

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.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE. - NO EXISTING TREES ON SITE.
- THE DEVELOPMENT LIES IN THE MIDDLETOWN FIRE DISTRICT.
- 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 PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE CLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM. PARKING AREAS SHALL COMPLY WITH 9.1.12.C OF THE LDC.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- COMPATIBLE UTILITIES SHALL BE IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- KGS ONLINE INFORMATION FOR STANDARD GEOLOGY, KARST POTENTIAL AND LIDAR BASE AND SINKHOLE INFORMATION, ALONG WITH STANDARD GEOLOGIC QUADRANGLE MAPPING WAS REVIEWED AND DID NOT NOTE ANY KARST OR SINKHOLE FEATURES AT THE SITE. THE SITE APPEARS TO HAVE BEEN PREVIOUSLY GRADED, AND NO KARST OR SINKHOLE FEATURES WERE OBSERVED DURING AN INSPECTION PERFORMED ON 11/7/16 BY MARK SITES, P.E.
- ALL SIGNAGE SHALL COMPLY WITH LDC CHAPTER 9 REQUIREMENTS AND PROPER PERMITS OBTAINED.

MSD NOTES:

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE FLOYDS FORK WQTF BY CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED OFF SITE IN DETENTION BASIN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25 AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW 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.
- EROSION & 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. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (2111100034E).
- 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.
- A PORTION OF THE EXISTING SANITARY LINE TO BE REMOVED AND EASEMENT RELEASED OUTSIDE THE BUILDING PAD.
- DOWNSTREAM SANITARY PUMP STATION UPGRADES BY THE DEVELOPER MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- DOWNSTREAM PUMP STATION UPGRADES WILL BE NEEDED TO ACCOMMODATE THIS AND OTHER DEVELOPMENTS. THE DEVELOPER MAY BE REQUIRED TO CONTRIBUTE TO THE UPGRADES PRIOR TO ISSUANCE OF MSD CONSTRUCTION PLAN APPROVAL.

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

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 (BEST MANAGEMENT PRACTICES) 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 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.

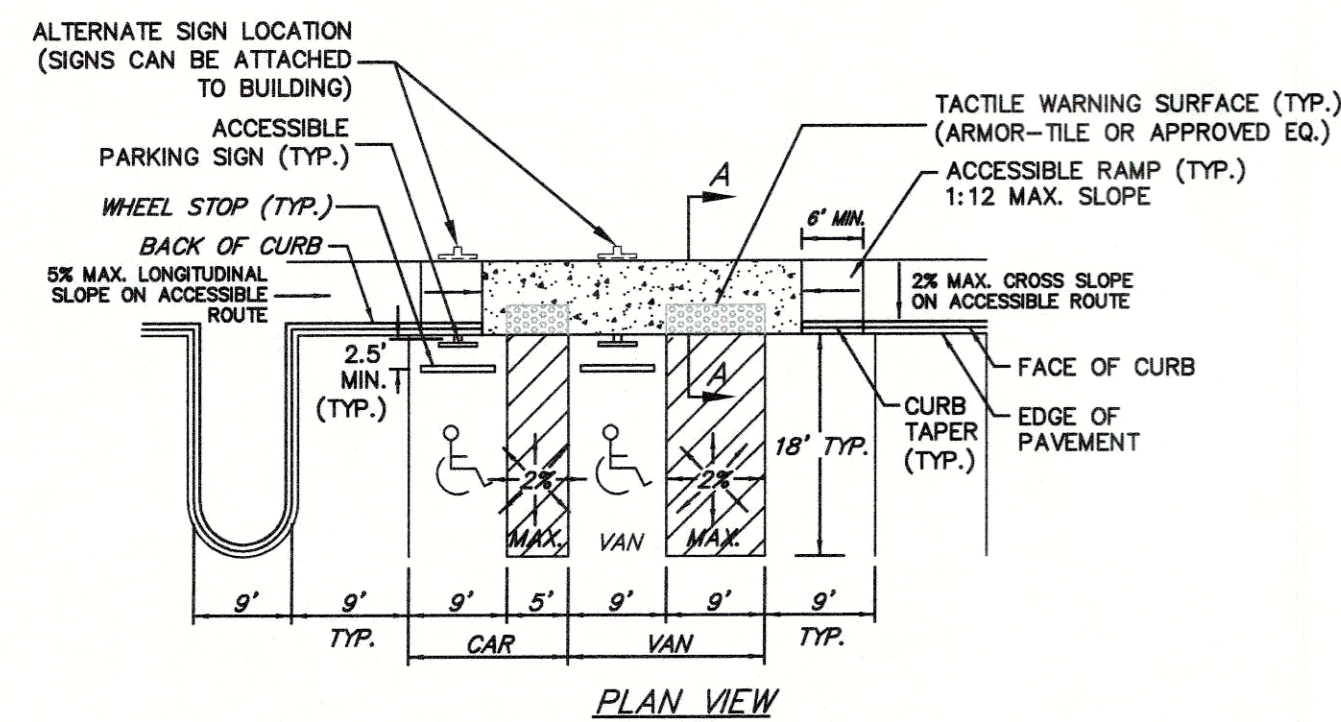
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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.

