

GENERAL NOTES

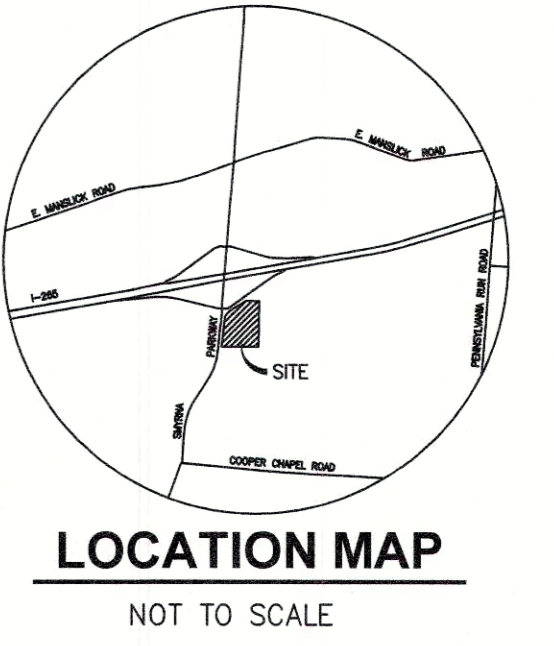
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 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 PRE 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 SEEDED, 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.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED 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 INFORMATION TAKEN FROM MSD LOJC INFORMATION AND DEEDS.
- SANITARY SEWERS TO BE PROVIDED BY LATERAL EXTENSION 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.
- ONSITE DETENTION IS PROVIDED. POST DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. LOW FLOW CHANNEL CAPACITY FOR THE NORTHERN STORMWATER OUTLET TO BE VERIFIED. MODIFICATIONS MAY BE REQUIRED.
- ALL SIGNAGE WILL COMPLY WITH LAND DEVELOPMENT CODE, CHAPTER 8.
- ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.
- ARMY CORP OF ENGINEERS APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- CROSS-ACCESS AND SHARED PARKING AGREEMENT TO BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- SUBJECT LOTS TO BE CONSOLIDATED PRIOR TO CONSTRUCTION APPROVAL.
- PROPOSED GRADING IS PRELIMINARY. FINAL GRADES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS.

LEGEND

- X---X---X--- EXISTING FENCE
- OHU--- EX. OVERHEAD UTILITIES
- GAS--- EX. GAS LINE
- S--- EX. SANITARY SEWER
- FW--- EX. WATER LINE
- U--- EX. UTILITY POLE
- TMH--- EX. TELEPHONE MANHOLE
- EMH--- EX. ELECTRIC MANHOLE
- SSMH--- EX. SAN. SEWER MANHOLE
- FH--- FIRE HYDRANT
- WV--- WATER VALVE
- GV--- GAS VALVE
- GW--- GUY WIRE
- TP--- TELEPHONE PEDESTAL
- BM--- BENCH MARK
- ECL--- EXISTING CONTOUR LINE
- CSL--- EX. STORM LINE
- CF--- CENTERLINE
- DF--- DRAINAGE FLOW
- PSF--- PROP. 8" SOLID PRIVACY FENCE
- PSW--- PROP. 8" SECURITY WALL
- PSL--- PROP. STORM LINE
- ETL--- EXISTING TREELINE
- PTL--- PROPOSED TREELINE
- SAN--- PROP. SANITARY SEWER

SITE DEVELOPMENT PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
 0 15' 30' 60'
 SCALE: 1" = 30'



SITE DATA

TOTAL SITE AREA	4.45 ACRES (193,667.87 SQ.FT.)
EXISTING ZONING	NFD
EXISTING FORM DISTRICT	VACANT
PROPOSED ZONING	OR-3
PROPOSED USE	OFFICE
PROPOSED BUILDING AREA	69,917 SQ.FT.
1ST FLOOR-28,061 SF	
2ND FLOOR-29,773 SF	
3RD FLOOR-12,083 SF	
PARKING REQUIREMENT	
MINIMUM PARKING REQUIRED	200 SPACES (1 SP/350 SF.)
MAXIMUM PARKING ALLOWED	350 SPACES (1 SP/200 SF.)
PARKING PROVIDED	200 SPACES (INC. 7 ACCESSIBLE SPACES)
VEHICLE USE AREA	76,320 SQ.FT.
7.5% REQUIREMENT	5,724 SQ.FT.
LLA PROVIDED	6,302 SQ.FT.

