

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.

NOTES:

1. WASTEWATER: LATERAL EXTENSION N/A. WASTEWATER TREATMENT PLANT: FLOYDS FORK
2. SANITARY SEWER CONNECTIONS: ANY PROPOSED PROPERTY SERVICE CONNECTIONS SHALL BE 6" AND ARE SUBJECT TO APPLICABLE FEES. PROJECT TO BE SERVED BY EXISTING 6" PSC AS NOTED.
3. 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.
4. DRAINAGE / STORM WATER DETENTION: ON-SITE DETENTION WILL BE PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED FLOWS FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. STORM DRAINAGE SHALL BE ROUTED THROUGH A SERIES OF PROPOSED STORM SEWERS TO THE EXISTING DETENTION BASIN AS SHOWN ON THIS PLAN, AND IS SUBJECT TO MSD AND LOUISVILLE METRO APPROVAL. DRAINAGE PATTERNS 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.
5. EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE 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.
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 BE LOCATED WITHIN THE DRAIN 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 MIDDLETOWN FIRE DISTRICT.
8. THE SUBJECT PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN HAZARD AREA AS PER FEMA'S FIRM MAPPING, (21111C0049 E), DATED DECEMBER 5, 2006. 100 YEAR FLOOD
9. ALL RADII TO BE 5' UNLESS OTHERWISE INDICATED.
10. CONTOURS ARE PER FIELD SURVEY, BASED ON NAVD 1988.
11. BOUNDARY LINES ARE SHOWN PER MINOR PLAT BY LAND DESIGN AND DEVELOPMENT DATED SEPTEMBER 2, 2009 AND RECORDED IN DEED BOOK 9482 PAGE 955.
12. THERE SHALL BE NO COMMERCIAL SIGNS ON STATE RIGHT OF WAY.
13. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
14. ALL DUMPSTERS, HVAC, ELECTRICAL TRANSFORMERS AND TELECOMMUNICATION BOXES SHALL BE SCREENED PER CHAPTER 10 OF LDC.
15. NO INCREASE OF DRAINAGE SHALL RUNOFF TO STATE RIGHT OF WAY.
16. THERE SHALL BE NO LANDSCAPING OR WORK IN STATE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
17. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
18. CITY OF MIDDLETOWN APPROVAL REQUIRED.
19. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
20. A KARST SURVEY WAS PREPARED BY GEM ENGINEERING ON DEC 2, 2009, FILE # G-3194. BASED ON THE SURVEY NO KARST FEATURES WERE NOTED ON THE SUBJECT PROPERTY.
21. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
22. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FAT'S, OIL & GREASE POLICY.
23. EXISTING DETENTION BASIN CAPACITY TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL TO ENSURE BASIN HAS VOLUME FOR THIS DEVELOPMENT.
24. SANITARY DEPARTMENT APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
25. THE FEE IN LIEU IS BEING APPLIED FOR THE SIDEWALK ALONG SHELBYVILLE ROAD.
26. ALL DRAINAGE STRUCTURES WITHIN STATE OF RIGHT OF WAY SHALL BE STATE DESIGN.
27. ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.

BEFORE YOU DIG:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811, WWW.KENTUCKY811.COM) FORTY-EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW-GROUND UTILITIES I.e. CABLES, ELECTRIC WIRES, GAS AND WATERLINES. WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER AND DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS, IN THE TECHNICAL SPECIFICATIONS, AND SPECIAL PROVISIONS.



PRELIMINARY APPROVAL  
DEVELOPMENT PLAN

CONDITIONS:

BY: *Tony Kelly*  
DATE: *6-16*  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS

DISTURBANCE AREA

AREA OF DISTURBANCE IS 0.85+/- ACRES

DRAINAGE CALCULATIONS:

RUN OFF AREAS:  
SITE AREA = 1.14 ACRES (49,573 S.F.)  
EXISTING IMPERVIOUS (PVM) = 5,465 S.F.  
PROPOSED IMPERVIOUS AREA (BLDG & PVM) = 35,319 S.F.  
PROPOSED PERVIOUS AREA = 14,254 S.F.

