

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN THE 100 YEAR FLOODPLAIN PER FIRM MAP 2111C0072E DATED DEC. 5, 2006.
- SOIL TYPE IS LISTED PER THE JEFFERSON COUNTY SOIL SURVEY AS URBAN LAND - UDORTHENTS COMPLEX.
- SANITARY SEWER SERVICE TO BE PROVIDED BY EXISTING SANITARY SEWER SERVING THE SITE. SITE SERVICED BY MORRIS FORMAN WQTC.
- THE PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS CATEGORY 2B DEVELOPMENT PLAN, THE APPROXIMATE AREA OF DISTURBANCE IS 31,070 SQ. FT. (0.71 ACRES)
- STORMWATER TO BE DIRECTED TO THE EXISTING DRAINAGE SYSTEM.
- IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.

KYTC 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 DEPARTMENT.
- CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT OF WAY. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS (UPSTREAM AND DOWNSTREAM) BASED ON 25-YEAR AND 100 YEAR STORMS. THIS ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUESTED TO ALTER DRAINAGE ON A RIGHT OF WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.
- THERE SHALL BE NO COMMERCIAL SIGNS ON THE RIGHT OF WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT OF WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGNED.
- THERE SHALL BE NO PARKING NOR ANY PORTION OF ANY PARKING LOT ON STATE RIGHT OF WAY.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
- DESIGN OF ACCESS TO STATE HIGHWAYS SHALL COMPLY WITH KYTC STANDARD DRAWINGS. THERE ARE CURRENTLY THREE ACCESS POINTS WITHIN THE FRONTAGE OF THIS PROPOSED DEVELOPMENT. AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING THIRD ACCESS SHALL BE REMOVED AND THE CURB & SIDEWALK REPLACED TO MATCH THE ADJACENT AND RECENTLY CONSTRUCTED CURB & SIDEWALK.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE KYTC RIGHT-OF-WAY.

GENERAL NOTES

- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE APPROPRIATE AGENCIES.
- THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- DUMPSTER SCREENING TO CONFORM TO LDC SECTION 5.5.2.B.2.
- A MINOR SUBDIVISION PLAT TO BE APPROVED TO CREATE 2 TRACTS FROM 3 PRIOR TO CONSTRUCTION APPROVAL.
- ZONING LINE SHOWN AS APPROXIMATE PER LOJC MAPPING.
- VEHICULAR ACCESS WILL BE PROVIDED FOR THE REAR TRACT AT TIME OF DEVELOPMENT, INCLUDING PEDESTRIAN CONNECTION AS REQUIRED BY 5.5.1.B.1 AND 5.9.2.A.1.D.
- CROSS EASEMENT AGREEMENT SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
- UPON DEVELOPMENT OR REDEVELOPMENT OF THE PROPERTIES NORTH AND SOUTH, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS AND ALL PARTIES INVOLVED. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY.

EXISTING IMPERVIOUS	DECREASE IMPERVIOUS	TOTAL IMPERVIOUS
22,694 SQ.FT.	7,890 SQ.FT.	14,804 SQ.FT.
34.76% DECREASE		

AREA OF DISTURBANCE - 31,070 SQ. FT. (0.71 ACRES)

NEW TRACT #1 RECAPITULATION		NEW TRACT #2 RECAPITULATION	
1. EXISTING ZONING	C2	1. EXISTING ZONING	C2 & OR2
2. FORM DISTRICT	SUBURBAN MARKETPLACE CORRIDOR	2. FORM DISTRICT	SUBURBAN MARKETPLACE CORRIDOR
3. EXISTING USE	VACANT	3. EXISTING USE	VACANT
4. PROPOSED USE	BANK	4. LAND AREA	.72 ACRES/31,363.2 SQ.FT.
5. LAND AREA	.56 ACRES/24,393.6 SQ.FT.		
6. PROPOSED BUILING	3,485 SQ.FT.		
7. FAR	0.14		
8. PARKING			
A. REQUIRED			
MIN.	MAX.	MIN.	MAX.
1 SPACE/300 SQ.FT.	1 SPACE/200 SQ.FT.	12 SPACES	17 SPACES
B. PROVIDED			17 SPACES
9. VUA			11,140 SQ.FT.
10. ILA			
A. REQUIRED (5%)	557 SQ.FT.		
B. PROVIDED	1,192 SQ.FT.		

