

**SAMPLE PLANT SCHEDULE - other trees and shrubs may be used**

KEY	SAMPLE COMMON NAME	SAMPLE BOTANICAL NAME	MIN SIZE	QUANTITY	COND	REMARKS
A	LACEBARK ELM	Ulmus parvifolia	1 3/4" CAL.	10	B & B	Well Branched, Straight Trunk
B	HORNBEAM	Carpinus caroliniana	1 3/4" CAL.	10	B & B	Well Branched, Straight Trunk
C	SERVICEBERRY	Amelanchier alba	1 3/4" CAL.	5	B & B	Well Branched
SCR	PYRAMIDAL ARBORVITAE	Thuja occidentalis 'pyramidalis'	4' HEIGHT	7	B & B	Full, Matched specimen
SHR	INKBERRY HOLLY	Ilex glabra	18" MIN HEIGHT 3" SPACING	15	B & B	Full vigorous

**General Landscape Notes:**

- Grass or ground cover shall be planted on all portions of the landscape buffer area not occupied by other landscape material.
- The ground plane of all interior landscape areas (ILA) shall be planted using either shrubs, groundcover, or turf.
- All plant material located within a utility easement that is damaged or removed due to work required by the utility company shall be immediately replaced by the owner in accordance with Chapter 10 requirements.
- All service structures shall be screened in accordance with Chapter 10, Section 10.2.6 and 10.4.9. Service structures include but are not limited to: propane tanks, dumpsters, HVAC units, electric transformers, and telecom boxes.
- 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. (If applicable)
- 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 within one year, or by the next planting period, whichever comes first, while other defective plant material shall be replaced or repaired within three (3) months.
- Light poles, sidewalks, benches, etc. shall not occupy more than 25% of any Interior Landscape Area (ILA) or reduce the width of any planted area to less than 4 feet. Contractor to coordinate light pole locations with landscape plan. Light poles shall not be in conflict with proposed plantings.

**KTC NOTES**

- Additional right of way may be required across the frontage of this tract to meet the current Metro Land Development Code. The requirements are determined by Louisville Metro Transportation Planning and Public Works departments.
- 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.
- 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.
- Radiuses for entrances should be 35ft. minimum within state right of way.
- All drainage structures within state right of way shall be state design.
- All new and existing sidewalks shall be either brought up to or built to ADA current standards.
- No new entrance will be permitted at Dixie Hwy. (US 31 W) for development.
- KYTC will require signs be placed at the Dixie Hwy. entrance to let internal traffic know that they are not to exit from this entrance.
- KYTC is okay with the concept on the VARIANCE plan with the exception of some comments in this review. This is just a preliminary okay. KYTC will review again if or when construction plans are submitted, and reserve the right to change or qualify the approval when construction plans are submitted for review.
- An encroachment permit and bond will be required for all work done in the right of way.

**NOTES:**

- WASTEWATER: SANITARY SEWER IS PROVIDED BY CONNECTION TO EXISTING METROPOLITAN SEWER DISTRICT SEWER
- DOMESTIC WATER SUPPLY: SUBJECT SITE IS SERVED BY THE LOUISVILLE WATER COMPANY.
- DRAINAGE: NO ADDITIONAL IMPERVIOUS SURFACE IS PROPOSED. EXISTING DRAINAGE PATTERNS TO REMAIN, ANY REQUIRED ADDITIONAL STORMWATER ELEMENTS TO BE IDENTIFIED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. NO ONSITE DETENTION IS REQUIRED.
- THE DEVELOPMENT LIES IN THE SHIVELY FIRE DISTRICT. CITY OF SHIVELY APPROVAL REQUIRED.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA FIRM MAP #21111C0072E.
- NO DUMPSTER PROPOSED
- PRIOR TO ANY CONSTRUCTION ACTIVITY, AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL.
- BOUNDARY TAKEN FROM DEED AND DOES NOT CONSTITUTE A SURVEY. TOPOGRAPHIC INFORMATION PURCHASED FROM LOJIC
- CONSTRUCTION PLANS AND PERMIT ARE REQUIRED BY METRO INSPECTIONS AND PERMITS & KTC PRIOR TO CONSTRUCTION.
- BUILDING WILL MEET APPLICABLE REQUIREMENTS OF SECTION 5.5 AND SECTION 5.6 OF THE LAND DEVELOPMENT CODE.