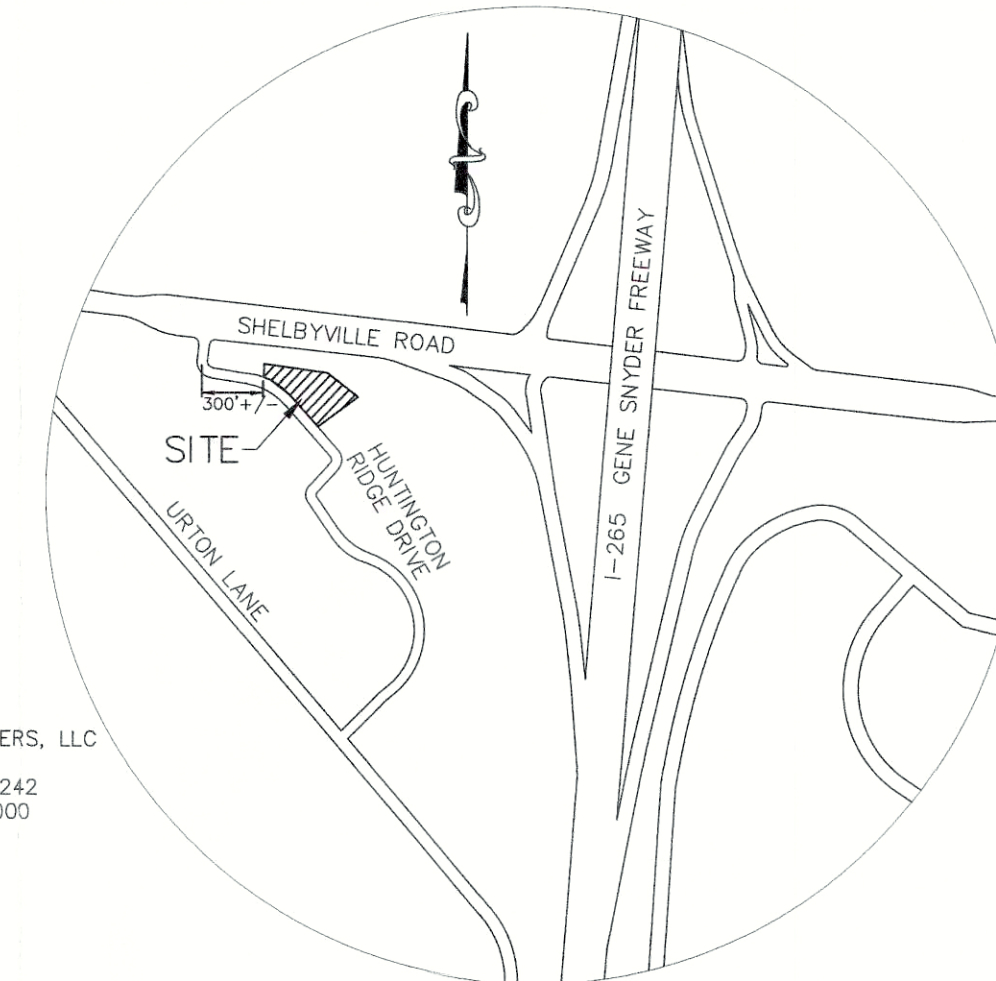
INCREASED RUNOFF VOLUME CALCS:  
EXISTING 'C' = 0.33  
PROPOSED 'C' = 0.74  
X= CRA/12 FOR 1 HOUR 100 YEAR STORM  
= (0.74-0.33)(2.8)(1.14)/12  
= 0.109 ACRE-Feet  
ADDITIONAL RUNOFF SHALL BE DETAINED IN THE EXISTING DETENTION BASIN TO THE EAST.

APPLICABLE MSD STANDARD DRAWINGS:

SILT FENCE EF-09-02  
STABILIZED CONSTRUCTION ENTRANCE ER-01-03  
STONE BAG INLET PROTECTION EF-03-02

TREE CANOPY CALCULATION:

CANOPY CLASS	CLASS C
EX. TREE CANOPY	15,971 S.F.
LAND AREA	1.14 ACRES (49,573 S.F.)
TREE CANOPY AREA % REQUIRED	20% (9,915 S.F.)
PRESERVED TREE CANOPY AREA	0 S.F.
PRESERVED TREE CANOPY %	0%
NEW TREE CANOPY AREA NEEDED	9,915 S.F.
TOTAL TREE CANOPY PLANTED	23,777%
14 (1 3/4") TYPE 'A' TREES @ 720 S.F.	10,080 S.F.
TOTAL TREE CANOPY % PROVIDED	20.3%



LOCATION MAP  
NO SCALE

SITE DATA:

LAND AREA:	1.14 ACRES (49,573 S.F.)
EXISTING ZONING:	C-2
EXISTING FORM DISTRICT:	SWFD
EXISTING USE:	VACANT
PROPOSED USE:	BANK & RETAIL SHELL
PROPOSED BUILDING (BANK):	2,380+/- S.F.
PROPOSED BUILDING (RETAIL):	2,380+/- S.F.
BUILDING FAR MAX:	5.00
TOTAL BUILDING FLOOR AREA RATIO:	0.096
BUILDING HEIGHT MAX:	45'
BUILDING HEIGHT PROPOSED:	25 FEET