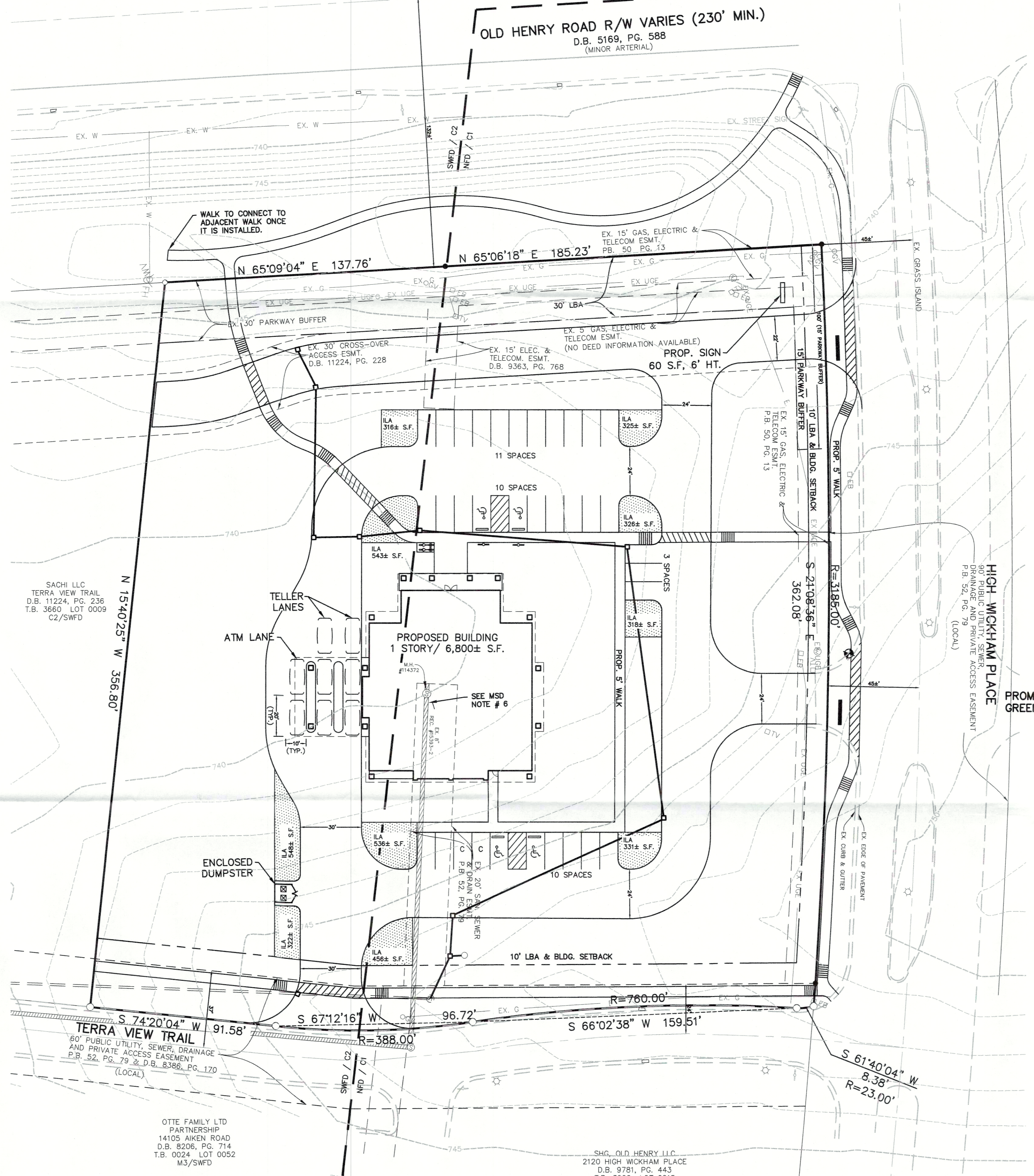
WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

PUBLIC WORKS AND KTC NOTES:

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W.
- ALL WORK WITHIN THE OLD HENRY ROAD R/W WILL REQUIRE KYTC BOND AND PERMIT.



BENCHMARKS
NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOJIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.