**LANDSCAPE AND SIGNAGE NOTES**

- PERIMETER REQUIREMENTS  
TRANSITION ZONE  
REAR YARD - COMMERCIAL ADJACENT TO RESIDENTIAL - 100' LENGTH PER 5.7.1.B.3.a - 25' YARD WITH 6' SCREEN & TYPE 3 PLANTING DENSITY PER 10.2.4 - 35' YARD WITH 8' SCREEN & TYPE 4 PLANTING DENSITY 3 TREES/100' THEREFORE 3 TREES REQUIRED - WAIVER REQUESTED

EAST YARD - COMMERCIAL ADJACENT TO RESIDENTIAL - 160' LENGTH PER 5.7.1.B.3.a - 25' YARD WITH 6' SCREEN & TYPE 3 PLANTING DENSITY PER 10.2.4 - 35' YARD WITH 8' SCREEN & TYPE 4 PLANTING DENSITY 3 TREES/100' THEREFORE 5 TREES REQUIRED - WAIVER REQUESTED

- VEHICLE USE BUFFER  
PER 10.2.9 & 10.2.10 - 5' VEHICLE USE BUFFER ALONG R/W PROVIDE CONTINUOUS 3' SCREEN AND 1 TYPE A TREE PER 50' FRONTAGE ALONG DIXIE HIGHWAY = 54' THEREFORE USE 2 TREES

- INTERIOR LANDSCAPE AREA  
10.2.11 REQUIRES 5.0% INTERIOR LANDSCAPE AREAS  
VEHICLE USE AREA = 9,488 SQ.FT.

REQUIRED ILA = 9,488 SQ.FT. x 5.0% = 474 SQ.FT.  
PROVIDED ILA = 527+303 = 830 SQ.FT.

REQUIRED ILA TREES = 9,488 SQ.FT./4000 = 2.37 USE 3 TREES

- CANOPY CALCULATIONS  
ASSUMED CANOPY PRESERVED = 0% (MAXIMUM REQUIREMENT)  
FOR CLASS C COMMERCIAL-SMC/C-2 = 20% REQUIRED  
REQUIRED CANOPY = 0.20 x 16,000 SQ.FT. = 3,200 SQ.FT.  
REQUIRED TYPE "A" TREES (>1-3/4" & < 3") = 3200 SQ.FT./720 = 4.4

- CANOPY REQUIREMENTS MET BY TREES PLANTED FOR ILA (3) .  
VEHICLE USE BUFFER TREES (2) AND LANDSCAPE BUFFER TREES (8)

- EXISTING FREE STANDING SIGN TO BE RENOVATED. FINAL SIGN DIMENSIONS TO MEET REQUIREMENT OF ARTICLE 8 OF THE DEVELOPMENT CODE. MAXIMUM SIGN HEIGHT 24'. MAXIMUM SIGN SIZE 100 SQ.FT.

- EXISTING PERVIOUS (PLANTING) AREA 2446 SQ.FT.  
PROPOSED PERVIOUS AREA 3,855 SQ.FT. > 50% INCREASE

**SETBACK DATA**

FRONT YARD = 65' FROM C/L - 5.3.2.C.2.a PLAN MEETS REQUIREMENT  
STREET SIDE YARD = 25' - 5.7.1.B.2 (TRANSITION) VARIANCE REQUIRED  
SIDE YARD = NONE - 5.3.2.C.2.b VARIANCE REQUIRED  
REAR YARD = 25' - 5.7.1.B.2 (TRANSITION) VARIANCE REQUIRED

