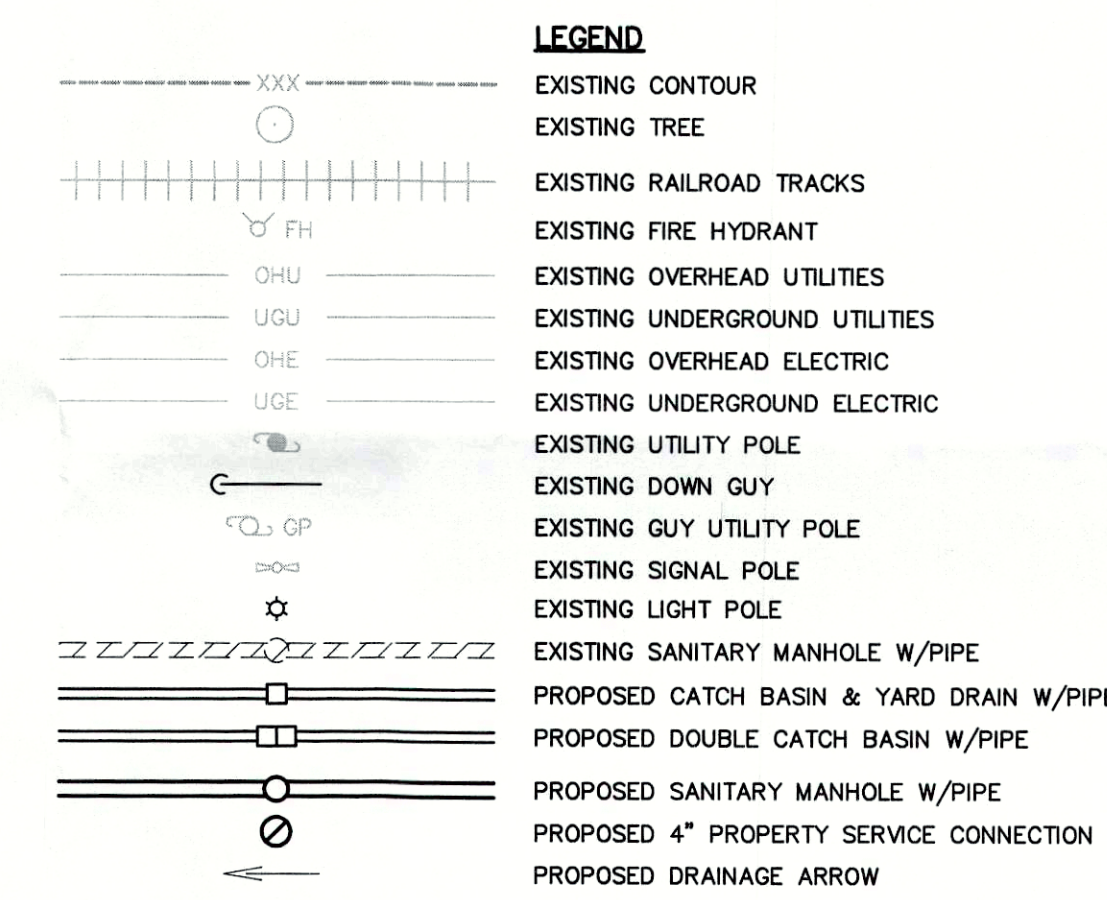


TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE



LOCATION MAP
NO SCALE



PROJECT DATA

EXISTING FORM DISTRICT	TOWN CENTER
EXISTING ZONING	C-1
EXISTING LAND USE	RETAIL
PROPOSED LAND USE	BANK
TOTAL LAND AREA	0.68± AC.
BUILDING FOOTPRINT AREA	4,200± S.F.
GROSS BUILDING AREA	8,400± S.F.
BUILDING HEIGHT (2 STORY MEAN)	42'±
STAIR TOWER (NOT INCLUDING CUPOLA)	48'±
FLOOR AREA RATIO (MAX ALLOWED 1.0)	0.28
PARKING REQUIRED:	
BANK	25 SPACES
MINIMUM (1 SP./300 S.F.)	
(W/ 10% PUBLIC TRANSIT REDUCTION)	
MAXIMUM (1 SP./200 S.F.)	42 SPACES
TOTAL (MIN.-MAX.)	25-42
PARKING PROVIDED:	26
(INCLUDES 2 ACCESSIBLE)	
DRIVE THRU QUELING REQUIRED/PROVIDED	10 SPACES
BICYCLE PARKING REQUIRED/PROVIDED:	
SHORT TERM	1 SPACES
LONG TERM	1 SPACES

LANDSCAPE DATA

V.U.A.	14,259± S.F.
I.L.A. REQUIRED (5% X VUA)	713 S.F.
I.L.A. PROVIDED	910± S.F. (1,398± S.F.)

