMENTS	
Vertical Scale:	N/A
Horizontal Scale:	1"=30'
Date:	9/13/21
Job Number:	3835
Sheet	1
	of 1