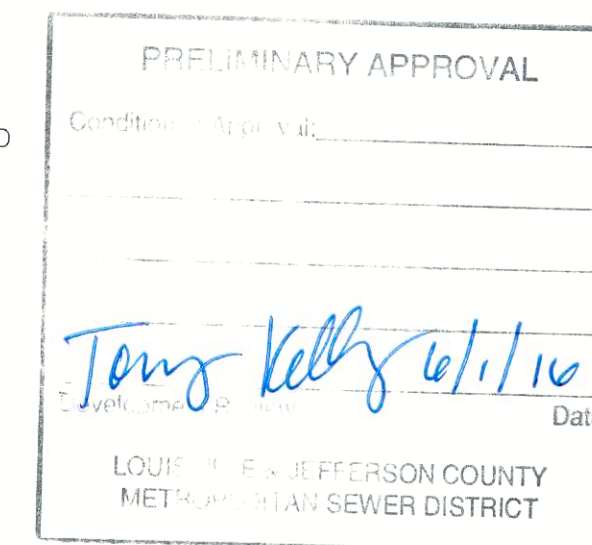
PARKING SUMMARY:

BANK:	
1 SPACE PER 300 S.F. (MIN.):	8 SPACES
1 SPACE PER 200 S.F. (MAX.):	12 SPACES
RETAIL:	
1 SPACE PER 250 S.F. (MIN.):	10 SPACES
1 SPACE PER 150 S.F. (MAX.):	16 SPACES
TOTAL SPACE (MIN.):	18 SPACES
TOTAL SPACES (MAX.):	28 SPACES
PARKING SPACES PROVIDED:	26 (INCLUDES 2 HANDICAP SPACES)
BICYCLE	
BICYCLE PARKING REQ'D	SHORT LONG
2, OR 1 SPACE PER 50,000 SF BLDG.	2 2
BICYCLE PARKING PROVIDED	2 2
LONG TERM PARKING SHALL BE PROVIDED INSIDE THE BLDG	

LEGEND:

464	EXISTING CONTOUR
•	EXISTING BOUNDARY MONUMENT
○	EXISTING UTILITY POLE
—	EXISTING GUY WIRE
—	EXISTING STORM DRAINAGE AND STRUCTURE
—	EXISTING SANITARY SEWERS
—	DRAINAGE FLOW ARROWS
—	PROPOSED DUMPSTER
—	EXISTING TREE
—	EXISTING TREE MASS
—	EXISTING 6" SAN PSC
—	EXISTING LIGHT POLE
—	EXISTING FIRE HYDRANT
—	EXISTING OVERHEAD TELEPHONE
—	EXISTING UNDERGROUND ELECTRIC & TELEPHONE
—	EXISTING WATERLINE
—	EXISTING GASLINE
—	EXISTING TRANSFORMER
—	TRAFFIC FLOW ARROW
—	PROPOSED STORM SEWER
—	PROPOSED HANDICAP SPACE
—	PROPOSED ONE WAY/DO NOT ENTER SIGN
—	PROPOSED NUMBER OF PARKING SPACES
—	SILT FENCE
—	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
—	CATCH BASIN WITH DANDY BAG OR STONE BAG INLET PROTECTION

RECEIVED  
MAY 27 2016  
PLANNING & DESIGN SERVICES



VEHICULAR USAGE AREA:

V.U.A.	20,656 S.F.
I.L.A. REQUIRED (7.5%)	1,549 S.F.
I.L.A. PROPOSED	1,574 S.F.

SITE DESCRIPTION:

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL SURVEY, THE SITE CONSISTS OF URBAN LAND (Ug) AND URBAN LAND-ALFIC UDARENTS-CRIDER COMPLEX (Umc).

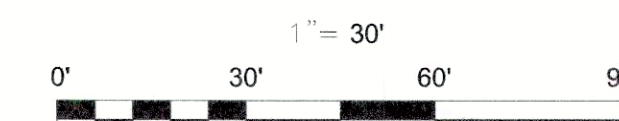
PREVIOUS CASES:

LANDSCAPE WAIVER	12012
MINOR PLAT	12953
PLAN CERTAIN	09-050-99
MSD WM#	9335

LANDSCAPE WAIVER 12012:

A LANDSCAPE WAIVER WAS GRANTED PER CASE 12012 ON MARCH 4TH, 2009 FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO PROVIDE A 15' LANDSCAPE BUFFER ALONG THE SHELBYVILLE ROAD FRONTAGE.

WM#9335  
CASE# 16DEVPLAN1102



DEVELOPER  
CITIZENS UNION BANK  
1517 FABRICON BLVD  
JEFFERSONVILLE, IN 47130  
PHONE# (812) 285-1940

OWNER  
CITIZENS UNION BANK  
P.O. BOX 189  
SHELBYVILLE, KY 40066-0189  
DEED BOOK 9509 PAGE 994

PROJECT  
CUB BANK & SHELL RETAIL BLDG.  
101 HUNTINGTON RIDGE DRIVE  
LOUISVILLE, KY 40223  
TAX BLOCK 32 LOT 248

REVISED  
DETAILED DISTRICT  
DEVELOPMENT PLAN

NO.	DATE	PER AGENCY COMMENTS	DESCRIPTION	BY
1	5/26/16			

DATE  
5/9/16

SHEET NO.  
DP1 of DP1