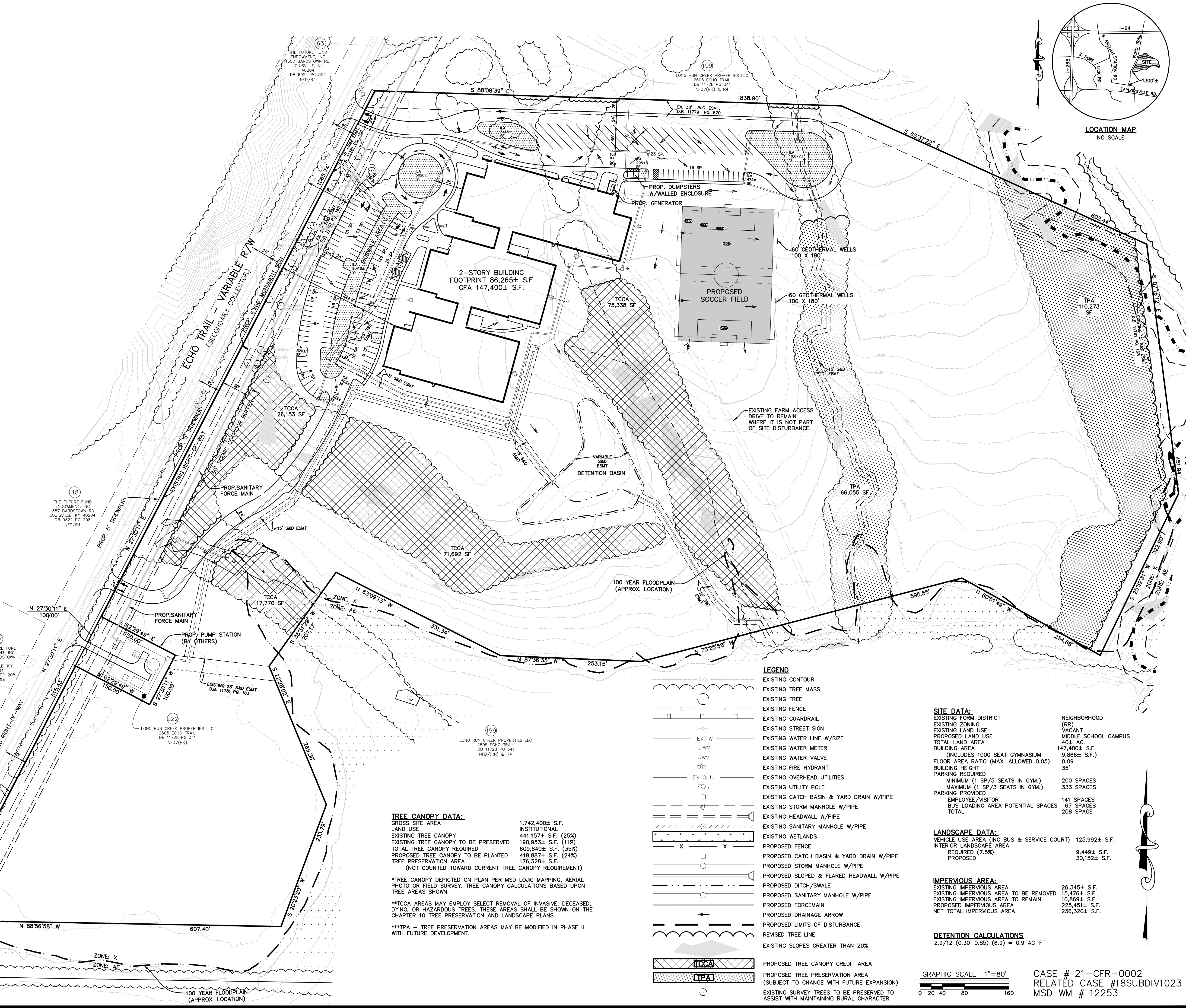


- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
 - TREE PRESERVATION:** A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 - PROTECTION OF TREES TO BE PRESERVED:** CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 - THE DEVELOPMENT LIES IN THE ANCHORAGE/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 PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE CLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS.
 - ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 8/23/15 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.
 - SCREENING SHALL BE PROVIDED AROUND ALL SERVICES STRUCTURES AS REQUIRED BY 10.2.6 OF THE LDC.

- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN METRO WORKS RIGHT-OF-WAY.
 - RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
 - 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.
 - TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
 - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION. THE SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS 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 LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - DRAINAGE/STORMWATER DETENTION:** DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. 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 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.
 - A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211110 66E & 67E).
 - 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.
 - NO CERTIFICATE OF OCCUPANCY UNTIL DOWNSTREAM SANITARY SEWER SERVICE IS ACCEPTED.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - AN EASEMENT PLAT WILL BE REQUIRED FOR THROUGH DRAINAGE PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
 - INDIVIDUAL CONNECTIONS ARE REQUIRED PER MSD'S FATS, OIL AND GREASE POLICY.
 - ACOE APPROVAL HAS BEEN OBTAINED.



TREE CANOPY DATA:

GROSS SITE AREA	1,742,400± S.F.
LAND USE	INSTITUTIONAL
EXISTING TREE CANOPY	441,157± S.F. (25%)
EXISTING TREE CANOPY TO BE PRESERVED	190,953± S.F. (11%)
TOTAL TREE CANOPY REQUIRED	609,840± S.F. (35%)
PROPOSED TREE CANOPY TO BE PLANTED	418,887± S.F. (24%)
TREE PRESERVATION AREA	176,328± S.F.
(NOT COUNTED TOWARD CURRENT TREE CANOPY REQUIREMENT)	

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

**TCCA AREAS MAY EMPLOY SELECT REMOVAL OF INVASIVE, DECEASED, DYING, OR HAZARDOUS TREES. THESE AREAS SHALL BE SHOWN ON THE CHAPTER 10 TREE PRESERVATION AND LANDSCAPE PLANS.

***TPA - TREE PRESERVATION AREAS MAY BE MODIFIED IN PHASE II WITH FUTURE DEVELOPMENT.

LEGEND

[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING TREE MASS
[Symbol]	EXISTING TREE
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING GUARDRAIL
[Symbol]	EXISTING STREET SIGN
[Symbol]	EXISTING WATER LINE W/SIZE
[Symbol]	EXISTING WATER METER
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING OVERHEAD UTILITIES
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING CATCH BASIN & YARD DRAIN W/PIPE
[Symbol]	EXISTING STORM MANHOLE W/PIPE
[Symbol]	EXISTING HEADWALL W/PIPE
[Symbol]	EXISTING SANITARY MANHOLE W/PIPE
[Symbol]	EXISTING WETLANDS
[Symbol]	PROPOSED FENCE
[Symbol]	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
[Symbol]	PROPOSED STORM MANHOLE W/PIPE
[Symbol]	PROPOSED SLOPED & FLARED HEADWALL W/PIPE
[Symbol]	PROPOSED DITCH/SWALE
[Symbol]	PROPOSED SANITARY MANHOLE W/PIPE
[Symbol]	PROPOSED FORCEMAIN
[Symbol]	PROPOSED DRAINAGE ARROW
[Symbol]	PROPOSED LIMITS OF DISTURBANCE
[Symbol]	REVISED TREE LINE
[Symbol]	EXISTING SLOPES GREATER THAN 20%
[Symbol]	PROPOSED TREE CANOPY CREDIT AREA
[Symbol]	PROPOSED TREE PRESERVATION AREA (SUBJECT TO CHANGE WITH FUTURE EXPANSION)
[Symbol]	EXISTING SURVEY TREES TO BE PRESERVED TO ASSIST WITH MAINTAINING RURAL CHARACTER

SITE DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD (RR)
EXISTING ZONING	VACANT
EXISTING LAND USE	MIDDLE SCHOOL CAMPUS
PROPOSED LAND USE	40± AC
TOTAL LAND AREA	147,400± S.F.
BUILDING AREA	(INCLUDES 1000 SEAT GYMNASIUM)
FLOOR AREA RATIO (MAX. ALLOWED 0.05)	9,866± S.F.
BUILDING HEIGHT	0.09
PARKING REQUIRED	35'
MINIMUM (1 SP/5 SEATS IN GYM.)	200 SPACES
MAXIMUM (1 SP/3 SEATS IN GYM.)	333 SPACES
PARKING PROVIDED	
EMPLOYEE/VISITOR	141 SPACES
BUS LOADING AREA POTENTIAL SPACES	67 SPACES
TOTAL	208 SPACE

LANDSCAPE DATA:

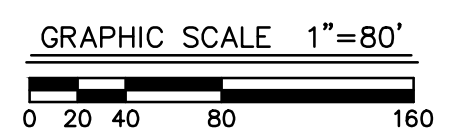
VEHICLE USE AREA (INC BUS & SERVICE COURT)	125,992± S.F.
INTERIOR LANDSCAPE AREA	15,476± S.F.
REQUIRED (7.5%)	9,449± S.F.
PROPOSED	30,152± S.F.

IMPERVIOUS AREA:

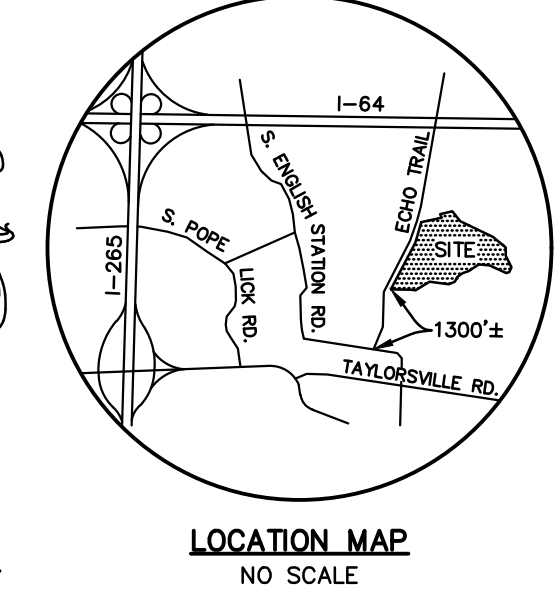
EXISTING IMPERVIOUS AREA	26,345± S.F.
EXISTING IMPERVIOUS AREA TO BE REMOVED	15,476± S.F.
EXISTING IMPERVIOUS AREA TO REMAIN	10,869± S.F.
PROPOSED IMPERVIOUS AREA	225,451± S.F.
NET TOTAL IMPERVIOUS AREA	236,320± S.F.

DETENTION CALCULATIONS

2.9/12 (0.30-0.85) (6.9) = 0.9 AC-FT



CASE # 21-CFR-0002
 RELATED CASE #18SUBDIV1023
 MSD WM # 12253



MINDEL SCOTT
 ENGINEERING & PLANNING > LANDSCAPE ARCHITECTURE
 315 WEST MAIN STREET, SUITE 200, LOUISVILLE, KY 40202
 502-485-1508 • mindel@scott.com

OWNER/DEVELOPER
 JCPs
 3001 CRITTENDEN DRIVE
 LOUISVILLE, KY 40209

COMMUNITY FACILITY REVIEW PLAN
JCPs - ECHO TRAIL
MIDDLE SCHOOL
 2601 ECHO TRAIL, LOUISVILLE, KY 40245
 TAX BLOCK 41, LOT 221
 DEED BOOK 11781, PAGE 168

Revisions	
03/07/21 PER AGENCY COMMENTS	
03/07/21 UPDATED BLDG HT & TREE CANOPY	
03/04/21 UPDATED EX. TREES PER FIELD VISIT	

Vertical Scale: N/A
 Horizontal Scale: 1"=80'
 Date: 02/01/2021
 Job Number: 3334-300
 Sheet
 1
 of 1