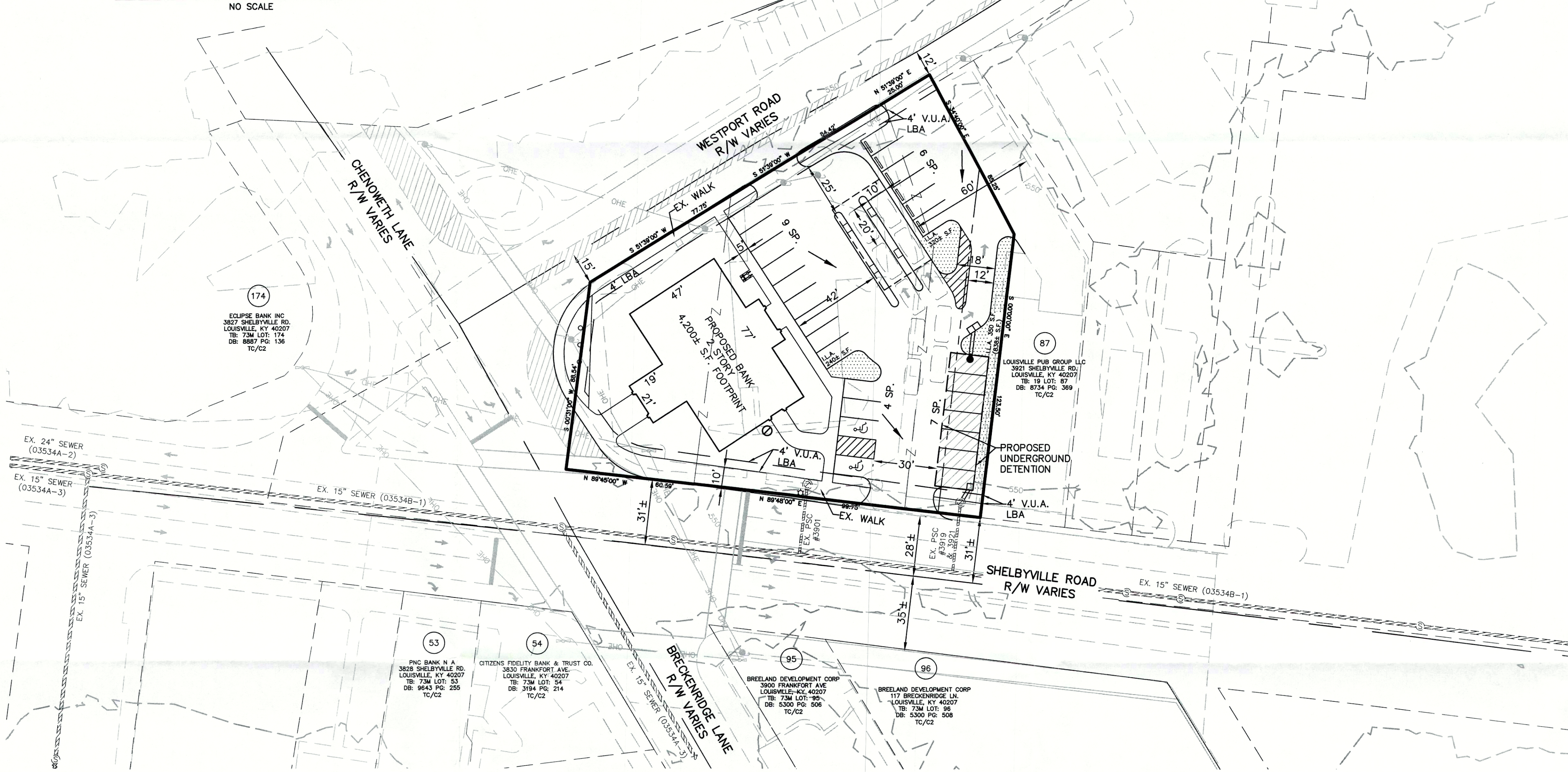
IMPERVIOUS AREA

EXISTING:	26,713± S.F.
PROPOSED:	18,459± S.F.

VARIANCE REQUEST
A VARIANCE FROM SECTION 6.3.C.3 OF THE APPLICABLE ST. MATTHEWS/1997 DEVELOPMENT CODE FOR JEFFERSON COUNTY IS REQUESTED TO ALLOW A HEIGHT VARIANCE OF 7' FOR THE MAIN STRUCTURE TO BE 42' IN HEIGHT AND A VARIANCE OF 13' FOR THE STAIR TOWER TO BE 48' IN HEIGHT AND FOR BOTH TO EXCEED THE 35' MAXIMUM BUILDING HEIGHT ALLOWED.

DETENTION CALCULATIONS

2.9/12 (0.85) (0.68) = 0.14 AC.FT.



EROSION PREVENTION AND SEDIMENT CONTROL NOTE
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED.
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 SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.
WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

MSD NOTES

1. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
2. DRAINAGE/STORMWATER DETENTION: PROPOSED IMPERVIOUS AREA WILL BE REDUCED BY APPROX. 10% REDEVELOPMENT IN THE COMBINED SEWER AREA. THE POST-DEVELOPED 100-YR DISCHARGE NOT EXCEED THE 10-YR PRE-DEVELOPED DISCHARGE. UNDERGROUND DETENTION WILL BE PROVIDED AND USE THE EXISTING CONNECTION TO CONNECT TO THE COMBINED SEWER. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION OF DRAINAGE PIPES AND GRADING PATTERNS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
3. 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. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
4. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (2111100 29E).

PUBLIC WORKS AND KTC NOTES

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
2. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
4. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
5. ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
6. KYTC ENCROACHMENT PERMIT REQUIRED FOR WORK WITHIN THE WESTPORT ROAD, CHENOWETH LANE AND SHELBYVILLE ROAD RIGHT-OF-WAY.

GENERAL NOTES

1. 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.
2. 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.
3. A LANDSCAPE AND TREE CANOPY PLAN PER ARTICLE 12 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
4. THE DEVELOPMENT LIES IN THE ST. MATTHEWS FIRE DISTRICT.
5. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS.
6. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER ARTICLE 12 OF THE LDC.
7. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
9. ALL EXISTING BUILDINGS ARE TO BE REMOVED.
10. ANY MONUMENT OR BUILDING SIGNAGE SHALL REQUIRE A CITY OF ST. MATTHEWS SIGNAGE PERMIT.

Mindel, Scott & Associates, Inc.
Planning · Engineering · Surveying · Landscape Architecture
Utility Consulting · Property Management
5151 Jefferson Boulevard, Louisville, KY 40219
Phone: (502) 485-5108 · Fax: (502) 485-1006 · E-Mail: msand@msand.com

DEVELOPER
INDEPENDENCE BANK
2425 FREDERICA STREET
OWENSBORO, KY. 42301

OWNER
PETER MICHAEL HAMMER
3919 SHELBYVILLE RD.
LOUISVILLE, KY. 40207

OWNER
GROSS REAL ESTATE LLC
3901 SHELBYVILLE RD.
LOUISVILLE, KY. 40207

VARIANCE PLAN
INDEPENDENCE BANK
3901 & 3919 SHELBYVILLE ROAD
LOUISVILLE, KENTUCKY 40207
TAX BLOCK: 19 LOTS: 84, 85, 86
D.B. 9013 PG. 183, D.B. 5503 PG. 204

RECEIVED
SEP 26 2016
PLANNING & DESIGN SERVICES



CASE # 16VARIANCE1066
MSD WM # 11484

9/12/16 PER AGENCY COMMENTS	Vertical Scale: N/A
9/26/16 REDUCED SIZE OF BUILDING	Horizontal Scale: 1"=30'
	Date: 8/22/16
	Job Number: 3385
	Sheet
	1
	of 1