**PARKING SUMMARY**

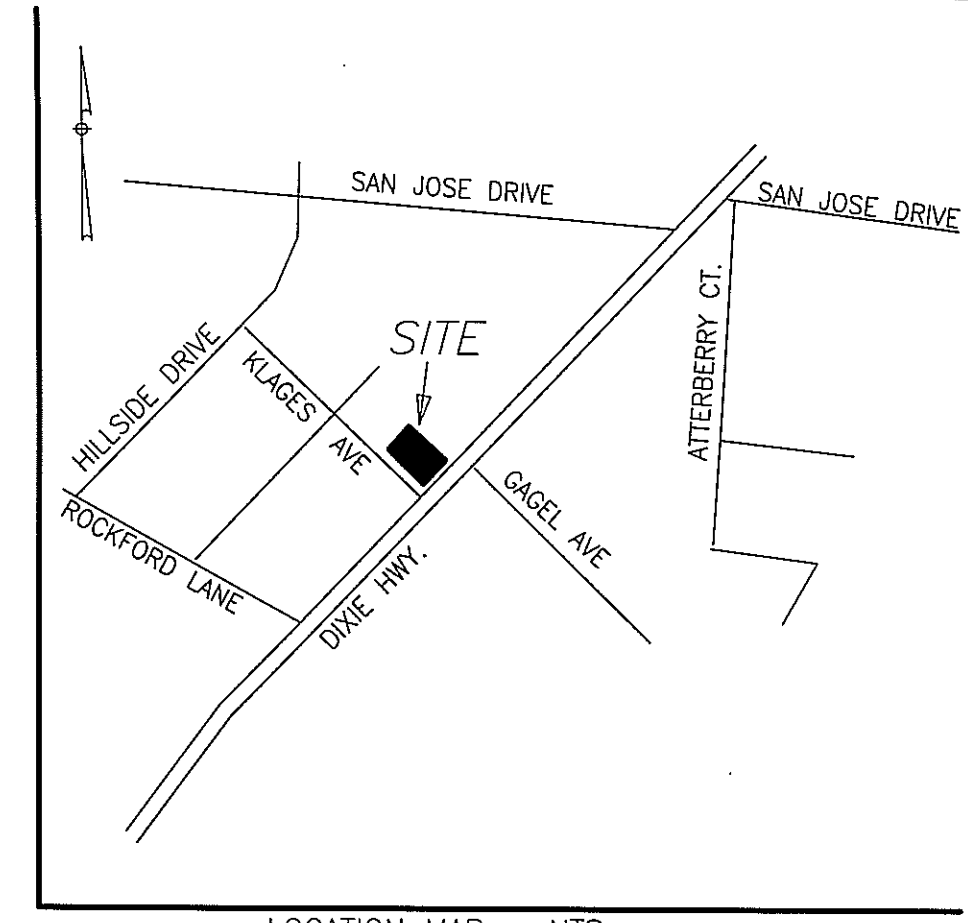
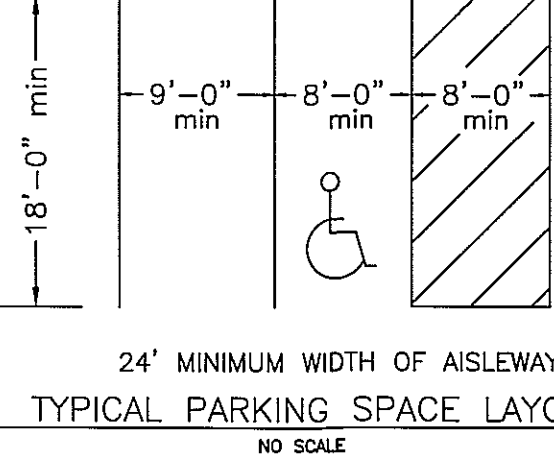
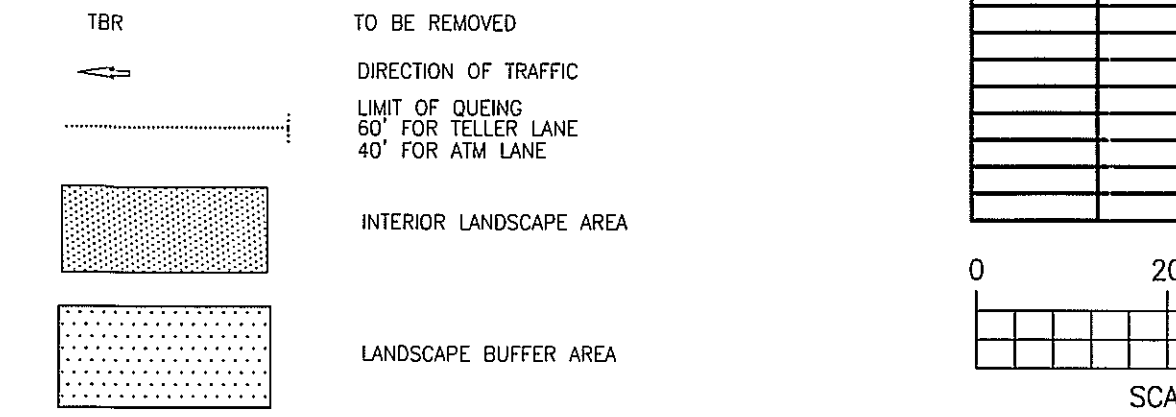
USE	FLOOR AREA	MIN. RATIO	MAX. RATIO	MIN. PARKING REQUIRED	MAX. PARKING ALLOWED
BANK	2,470 S.F.	1/300	1/200	8.2 SPACES	12.3 SPACES

