

**GENERAL NOTES**

- Parking areas and drive lanes to be a hard and durable surface.
- The site is within the 100 year flood plain per FIRM Map No. 21111 C 0190 D dated February 2, 1994.
- Drainage pattern depicted by arrows (  $\Rightarrow$  ) is for conceptual purposes. 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 & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- A Tree Preservation Plan will be submitted to the Planning Commission for approval prior to beginning construction.
- All dumpsters and service structures are to be screened per Chapter 10.
- The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
- Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff and height of the light standard shall be set so that no light source is visible off-site.
- Division of Water approval required prior to construction approval.
- Sanitary Sewer service provided by connection and subject to applicable fee.
- Any filling in of the floodplain must be compensated at 1.5:1.
- Any increase in runoff volume to be compensated at 1.5:1.
- MSD Floodplain Permit required.
- Right-of-way dedication by minor plat or deed must be recorded prior to construction approval by Metro Public Works.
- To improve sight distance, some clearing of existing trees and vegetation will be required by KDOT to the east of proposed Seatonville Road entrance. This will require a Frontage Rights sign off, prior to Construction Plan approval.
- There shall be no commercial signs in the right-of-way.
- There shall be no landscaping in the right-of-way without an encroachment permit.
- Sight 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 for all work done in the right-of-way.
- 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.

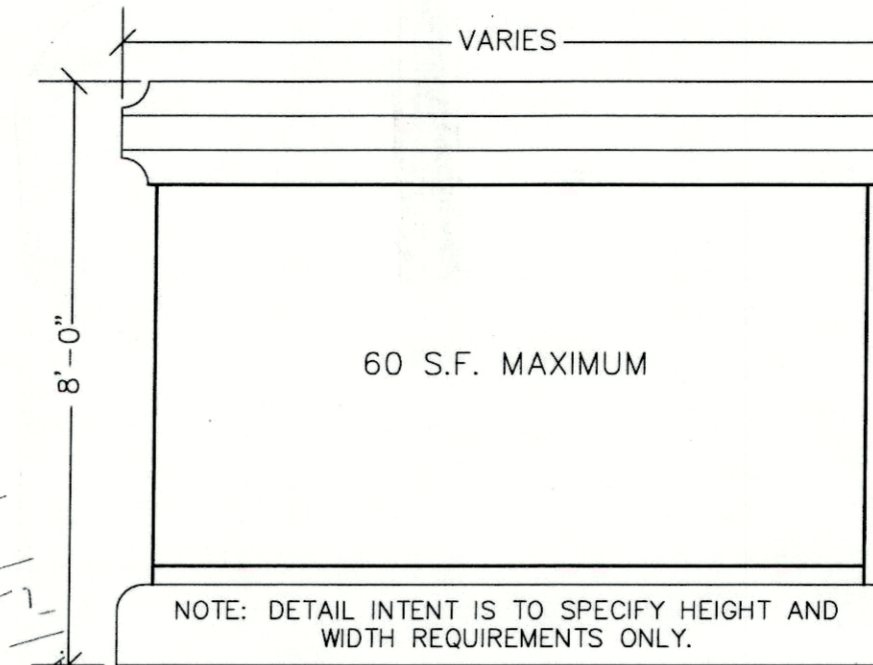
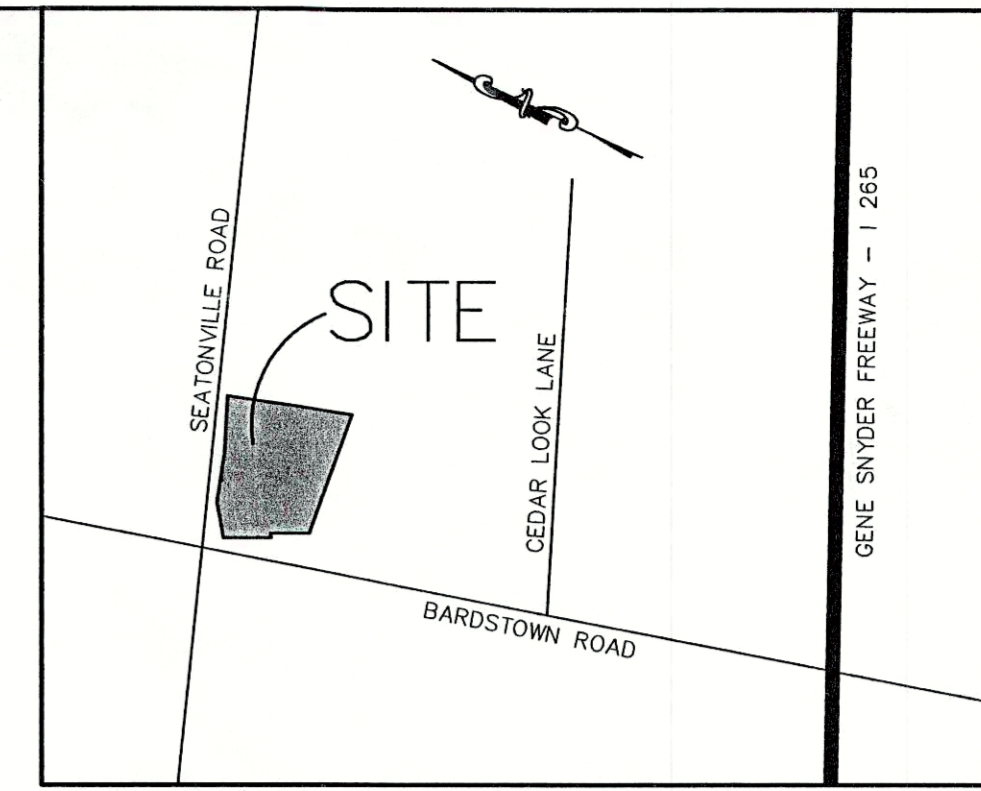
- Existing Culvert on the North side of Seatonville Road to be extended for right turn lane addition and for the construction of a sidewalk. The sidewalk will be constructed "By Others".
- The Developer shall extend the existing Culvert on the South side of Seatonville Road and shall construct the sidewalk.
- A right turn taper can be installed on Seatonville Road to the Bank during construction with the coordination of KYTC as part of the KYTC encroachment permit.
- Development complies with Form District 200' Transition Zone Requirements.