VIA TREES: 1 TREE PER 50 FT. OF ROADWAY FRONTAGE = 3 TREES
 PER LDC 10.2.13. ONE MEDIUM OR LARGE DECIDUOUS TREE TO BE PLANTED FOR EVERY 4,000 SQ.FT. OF VUA.
 THEREFORE 3 TREES ARE REQUIRED (11,140 SQ.FT./4,000 SQ.FT. = 3 TREES)

NEW TRACT #2 (FUTURE DEVELOPMENT) RECAPITULATION	
1. EXISTING ZONING	C2 & OR2
2. FORM DISTRICT	SUBURBAN MARKETPLACE CORRIDOR
3. EXISTING USE	VACANT
4. LAND AREA	.72 ACRES/31,363.2 SQ.FT.
TREE CANOPY	
CLASS "C"	
SITE AREA = 24,394 SQ.FT.	
NEW TREE CANOPY REQUIRED = (20% - 4,879 SQ.FT.)	
NEW TREE CANOPY PROVIDED (7) TYPE "A" TREES - 720 SQ.FT. = (20.66% - 5,040 SQ.FT.)	
TOTAL TREE CANOPY PROVIDED = (20.66% - 5,040 SQ.FT.)	

OWNER/DEVELOPER
BEACON COMMUNITY CREDIT UNION, INC.
 7910 NATIONAL TURNPIKE
 LOUISVILLE, KY. 40214
 D.B. 11595, PG. 965

5342 DIXIE HIGHWAY
 PARCEL ID: 102806110000 - PARCEL #1 - TRACT #1
 PARCEL ID: 102606120000 - PARCEL #1 - TRACT #2

5344 DIXIE HIGHWAY
 LOUISVILLE, KY. 40216
 PARCEL ID: 102605500000 - PARCEL #2

CASE # 20-CAT2-0012

WM # 1213010

REVISIONS:

4/6/2020

DRWN BY: KAL/DLL

DRAWING NAME:
BEACON-CAT2B.DWG



LJB INC.
 4010 Dupont Circle
 Suite 478
 Louisville, KY 40207
 (502) 899-9611
 LJBinc.com