PARKING SPACES PROVIDED: 11 - 9' x 18' SPACES  
1 - 8' x 18' HANDICAP SPACE  
TOTAL: 12 PARKING SPACES

QUEUING  
3 SPACES PER TELLER LANE - 6 SPACES  
2 SPACES PER ATM LANE - 2 SPACES

< 3000 SQ.FT. THEREFORE EXEMPT FROM BICYCLE PARKING REQUIREMENTS

**LEGEND**



**REQUESTED VARIANCES AND WAIVERS**  
CASE# 13VARIANCE1021 APPROVED - 11/4/13

- VARIANCE FROM 'TRANSITION STANDARDS' SECTION 5.7.B.1.2. REDUCING THE 25' STREET SIDE YARD EXTENDED ALONG THE EAST SIDE OF KLAGES AVENUE FROM THE NEIGHBORHOOD FORM DISTRICT INTO THE SUBURBAN MARKETPLACE CORRIDOR TO 1.0'
- VARIANCE FROM 'TRANSITION STANDARDS' SECTION 5.7.B.1.2. REDUCING 25' REAR YARD FROM THE NEIGHBORHOOD FORM DISTRICT INTO THE SUBURBAN MARKETPLACE CORRIDOR TO 6.0'
- VARIANCE TO REDUCE REQUIRED 25' WIDTH OF REAR YARD FOR COMMERCIAL USE ABUTTING RESIDENTIAL USE DETAILED IN 5.3.2.C.2.B TO 6.0'
- WAIVER FROM 'TRANSITION STANDARDS' SECTION 5.7.1.B.3.a. WHICH REQUIRES 25' TYPE 'C' REAR YARD ADJACENT TO RESIDENTIAL USE
- WAIVER FROM SECTION 10.2.4 REQUIRING TYPE 'C4' REAR YARD ADJACENT TO RESIDENTIAL USE
- VARIANCE TO REDUCE REQUIRED 25' WIDTH OF EAST SIDE YARD FOR COMMERCIAL USE ABUTTING RESIDENTIAL USE DETAILED IN 5.3.2.C.2.B TO 5.0'
- WAIVER FROM SECTION 10.2.4 REQUIRING TYPE 'C4' SIDE YARD ADJACENT TO RESIDENTIAL USE

**REQUESTED WAIVERS #1**

- WAIVER FROM SECTION 10.2.4 TO PERMIT UTILITY EASEMENT TO OCCUPY MORE THAT 50% OF LANDSCAPE BUFFER AREA

**DEVELOPMENT NOTES**

EXISTING LAND USE: VACANT  
EXISTING ZONING: C-2  
EXISTING FORM DISTRICT: SMC - SUBURBAN MARKETPLACE CORRIDOR  
EXISTING LOT SIZE: 0.367 ACRES. (16,000 S.F.)  
PROPOSED LAND USE: CREDIT UNION BRANCH  
BUILDING HEIGHT: 1 STORY (22')  
FLOOR AREA: 2,470 SQ.FT.  
F.A.R.: 0.154  
PROPERTY SUBJECT TO 13VARIANCE1021  
LOTS TO BE CONSOLIDATED

**SITE DATA**  
4652 DIXIE HIGHWAY  
LOUISVILLE KY 40216  
PARCEL ID 1093 0113 0011 &  
PARCEL ID 1093 0114 0000  
DEED BOOK 10208 PAGE 154

**DEVELOPER & OWNER**  
KENTUCKY TELCO  
FEDERAL CREDIT UNION  
3740 BARDSTOWN ROAD  
LOUISVILLE, KY 40218-2254

**PLAN NOTE**  
PLAN BASE FROM 'DEVELOPMENT PLAN & ALTERNATIVE LANDSCAPE PLAN'  
CASE # 13VARIANCE1021 APPROVED 11/4/2013. CURRENT WAIVER REQUEST PLAN UPDATED TO REFLECT NEW OWNERSHIP, SHOW BUILDING DEMOLITION AND SHOW PREVIOUSLY OMITTED UTILITY EASEMENT

**LANDSCAPE WAIVER**  
4652 DIXIE HIGHWAY  
LOUISVILLE, KY 40216

**RECEIVED**  
AUG 15 2014  
PLANNING &  
DESIGN SERVICES

**KENTUCKY TELCO**  
**FEDERAL CREDIT UNION**  
3740 BARDSTOWN ROAD  
LOUISVILLE, KY 40218

SCALE: 1" = 20' DATE: AUGUST 15, 2015

KEAL & ASSOCIATES, Inc.  
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