**WAIVER**

- A Waiver is requested from Section 5.9.2.C.4 to allow the parking & maneuvering to be located in front of the building.
- A Waiver is requested from Section 4.8.6.M.1 to allow the removal of trees in the 100' Streambank Buffer Zone as follows: all trees 4" caliper & smaller and all trees in specific areas as indicated on this plan.

**VARIANCE**

- A Variance is requested from Section 5.5.1.A.2 to allow the building to not be located at the street corner.



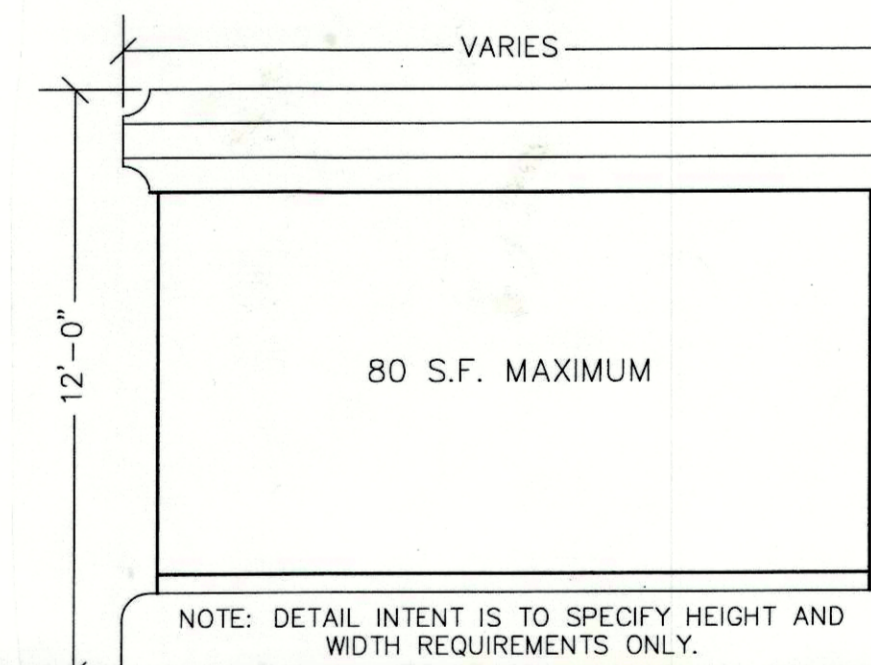
**SEATONVILLE ROAD MONUMENT SIGN DETAIL NOT TO SCALE**

**PROJECT DATA**

TOTAL SITE AREA	= 2.9± Ac.
EXISTING ZONING	= C-1
FORM DISTRICT	= TOWN CENTER
BUILDING HEIGHT	= 34'
EXISTING USE	= VACANT
PROPOSED USE	= BANK
FIRST FLOOR	= 4,000 SF
BASEMENT - 1/2 OFFICE, BREAKROOM, MEETING ROOM	= 4,000 SF
F.A.R. (1.0 MAX.)	= .06
PARKING REQUIRED	MIN. MAX.
FIRST FLOOR	4,000 SF / 300 SF (MIN) = 13 SP.
	4,000 SF / 200 SF (MAX) = 20 SP.
BASEMENT - 1/2 OFFICE, BREAKROOM, MEETING ROOM	2,000 SF / 300 SF (MIN) = 7 SP.
	2,000 SF / 200 SF (MAX) = 10 SP.
TOTAL PARKING REQUIRED	= 20 SP 30 SP
PARKING PROVIDED	= 20 SPACES (INCLUDES 2 HC SPACE)

**V.U.A. DATA**

TOTAL VUA	= 19,760 SF
ILA REQUIRED	= 1,482 SF
ILA PROVIDED	= 2,533 SF



**BARDSTOWN ROAD MONUMENT SIGN DETAIL NOT TO SCALE**

**PRELIMINARY DEVELOPMENT PLAN**

CATEGORY: 2  3  4

CONDITIONS:

BY: *T. Collier*

DATE: *4/27/06*

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 126,324 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 15% (18,949 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 63% (79,200 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 17% (21,600 S.F.)
30 TYPE "A" TREES @ 1 3/4 CAL. (720 SF CREDIT EACH)	= 21,600 S.F.
TOTAL TREE CANOPY TO BE PLANTED	= 17% (21,600 S.F.)
TOTAL TREE CANOPY PROVIDED	= 80% (100,800 S.F.)

OWNER:  
JAMES E. VOGT  
P.O. BOX 24012  
LOUISVILLE, KY 40224

SITE ADDRESS:  
9420 SEATONVILLE ROAD  
TAX BLOCK 0051, LOT 77  
D.B. 5523, PG. 0531

RECEIVED

MAY 02 2006

PLANNING & DESIGN SERVICES

W.M. # 421

NO.	DATE	DESCRIPTION	BY
1	5-15-06	staff comments	DL

REVISIONS

PROJECT DATA

FILE NAME: 09915-DDDP

DATE: 5-4-06

CHECKED BY: AER

SCALE: 1:30

DRAWN BY: JHI

REVISOR'S SEAL

ENGINEER'S SEAL

**LD&D**

LAND DESIGN & DEVELOPMENT, INC.

ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE

504 VINE STREET, SUITE 5  
LOUISVILLE, KENTUCKY 40204-9914

PH: (502) 446-2976 FAX: (502) 446-9914

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

**FIRST FEDERAL 9420 SEATONVILLE ROAD**

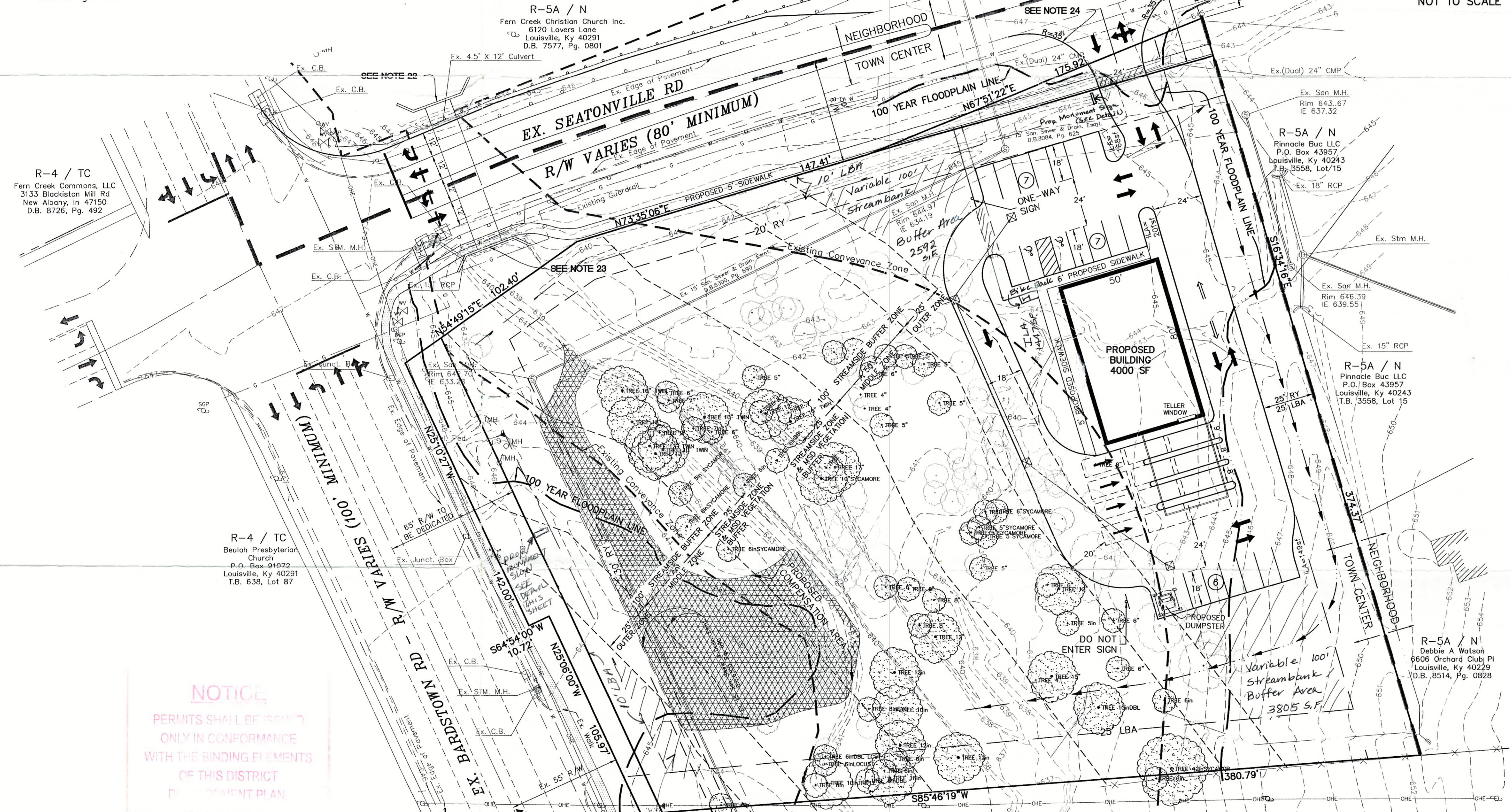
DEVELOPER

**FIRST FEDERAL SAVINGS BANK**

2323 RING ROAD  
P.O. BOX 5006  
ELIZABETHTOWN, KY 42702-5006  
(270) - 765 - 2131

JOB NO. 09915

SHEET 1 OF 1



**LEGEND**

- PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND CREEKSTONE HEADWALL
- PROPOSED SEWER AND MANHOLE
- PROPOSED SILT FENCE
- PROPOSED DRAINAGE SWALE
- TREES TO REMAIN
- TREES TO BE REMOVED