BEACON COMMUNITY CREDIT UNION
 5344 DIXIE HIGHWAY
 LOUISVILLE, KY. 40216
CATEGORY 2B DEVELOPMENT PLAN

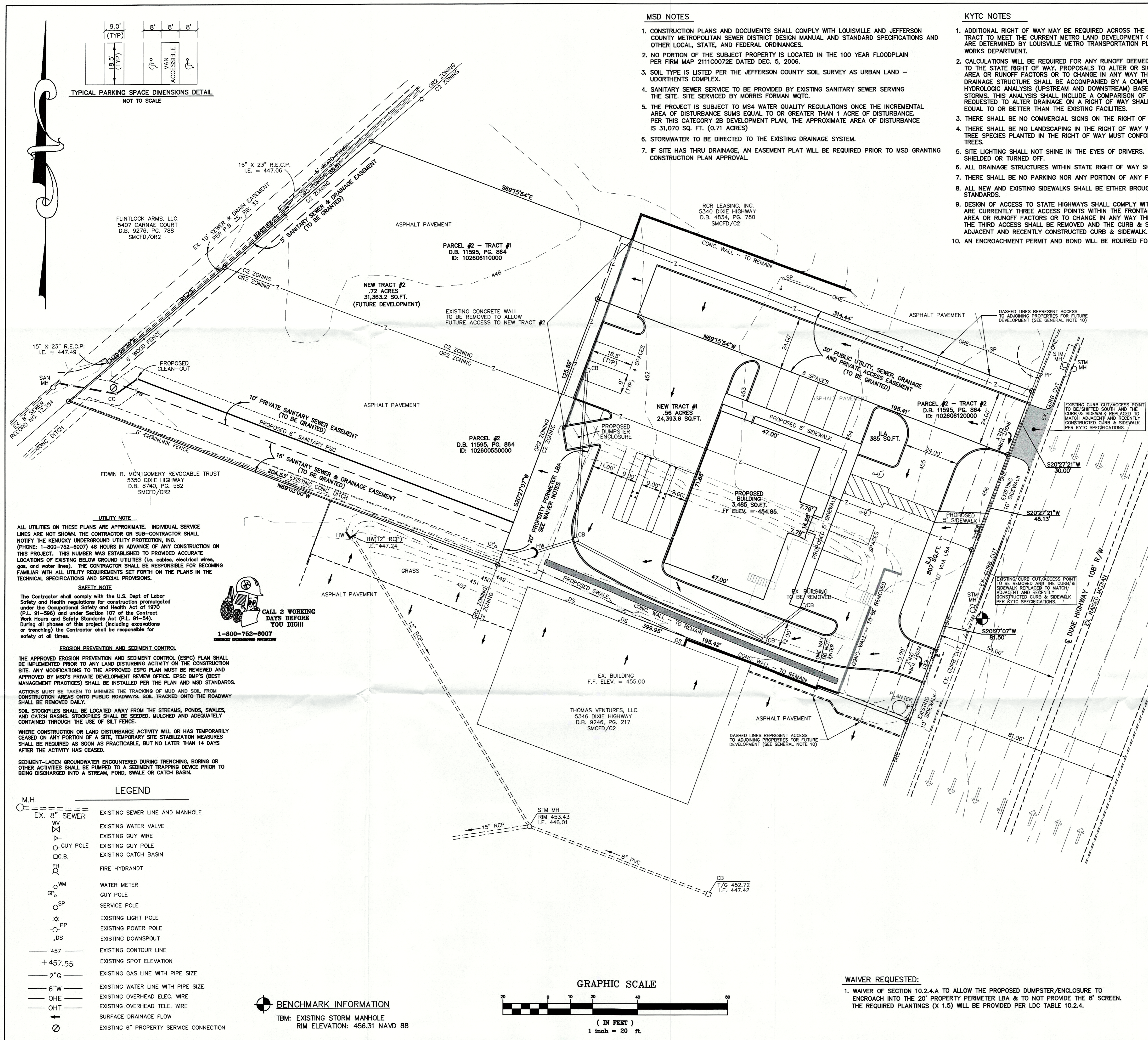
RECEIVED
 APR 06 2020
 PLANNING & DESIGN SERVICES

DATE: 3/6/2020

PROJECT NO.:
0118868A.00

Sheet 1 of 1

20-CAT2-0012



UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CRONTOR SHALL NOTIFY THE KENTUCKY UNDERGROUND UTILITY PROTECTION, INC. (PHONE: 1-800-752-6007) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (i.e. cables, electrical wires, gas, and water lines). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

SAFETY NOTE

The Contractor shall comply with the U.S. Dept of Labor Safety and Health regulations for construction promulgated under the Occupational Safety and Health Act of 1970 (P.L. 91-596) and under Section 107 of the Contract Work Hours and Safety Standards Act (P.L. 91-54). During all phases of this project (including excavations or trenching) the Contractor shall be responsible for safety at all times.



EROSION PREVENTION AND SEDIMENT CONTROL

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (ESPC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED ESPC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. ESPC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER 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 THE 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 A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

LEGEND

- M.H. EX. 8" SEWER EXISTING SEWER LINE AND MANHOLE
- WV EXISTING WATER VALVE
- GUY EXISTING GUY WIRE
- GUY EXISTING GUY POLE
- C.B. EXISTING CATCH BASIN
- FH FIRE HYDRANT
- WM WATER METER
- GP GUY POLE
- SP SERVICE POLE
- LP EXISTING LIGHT POLE
- PP EXISTING POWER POLE
- DS EXISTING DOWNSPOUT
- 457 EXISTING CONTOUR LINE
- +457.55 EXISTING SPOT ELEVATION
- 2"G EXISTING GAS LINE WITH PIPE SIZE
- 6"W EXISTING WATER LINE WITH PIPE SIZE
- OHE EXISTING OVERHEAD ELEC. WIRE
- OHT EXISTING OVERHEAD TELE. WIRE
- SD SURFACE DRAINAGE FLOW
- PC EXISTING 6" PROPERTY SERVICE CONNECTION

BENCHMARK INFORMATION
 TBM: EXISTING STORM MANHOLE
 RIM ELEVATION: 456.31 NAVD 88

GRAPHIC SCALE