BICYCLE PARKING CALCULATIONS:

SHORT TERM REQUIREMENT	2
LONG TERM REQUIREMENT	2
(SPACES LOCATED WITHIN EACH BUILDING)	

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C	
SITE AREA	193,668 S.F.
EX. TREE CANOPY ON SITE	191,511 S.F. (98.9%)
EX. TREE CANOPY TO BE PRESERVED	26,329 S.F. (13.6%)
TREE CANOPY REQUIRED	29,050 S.F. (15%)
(TOTAL SITE HAS 76-100% EX. CANOPY COVERAGE)	
ADDITIONAL TREE CANOPY REQUIRED	2,721 S.F. (1.4%)
ADD'L TREE CANOPY TO BE PROVIDED	23,040 S.F.
32 "TYPE A" TREES @ 720 SQ.FT.	
TOTAL TREE CANOPY TO BE PROVIDED	49,369 S.F. (25.5%)

WAIVER AND VARIANCE REQUESTS:

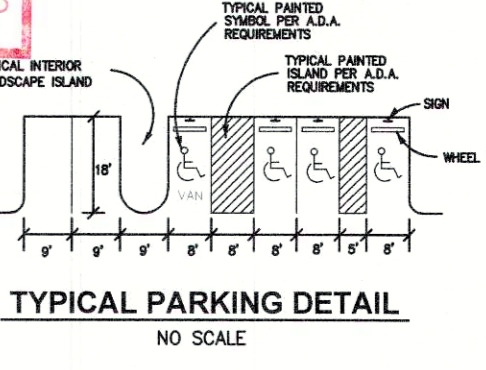
- VARIANCE FROM CHAPTER 5.3.1.C.5, TABLE 5.3.2 OF THE LAND DEVELOPMENT CODE TO ALLOW PARKING TO ENCRoACH INTO THE REQUIRED 30' NON-RESIDENTIAL TO RESIDENTIAL BUILDING SETBACK ALONG THE NORTH PROPERTY LINE.
- VARIANCE FROM CHAPTER 5.3.1.C.5, TABLE 5.3.2 OF THE LAND DEVELOPMENT CODE TO ALLOW BUILDING TO EXCEED MAXIMUM REQUIRED BUILDING SETBACK OF 95' FROM SMYRNA PARKWAY.
- VARIANCE FROM CHAPTER 5.3.1.C.5, TABLE 5.3.2 OF THE LAND DEVELOPMENT CODE TO ALLOW BUILDING TO EXCEED MAXIMUM REQUIRED BUILDING HEIGHT OF 30'.
- WAIVER FROM CHAPTER 5.8.1 OF THE LAND DEVELOPMENT CODE TO OMIT THE SIDEWALK REQUIREMENT ALONG SMYRNA PARKWAY.

PRELIMINARY DETENTION CALCULATION

2.8/12 x (0.84 - 0.25) x 3.22 AC. = 0.443 AC-FT or 19,310 C.F.
 APPROXIMATE VOLUME PROVIDED:
 19676 SQ.FT. x 2.5' DEPTH (STONE, VOIDS + CHAMBERS) = 19,339 C.F.

APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 18Z0NE1045
 APPROVAL DATE: _____
 EXPIRATION DATE: _____
 SIGNATURE OF PLANNING COMMISSION: _____

RECEIVED
 OCT 11 2018
 PLANNING & DESIGN SERVICES



REVISIONS

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	7-9-18	CRB
2	DHS	REVISIONS PER ADD'L AGENCY COMMENTS	9-19-18	CRB
3	DHS	REVISIONS PER ADD'L MSD COMMENTS	10-11-18	CRB

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DETAILED DEVELOPMENT PLAN
 L&N FEDERAL CREDIT UNION
 SMYRNA PARKWAY
 LOUISVILLE, KY 40229

BTM PROJECT NO.: 180171
 19109 LANTANA DR., LOT 266
 D.E. 10250, P.C. 778
 D.E. 10336, P.C. 50
 9115 SMYRNA PARKWAY, LOT 137
 D.E. 10335, P.C. 82

OWNER / DEVELOPER:
 L&N FEDERAL CREDIT UNION
 9265 SMYRNA PARKWAY
 LOUISVILLE, KY 40229

DRAWN BY: DHS
 CHECKED BY: CRB

DATE: JUNE 4, 2018
 DRAWING: 180171-DDP
 SCALE: 1" = 30'
 SHEET: 1.00

NOT FOR CONSTRUCTION

DATE PLOTTED: 10/11/18 10:51 AM DATE PRINTED: 10/11/18 10:51 AM