**METRO**

APPROVED DISTRICT DEVELOPMENT PLAN

DOCKET NO. 9-75-97

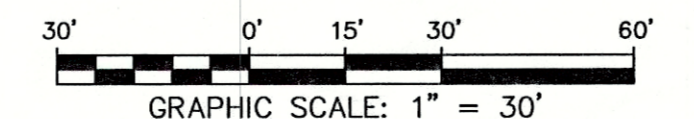
APPROVAL DATE: 5/25/06

EXPIRATION DATE: 5/25/08

SIGNATURE: *S. M. Miller*

COMMISSION

5/25/06 extension under case # 10964



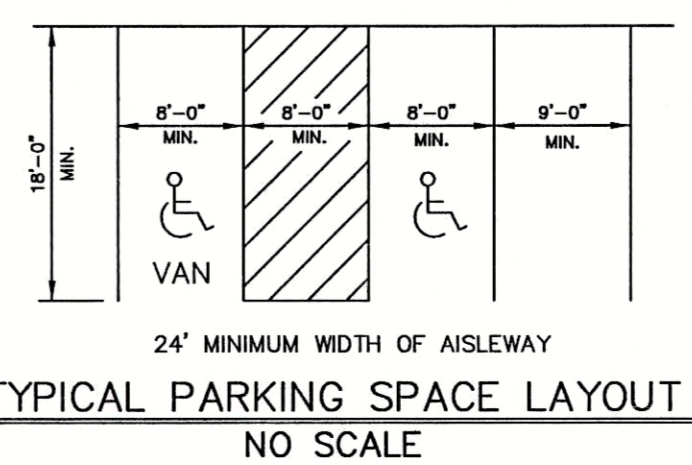
**PRELIMINARY APPROVAL**

Condition of Approval:

Signature: *Jared Aubrey* 4-27-06

Date: 4-27-06

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



9-75-97



BINDING ELEMENTS

DOCKET NO. 9-75-97  
Meeting: May 25, 2006

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Use of the subject site shall be limited to a bank and other uses permitted in the C-1 zoning district. There shall be no other use of the property unless prior approval is obtained from the LD&T Committee. Notice of a request to amend this binding element shall be given in accordance with the Planning Commission's policies and procedures. The LD&T Committee may require a public hearing on the request to amend this binding element.
3. The development shall not exceed 4,000 square feet of gross floor area.
4. There shall be no direct vehicular access to Bardstown Road.
5. Signs shall be in accordance with Chapter 8.
6. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
7. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
8. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
  - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
  - b. A minor subdivision plat or deed of consolidation shall be recorded dedicating additional right-of-way to Bardstown Road to provide a total of 65 feet from the centerline and dedicating additional right-of-way to Seatonville Road to provide a total of 50 feet from the centerline. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
  - c. The appropriate variances shall be obtained from the Board of Zoning Adjustment to allow the development as shown on the approved district development plan.
  - d. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building

permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.

- e. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.

9. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
10. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system (audible beyond the property line or permitted on the site).
11. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
12. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the May 25, 2006 Land Development and Transportation meeting.
13. No idling of trucks shall take place within 200 feet of single-family residences. No overnight idling of trucks shall be permitted on-site.
14. At the time a building permit is requested, the applicant shall submit a certification statement to the permit issuing agency, from an engineer, or other qualified professional stating that the lighting of the proposed development is in compliance with Chapter 4 Part 1.3 of the land development code and shall be maintained there after. No building permits shall be issued unless such certification statement is submitted. Lighting shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the land development code. Lighting shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the land development code.
15. Prior to any site disturbance permit being issued and any clearing or grading to occur on the site, the tree preservation fencing must be installed, and inspected by Planning and Design Services.
16. Before a certificate of occupancy is issued, the applicant shall submit a 24X36 inch plan labeling all of the trees on site and illustrating all of the trees that are to be removed; all of the trees that are to remain and where they will be planting new trees, Any trees shown to be preserved that are removed that weren't supposed to be will be replaced with a 4" caliper native species.

PRELIMINARY APPROVAL	
Condition of Approval:	
Date:	
FOURTH & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT	