

EX. EASTVIEW AVENUE (LOCAL)

ANAY, LLC
1261 S. HURSTBOURNE PKWY
D.B. 11055 PG. 260
T.B. 45 LOT: 373
C1/TCFD

LEA, LLC
10507 WATTERSON TRL
D.B. 10376 PG. 155
T.B. 45 LOT: 640
CN/TCFD

FAIRVIEW TOWNHOMES LLC
10503 FAIRVIEW AVE
D.B. 8948 PG. 456
T.B. 495 LOT: 11
R4/NFD

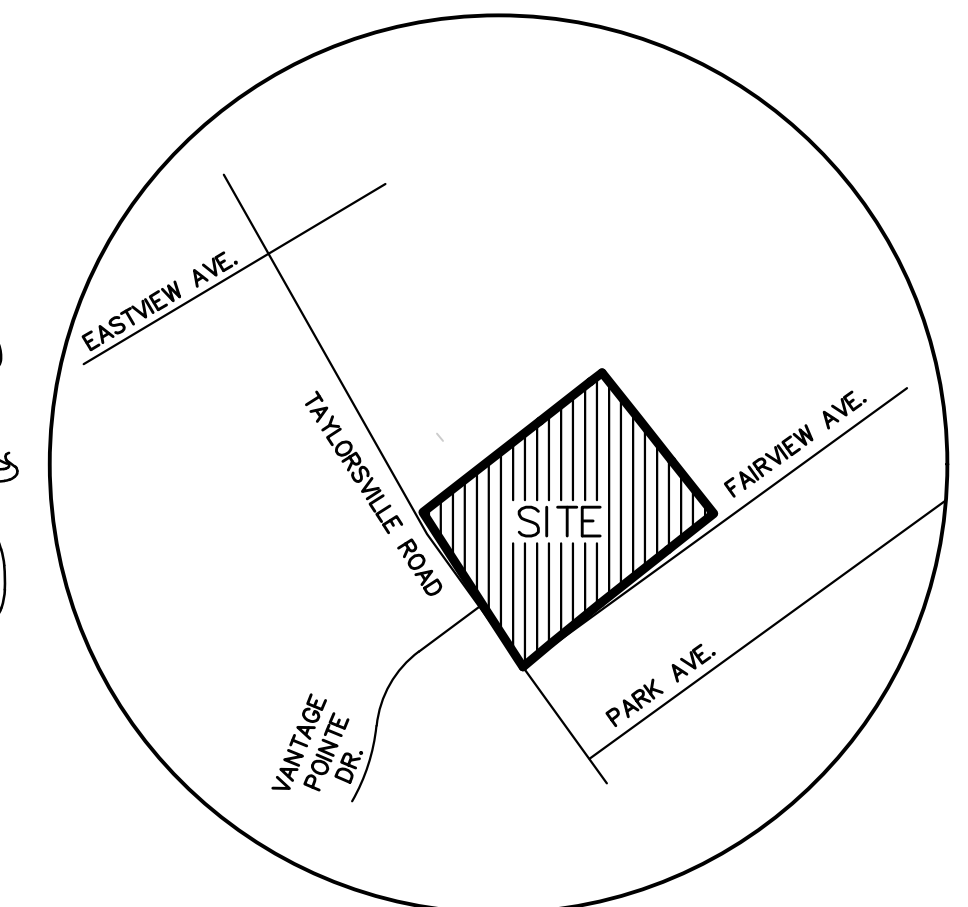
FAIRVIEW TOWNHOMES LLC
10505 FAIRVIEW AVE
D.B. 8948 PG. 456
T.B. 495 LOT: 11
R4/NFD

