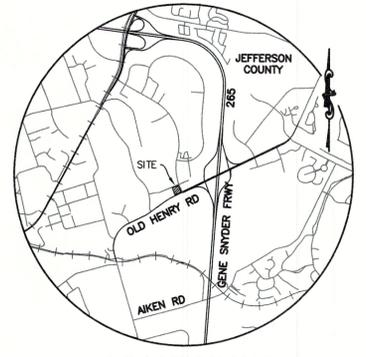


GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PRIOR TO THE PLAN AND MSD STANDARDS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PRIOR TO THE PLAN AND MSD STANDARDS.
- 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 SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- ALL BUILDING DESIGN SHALL BE IN ACCORDANCE WITH CHAPTER 5.5 & 5.6 OF THE LAND DEVELOPMENT CODE.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- 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.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING.
- SANITARY SEWERS TO BE PROVIDED BY CONNECTION AND IS SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
- 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.
- ALL SIGNAGE WILL COMPLY WITH LAND DEVELOPMENT CODE, CHAPTER 6.
- ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER TO REQUIREMENTS.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- THERE SHALL BE NO DIRECT ACCESS TO NELSON MILLER PARKWAY OR OLD HENRY ROAD.
- SITE IS SUBJECT TO REGIONAL FACILITY FEES. DOWNSTREAM CAPACITY OF THE PIPE UNDER NELSON MILLER PARKWAY REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- SIDEWALKS NOT IN THE RIGHT-OF-WAY WILL REQUIRE THE ADDITION OF RIGHT-OF-WAY OR THE PROCESSING OF AN EASEMENT PRIOR TO CONSTRUCTION APPROVAL.
- SIDEWALK EASEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
- CROSS-WALK LOCATIONS TO BE COORDINATED WITH GAULT EASTPOINT, LLC PRIOR TO CONSTRUCTION APPROVAL.
- SITE IS EXEMPT FROM 4.9.3 OF THE LAND DEVELOPMENT CODE REQUIRING A KARST SURVEY OF THE PROPERTY PER THE EXEMPTIONS LISTED UNDER CHAPTER 4.9.2.C SINCE THE SITE IS PART OF A SUBDIVISION AND PLAN CERTAIN DEVELOPMENT APPROVED PRIOR TO THE EFFECTIVE DATE OF THE KARST REGULATION AS WELL AS THE EXEMPTION FOR CONSTRUCTION ON EXISTING LOTS SHOWN ON PRELIMINARY PLANS APPROVED BETWEEN AUGUST 1997 AND MARCH 1, 2003 UNDER CHAPTER 4.6.1.B.6 OF THE LAND DEVELOPMENT CODE.



LOCATION MAP
NOT TO SCALE

SITE DATA

TOTAL SITE AREA	1,375 ACRES (59,894.71 SQ.FT.)
EXISTING ZONING	PEC
EXISTING FORM DISTRICT	SWFD
EXISTING USE	VACANT
PROPOSED USE	BANK
PROPOSED BUILDING AREA	3,536 SQ.FT.
FLOOR AREA RATIO	0.06
PARKING REQUIREMENT	
MINIMUM PARKING REQUIRED (1 SP/300 S.F.)	12 SPACES
MAXIMUM PARKING ALLOWED (1 SP/200 S.F.)	18 SPACES
PARKING PROVIDED (INC. 2 ACCESSIBLE SPACES)	18 SPACES
VEHICLE USE AREA	17,651 SQ.FT.
7.5 % REQUIREMENT	1,324 SQ.FT.
I.L.A. PROVIDED	5,284 SQ.FT.
BICYCLE PARKING REQUIREMENTS	
SHORT TERM SPACES REQUIRED	2 SPACES
LONG TERM SPACES REQUIRED	2 SPACES*

*LONG TERM SPACES LOCATED WITHIN PROPOSED BUILDING.

