

MSD NOTES:

- 1) Sanitary Sewers available by connection to existing sewer system located on site and shall conform to MSD standard specifications.
- 2) Water treatment will be provided by MSD.
- 3) No regional fee required due to lack of change in impervious area.
- 4) Contractor must pay a \$250.00 administration fee per connection and fill out contractor installation form at MSD.

STORM DRAINAGE NOTES:

- 1) All storm drainage shall conform to msd standard specifications.
- 2) Existing and proposed impervious area on site is 3.19 acres.
- 3) Existing and proposed stormwater flow on site is 20.32 CFS 100 yr 24 hr storm: I=6.5", C=0.98, A=3.19 acres

CONSTRUCTION NOTES:

When matching existing bituminous or concrete pavement a two (2) inch deep saw cut a minimum of twelve (12) inches from the edge or to sound asphalt material and roadway rock base and or to sound asphalt material and roadway rock base and the asphalt or concrete material placed to form a watertight as directed by metro public works.

FLOOD PLAIN NOTE:

Flood plain certification is restricted to a review of the flood insurance rate maps (f.i.r.m.) latest revision and shall not be constructed as a confirmation or denial of flood potential, the property shown hereon is in zone "ae" per firm map no. 21111c0042e, dated december 05, 2006. hydrological unit code: 05140101250020

MDSPRELIM. NOTES ADDED PER #438485:

NOTE:

1. Sanitary sewer service provided by new PSC, subject to Fee's and any applicable charges.
2. KDOH approval required prior to MSD construction plan approval.
3. MSD Floodplain permit required prior to construction plan approval.
4. Any required fill in the floodplain shall be compensated on site.

LANDSCAPING NOTES

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT MATERIAL INDICATED PRIOR TO SUBMITTING A PROPOSAL OR BIDDING ON THIS PROJECT.

ALL LANDSCAPE BEDS AND TREE PITS SHALL BE MULCHED. MULCH TYPE SHALL BE SHREDDED HARDWOOD BARK AND INSTALLED A MINIMUM DEPTH OF 2 INCHES DEEP AT TIME OF INTIAL PLANTING. MAINTAIN MULCH DEPTH UNTIL FINAL ACCEPTANCE BY THE OWNER.

PRIOR TO MULCH INSTALLATION, THE CONTRACTOR SHALL APPLY A PRE-EMERGENT, GRANULAR TYPE, HERBICIDE AT THE MANUFACTURERS RECOMMENDED RATE OF APPLICATION AND WITHIN THE LIMITS OF ALL LOCAL, STATE AND FEDERAL REGULATIONS GOVERNING APPLICATION AND CONTROL OF HERBICIDE USAGE.

ALL PLANTS MUST BE HEALTHY, FREE OF PESTS AND DISEASES. PLANT SIZES INDICATED ARE INSTALLED SIZES AFTER PRUNING.

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF THREE YEARS. BEGINNING AT THE DATE OF FINAL ACCEPTANCE BY THE OWNER. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD. (AS PER DIRECTION OF THE OWNER).

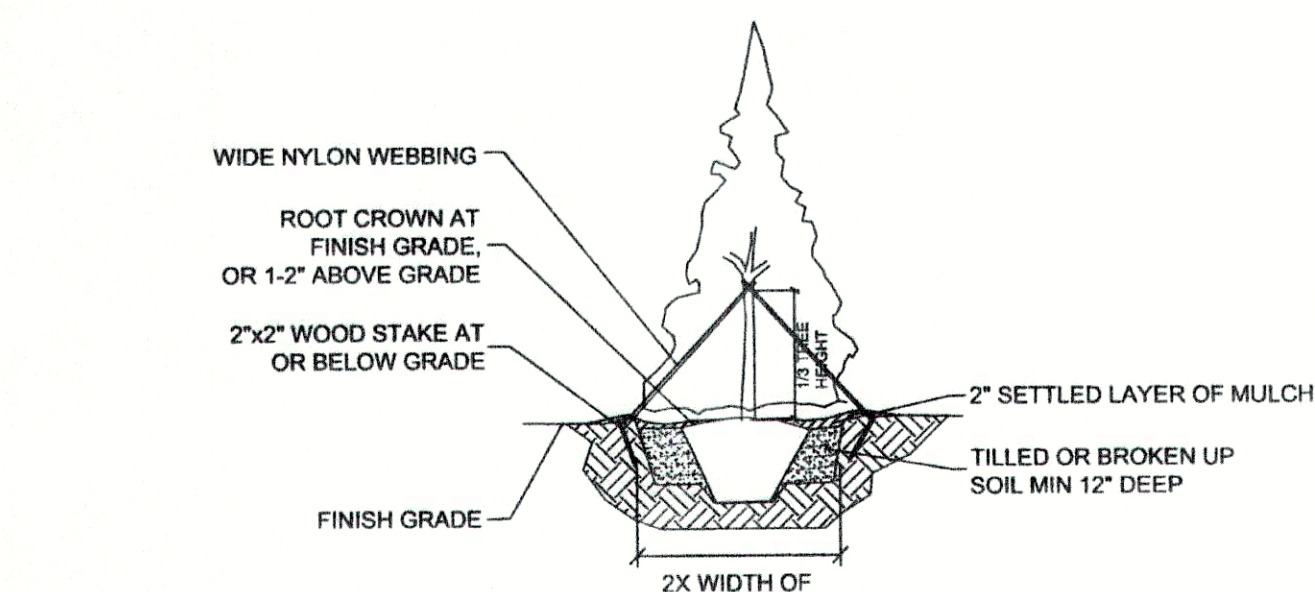
THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANTINGS UNDER THIS CONTRACT (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS UNTIL THE WORK AREAS ARE ACCEPTED IN TOTAL BY THE OWNER.

THE LANDSCAPE CONTRACTOR SHAL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC WHICH OCCUR AS A RESULT OF THE LANDSCAPE INSTALLATION.

PLANT SUBSTITUTIONS SHALL ONLY BE APPROVED BY THE OWNER.

EXISTING TREES AND PLANTS ARE BEING USED TO MEET LANDSCAPE CODE REQUIREMENTS. IF ANY TREES DIE OR ARE REMOVED THEY WILL BE REPLACED AS PER THE LANDSCAPE CODE REQUIREMENTS. IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERPETUALLY MAINTAIN ALL LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER LAND DEVELOPMENT CODE REGULATIONS. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE VERGE AND ASSOCIATED TREES WITHIN THE VERGE UNLESS THE AGENCY HAVING JURISDICTION OVER THAT VERGE ASSUMES THAT RESPONSIBILITY.

ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITH ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE MONTHS.



EVERGREEN TREE PLANTING DETAIL

S31°01'30"E 5.11'
N33°32'10"E 89.90'
N27°56'35"E 104.21'
S17°06'52"W 80.62'
S36°14'40"W 24.13'
S36°35'58"W 353.17'

LANDSCAPING

Surrounding Zoning Matches
No Buffer Yard Required
40'X5' Landscaping Area (200 s
4 EVERGREENS
Size 2 Caliper
See Planting Detail

EMPLOYEE CALCULATIONS

28 Employees

DATA

TOTAL SITE 3.19 ACRES
ZONING EZ-1
FORM DIST. TRADITIONAL
BUILDING USE COMMERCIAL

VUA

Ex. Pavement Area 62,953 Sq. Ft.
Ex. Parking Area 4,934 Sq. Ft.
Proposed Parking Area 900 Sq. Ft.
New Parking Area 5,834 Sq. Ft.
New Pavement Area 61,053 Sq. Ft.
BUILDING AREA
Existing Building 62,161 sq. ft
Proposed Building 1,470 sq. ft.

IMPERVIOUS AREA

No Increase In The
Impervious Area
2.3% Increase

YARD REQUIREMENTS

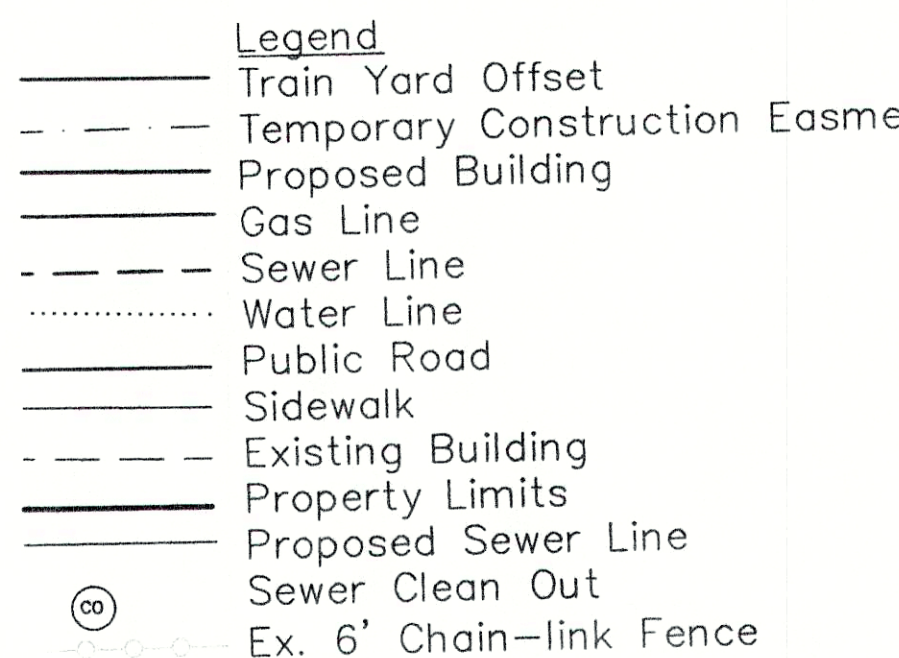
25' BUILDING LIMIT
15' Min. Front Yard Offset
10' Side Yard Offset
15' Rear Yard Offset

PARKING CALCULATIONS

Factory with New
Accessory Office
Min=24 Max=44 Total 36
Handicap
Min=4 Max=7 Total 4
Total
Min=28 Max=53

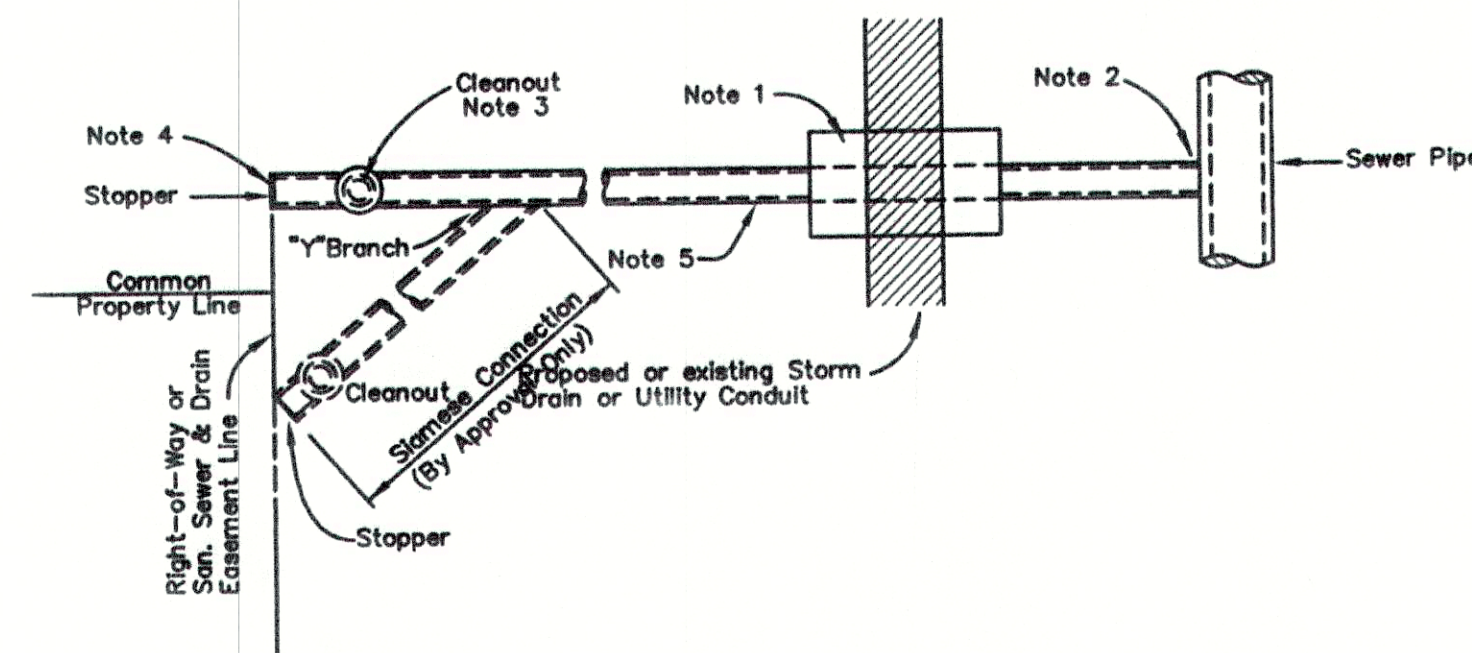
GENERAL NOTES

1. 1 82' Long 15" PVC Sewer Pipe Connection at a minimum slope of 1% shall be added
 2. See Detail 1/C2 for standard sewer connection detail
- ALL CONNECTIONS TO MSD SYSTEM SHALL BE
CORE DRILLED AND WATER TIGHT PER MSD
SPECIFICATIONS.

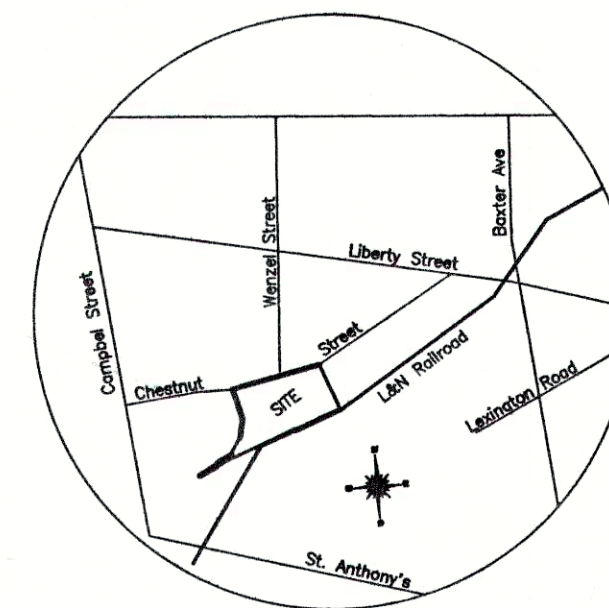


NOTES

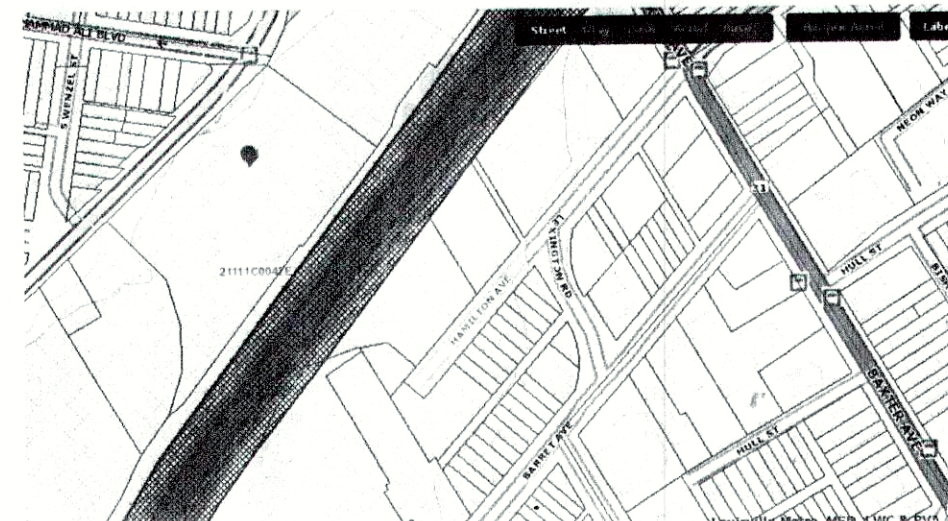
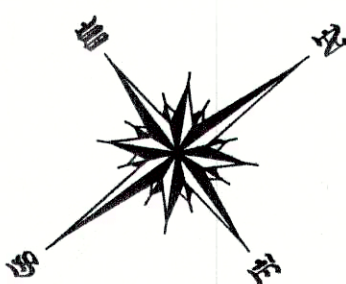
1. Property service connections crossing under (over) the storm drain or utility conduit proposed or existing with less than (2) feet of clearance shall be capped (crosstied) with 6" Class "B" Concrete in accordance with the typical concrete cap (concrete cross) detail. The minimum clearance is 6-inches for all utilities and storm drains and 18-inches for water lines.
2. The contractor may install "Y" Branches in lieu of "T" Branches for connecting property service connections to the sewer. The contractor shall use "spurs" in the "Y" Branches on all Reinforced Concrete Pipe sanitary sewers.
3. A cleanout will be required on all sliamess and individual connections placed as near as possible to the intersection of the common property line and the R.O.W. or sanitary sewer and drain easement line as shown.
4. The invert of a property service connection at and shall not be lower than crown of sewer pipe, unless approved by the engineer.
5. For a Sliamess Connection, the primary service connection pipe shall be at least 6-inches in diameter. All Sliamess connections must receive prior approval from M.S.D.
6. Detectable marking tape shall be installed as specified in section 4.3.3.6 of the MSD Specifications.



PROPERTY SERVICE CONNECTION

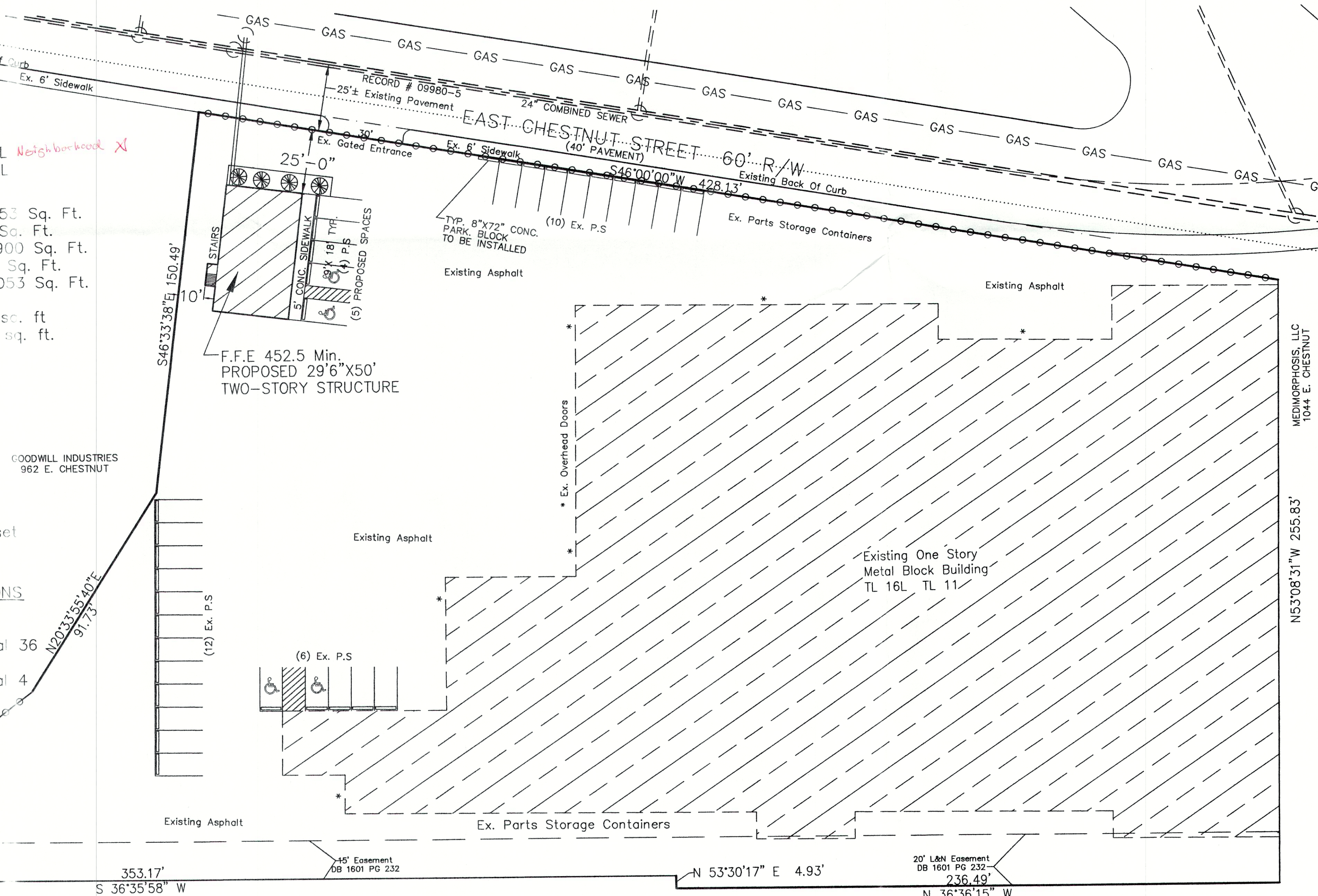


LOCATION MAP



IMPERVIOUS AREA

SITE AREA (LIMITS OF DISTURBANCE)-----1500 SF
EXISTING and Proposed IMPERVIOUS SURFACE-----3.19 acres

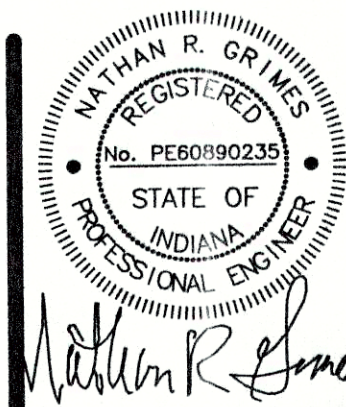


DEVELOPMENT PLAN

SCALE: 1"=300'

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PLANNING &
DESIGN SERVICES

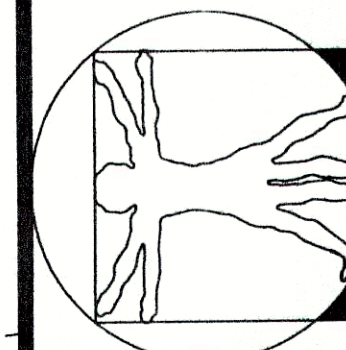
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RENAISSANCE DESIGN BUILD, INC.

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Sellersburg, IN 47172

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www.renaissancebuild.com



DEVELOPMENT PLAN

DSI BUILDING
1032 EAST CHESTNUT STREET
LOUISVILLE, KENTUCKY 40204

DATE: 4-12-2017
DRAWN BY: SMS
CHECKED BY: N. GRIMES
APPROVED BY: N. GRIMES

REVISIONS:
7-17-17

SCALE: 1"=300'
JOB NO.: 2017-066

SHEET NUMBER:

CI

NOTICE:

The Architect/Engineer does not define the scope of individual trades, subcontractors, material suppliers, or vendors. Any sheet numbering system used which identifies disciplines is solely for the Architect/Engineer's convenience, and is not intended to define a subcontractor's scope of work. Information regarding individual trades, subcontractors, material suppliers, and vendors may be detailed, described and indicated at different locations throughout these documents. No consideration will be given to requests for change orders for failure to obtain and review the complete set of drawings and specifications when preparing bids, prices and quotations.