ROBERT & JOAN AUSNOW
10504 TAYLORSVILLE RD
D.B. 6676 PG. 724
T.B. 495 LOT: 30
R4/NFD

OSCAR & GLORIA
UNGETHUM
10502 TAYLORSVILLE RD
D.B. 4884 PG. 807
T.B. 495 LOT: 56
R4/NFD

MICHAEL POTTS
10500 TAYLORSVILLE RD
D.B. & PG. NOT FOUND
T.B. 495 LOT: 53
R4/NFD

RACHEL E HARDIN
10501 TAYLORSVILLE RD
D.B. 10926 PG. 383
T.B. 495 LOT: 17
R4/NFD



LOCATION MAP
NO SCALE

LEGEND

- PROPOSED 6" PSC
- EXISTING GUY WIRE
- EXISTING OVERHEAD UTILITY
- EXISTING UTILITY POLE
- EXISTING STORM SEWER W/ CATCH BASIN
- EXISTING SANITARY SEWER WITH MANHOLE
- EXISTING GAS VALVE
- EXISTING WATER METER
- EXISTING WATER VALVE
- TRAFFIC FLOW ARROW
- EXISTING DITCH
- EXISTING STORM SEWER W/ CATCH BASIN & HEADWALL
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- INTERIOR LANDSCAPE AREA (ILA)
- EXISTING CONTOUR
- DRAINAGE ARROWS
- PROPOSED CATCH BASIN W/PIPE
- PROPOSED HEADWALL W/PIPE
- PROPOSED DITCH

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 JEFFERSONTOWN FIRE DISTRICT.
- ALL SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ALL ADJACENT RESIDENTIAL AREAS.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- MAXIMUM BUILDING HEIGHT NOT TO EXCEED 35 FEET.
- THE EXISTING LANDSCAPE PLAN MAY NEED TO BE REVISED PRIOR TO OBTAINING A BUILDING PERMIT IF EXISTING PLANTINGS ARE IMPACTED.

PUBLIC WORKS AND KTC NOTES:

- THERE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY. CALCULATIONS FOR ANY RUNOFF TO THE STATE RIGHT OF WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL FOR ALL WORK DONE IN THE RIGHT OF WAY.
- K.D.O.T. APPROVAL REQUIRED.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

MSD NOTES:

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: EX. SANITARY SEWER CONNECTS TO THE MORRIS FORMAN WASTEWATER TREATMENT PLANT BY CONNECTION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION: DETENTION TO BE COMPENSATED THROUGH REGIONAL FACILITY FEE. 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 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.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0180D).
- JEFFERSONTOWN APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

PROJECT DATA:

FORM DISTRICT	TOWN CENTER
EXISTING ZONING	C-N
EXISTING/PROPOSED LAND USE	BANK
TOTAL LAND AREA	0.51± AC.
BUILDING AREA	890 S.F.
FLOOR AREA RATIO	0.04
PARKING REQUIRED	3-5 SPACES
BANK	2 SPACES
MINIMUM (1 SPACE/500 S.F.)	5 SPACES
MAXIMUM (1 SPACE/200 S.F.)	5 SPACES
PARKING PROPOSED	5 SPACES
EXISTING	7 SPACES
NEW	12 SPACES
TOTAL (INCLUDES 1 ADA SPACE)	

LANDSCAPE DATA:

V.U.A.	10,686± S.F.
ILA REQUIRED (5% X VUA)	534 S.F.
ILA PROVIDED	647± S.F.

DETENTION CALCULATIONS:

2.9/12 (0.63-0.23) (0.49 AC.) = 0.05 AC. FT

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	10,422± S.F.
PROPOSED IMPERVIOUS AREA	1,228± S.F.
GROSS/TOTAL IMPERVIOUS AREA	11,650± S.F.
(SITE DISTURBANCE)	1,756 ± S.F.)

WAIVER REQUEST:

A WAIVER OF 91.3 OF THE JEFFERSONTOWN LAND DEVELOPMENT CODE IS REQUESTED TO EXCEED THE MAXIMUM NUMBER OF PARKING SPACES ALLOWED.