TREE CANOPY CALCULATIONS

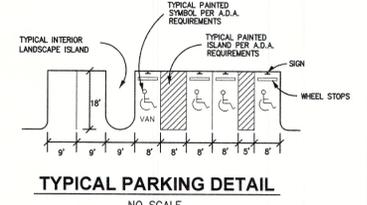
TREE CANOPY CATEGORY CLASS C	
SITE AREA	59,895 S.F.
EX. TREE CANOPY ON SITE	7,680 S.F. (12.8%)
1-2" MAPLE - 720 SF	
1-3" MAPLE - 960 SF	
5 3-4" MAPLE STREET TREES - 1,200 SF EA.	
EX. TREE CANOPY TO BE PRESERVED	7,680 S.F. (12.8%)
TREE CANOPY REQUIRED	9,583 S.F. (16%)
(TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)	
ADDITIONAL TREE CANOPY REQUIRED	1,903 S.F. (3.2%)
ADD'L TREE CANOPY TO BE PROVIDED	2,160 S.F.
3 "TYPE A" TREES @ 720 SQ.FT.	
TOTAL TREE CANOPY TO BE PROVIDED	9,840 S.F. (16.4%)

IMPERVIOUS AREA (SITE)

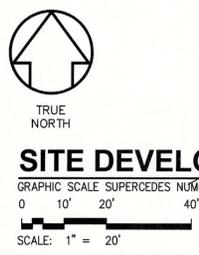
NET SITE AREA	1.38 ACRES
AREA OF DISTURBANCE	1.38 ACRES
EXISTING IMPERVIOUS SURFACE	0.02 ACRES (1.4%)
PROPOSED IMPERVIOUS SURFACE	0.58 ACRES (42%)
INCREASE IN IMPERVIOUS SURFACE	0.56 ACRES

LEGEND

- X X X X --- EXISTING FENCE
- - - - - EX. OVERHEAD UTILITIES
- - - - - EX. GAS LINE
- ⊕ SAN EX. SANITARY SEWER
- - - - - EX. WATER LINE
- ⊕ EX. UTILITY POLE
- ☆ EX. LIGHT POLE
- ⊕ EX. SAN. SEWER MANHOLE
- ⊕ EX. STORM MANHOLE
- ⊕ EX. SIGN
- ⊕ EX. FIRE HYDRANT
- ⊕ GUY WIRE
- - - - - EXISTING CONTOUR LINE
- - - - - EX. STORM LINE
- - - - - CENTERLINE
- DRAINAGE FLOW
- X X X X --- PROP. FENCE
- X X X X --- PROP. WALL
- X X X X --- PROP. STORM LINE
- X X X X --- PROP. SANITARY SEWER
- TREE CANOPY CREDIT AREA



TYPICAL PARKING DETAIL
NO SCALE



SITE DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
SCALE: 1" = 20'

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	DHS	REVISIONS PER AGENCY COMMENTS	11-19-18 CRB
2	DHS	REVISIONS PER ADD'L AGENCY COMMENTS	11-28-18 CRB
3	DHS	REVISIONS TO PARKING LAYOUT	12-3-18 CRB
4	DHS	REVISIONS PER ADD'L AGENCY COMMENTS	12-17-18 CRB

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DATE
SIGNATURE

DATE
FOR REVIEW ONLY
SIGNATURE

DETAILED DEVELOPMENT PLAN
L&N FEDERAL CREDIT UNION
13200 MAGISTERIAL DRIVE
LOUISVILLE, KY 40299

OWNER: GAULT EASTPOINT, LLC
4011 GARDNER POINT DRIVE
SUITE 200
LOUISVILLE, KY 40231-1888

DRAWN BY: DHS
CHECKED BY: CRB
DATE: OCT. 2018
DRAWING: 180252-DDP
SCALE: 1" = 20'
SHEET: 1.00

RECEIVED
DEC 17 2018
DESIGN SERVICES

NOT FOR CONSTRUCTION

18DevPlan1188