LEGEND

---	EXISTING CONTOUR
---	EXISTING STREET SIGN
---	EXISTING WATER LINE W/SIZE
---	EXISTING WATER METER
---	EXISTING FIRE VALVE
---	EXISTING GAS W/SIZE
---	EXISTING GAS VALVE
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING SIGNAL POLE
---	EXISTING LIGHT POLE
---	EXISTING TELEPHONE PEDESTAL
---	EXISTING TELEVISION PEDESTAL
---	EXISTING CATCH BASIN & YARD DRAIN W/PIPE
---	EXISTING STORM MANHOLE W/PIPE
---	EXISTING SANITARY MANHOLE W/PIPE
---	PROPOSED WHEELSTOP
---	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE

SITE DATA:

EXISTING FORM DISTRICT	SWNFD
EXISTING ZONING	C1-C2
EXISTING LAND USE	VACANT
PROPOSED LAND USE	BANK
TOTAL LAND AREA	2.89± AC.
BUILDING AREA	6,800± S.F.
OFFICE	0.14
FLOOR AREA RATIO (MAX. ALLOWED .50)	0.14
BUILDING HEIGHT (MAX. 45' ALLOWED)	30
PARKING REQUIRED	30
MINIMUM (1 SPACE/300 S.F.)	23 SPACES
MAXIMUM (1 SPACE/200 S.F.)	34 SPACES
PARKING PROVIDED	34 SPACES
(INCLUDES 4 ACCESSIBLE & 2 CARPOOL SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES
SHORT TERM	2 SPACES
LONG TERM (INSIDE BUILDING)	2 SPACES

LANDSCAPE DATA:

VEHICLE USE AREA	30,375± S.F.
ILA REQUIRED (7.5%)	2,278± S.F.
ILA PROVIDED	4,021± S.F.

TREE CANOPY DATA:

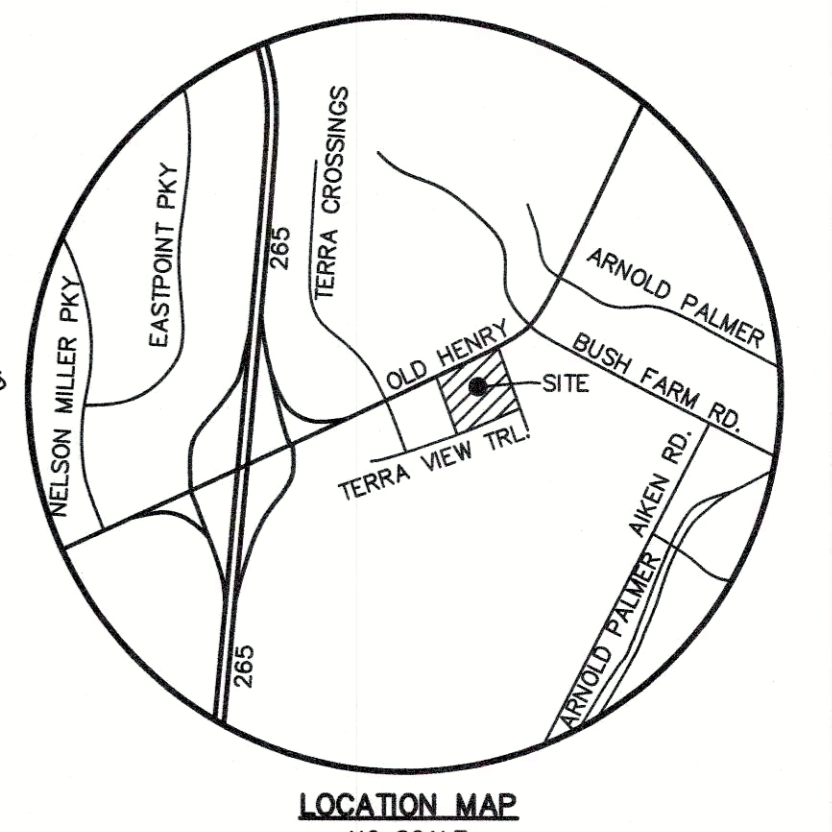
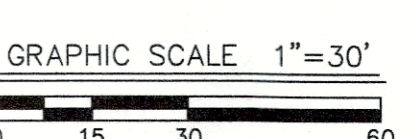
GROSS SITE AREA	126,293± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	0± S.F. (0%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	25,259± S.F. (20%)
TOTAL TREE CANOPY PROVIDED	25,259± S.F. (20%)

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

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	50,920± S.F.
TOTAL	50,920± S.F.

DETENTION CALCULATIONS
2.9/12 (0.85-0.23) (2.89) = 0.43 AC-FT



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P.O. BOX 5129
EVANSVILLE, IN 47716

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
EVANSVILLE TEACHERS FEDERAL CREDIT UNION
2300 HIGH WICKHAM PLACE, LOUISVILLE, KY 40245
TAX BLOCK 3660, LOT 10
DEED BOOK 11368, PAGE 357

Revisions	
04/22/19 PER AGENCY COMMENTS	
04/29/19 NOTE UPDATE PER AGENCY	
05/21/19 PER AGENCY	
06/12/19 REMOVE PARKING WALKER	
Vertical Scale:	N/A
Horizontal Scale:	1"=30'
Date:	4/1/19
Job Number:	3290
Sheet	1

RECEIVED
JUN 13 2019
PLANNING & DESIGN SERVICES

CASE #19DEVPLAN1082
RELATED CASE #09-099-98,
8735 & 16DEVPLAN1200
MSD WM # 11506