JEFFERSONTOWN NOTES:

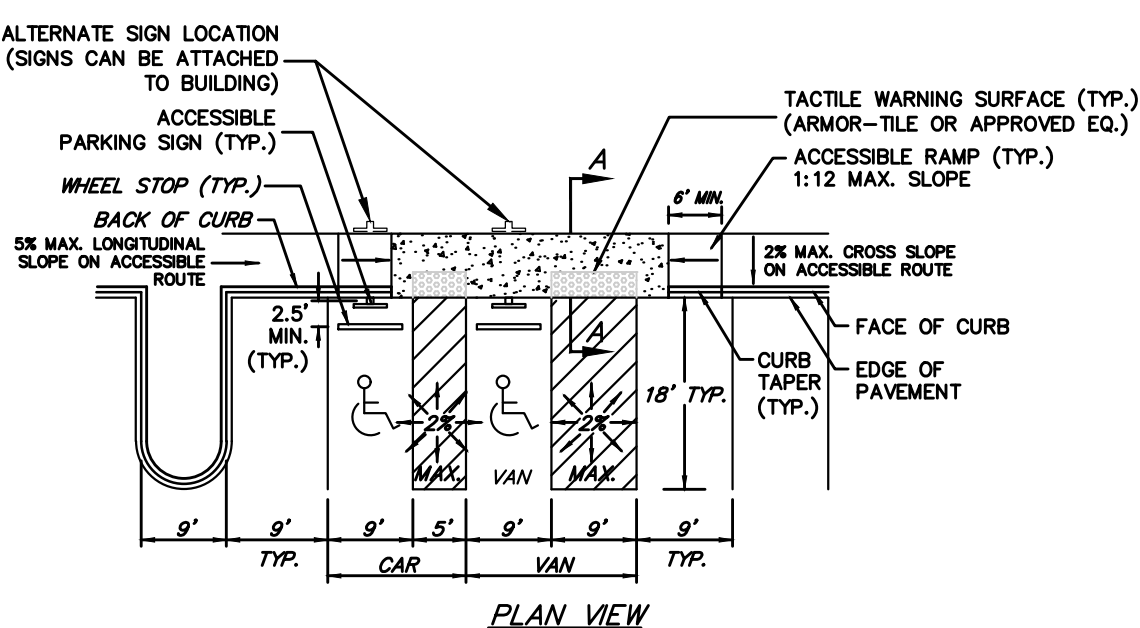
- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN. ALL APPLICABLE SECTIONS OF THE LAND DEVELOPMENT CODE (LDC) AND AGREED UPON BINDING ELEMENTS UNLESS AMENDED PURSUANT TO THE LDC. ANY CHANGES/ADDITIONS/ALTERATIONS NOT SO REFERRED SHALL NOT BE VALID.
- ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLE, WEEDS, DIRT, TRASH AND OTHER DEBRIS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BEFORE ANY PERMIT (INCLUDING BUT NOT LIMITED TO BUILDING, PARKING LOT, CHANGE OF USE OR ALTERATION PERMIT) IS REQUESTED:
 - THE DEVELOPMENT MUST RECEIVE FULL CONSTRUCTION APPROVAL FROM THE CITY OF JEFFERSONTOWN AND METROPOLITAN SEWER DISTRICT.
 - ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE KENTUCKY TRANSPORTATION CABINET IF FOR WORK IN THE RIGHT OF WAY REQUIRED.
- THE MINIMUM PIPE SIZE UNDER THE NEW PARKING SHALL BE 12".
- THERE SHOULD BE A CURB ON THE NEW PAVEMENT TO ENSURE THAT THE WATER GOES INTO THE DITCH.

BOULDER CREEK OF VANTAGE POINT
D.B. 11651 PG. 809
T.B. 2261 LOT: 2
R5A/NFD

EX. VANTAGE POINT DRIVE (LOCAL)

EX. FAIRVIEW AVE. (LOCAL)
R/W VARIES

EX. TAYLORSVILLE ROAD (MAJOR ARTERIAL)
R/W VARIES



TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE

OWNER/DEVELOPER
STOCK YARDS BANK & TRUST
Bank merged into on 4/30/2019
(King Southern Bank merged into on 4/30/2019)
1040 E. MAIN ST
LOUISVILLE, KY. 40206

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

Revisions	ADD	J-TOWN NOTES
09-12-22		
10-10-22		

Vertical Scale: N/A
Horizontal Scale: 1"=20'
Date: 09/06/22
Job Number: 2145-001
Sheet