



NOTES:

1. WASTEWATER: SANITARY SEWER BY EXISTING PSC, SUBJECT TO FEES AND ANY OTHER APPLICABLE CHARGES.
2. 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.
3. DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED IN THE PROPOSED BASIN AS DEPICTED ON THE PLAN SUBJECT TO MSD FACILITY FEES. POST-DEVELOPED PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2.10 & 100 YEAR STORMS DRAINAGE PATTERN 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.
4. 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.
5. 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.
6. 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.
7. THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
8. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0180 D).
9. AN IDENTIFICATION SIGN 6' TALL AND 48 SF. IN AREA IS PROPOSED IN COMPLIANCE WITH THE REQUIREMENTS OF ARTICLE 11.
10. ALL SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ALL ABUTTING RESIDENTIAL AREAS.
11. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED.
12. ALL RADII TO BE 5' UNLESS OTHERWISE INDICATED.
13. THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT OF WAY.
14. THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
15. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
16. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
17. RIGHT-OF-WAY DEDICATION BY MINOR PLAT SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
18. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL FOR ALL WORK DONE IN THE RIGHT OF WAY.
19. K.D.O.T APPROVAL REQUIRED.
20. MAXIMUM BUILDING HEIGHT NOT TO EXCEED THIRTY-FIVE FEET.
21. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
22. JEFFERSONTOWN APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
23. SIDEWALK ON FAIRVIEW AVENUE FRONTAGE TO BE REPAIRED AS NEEDED AND A HANDRAIL INSTALLED AT THE HEADWALL CROSSING.
24. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
25. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	9,584± S.F.
PROPOSED SITE DISTURBANCE (INCREASE OF IMPERVIOUS AREA)	858± S.F.
GROSS/TOTAL IMPERVIOUS AREA	10,422± S.F.

PROJECT DATA:

FORM DISTRICT	TOWN CENTER
EXISTING ZONING	C-N
EXISTING/PROPOSED LAND USE	BANK
TOTAL LAND AREA	0.51± AC.
BUILDING AREA	990 S.F.
FLOOR AREA RATIO	0.04
PARKING REQUIRED	3-5 SPACES
BANK	3 SPACES
MINIMUM (1 SPACE/300 S.F.)	5 SPACES
MAXIMUM (1 SPACE/200 S.F.)	5 SPACES
PARKING PROVIDED	5 SPACES
CAR PARKING (INCLUDES 1 ACCESSIBLE SPACE)	

LANDSCAPE DATA:

V.U.A.	9,458± S.F.
I.L.A. REQUIRED (5% X V.U.A.)	473 S.F.
I.L.A. PROVIDED	629± S.F.

DETENTION CALCULATIONS:
 2.9/12 (0.63-0.23) (0.49 AC.) = 0.05 AC. FT (1,387 SF. SURFACE AREA, 2.5' DEEP)

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 SEEDING 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 SEEDING, 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.

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 STOCK YARDS BANK & TRUST
 1040 E. MAIN ST.
 LOUISVILLE, KY. 40206

OWNER
 KING SOUTHERN BANK
 3400 DUTCHMANS LANE
 LOUISVILLE, KY. 40205

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
STOCK YARDS BANK AND TRUST
 J-TOWN BRANCH
 10421 TAYLORSVILLE ROAD
 (10501 FAIRVIEW AVENUE)
 LOUISVILLE, KY. 40299
 T.B. 495 LOT: 10 D.B. 8371 PG. 561

CASE #: 19DEVPLAN1083
 RELATED CASE #: 9-45-03V
 WM# 8269

