

C-2/S/MC
McDonalds Corp.
P.O. Box 182571
Columbus, OH 43231
D.B. 4879 PG. 0640

C-2/S/MC
Karbon Holdings Kentucky LLC
222 S 1st St. Ste. 206
Louisville, KY 40202
D.B. 8736 PG. 0045

C-2/S/MC
Marshall Realty Co.
P.O. Box 7066
Louisville, KY 40257
D.B. 4274 PG. 0072

C-1/S/MC
Gleason Inc.
P.O. Box 7449
Louisville, KY 40257
D.B. 5860 PG. 0248

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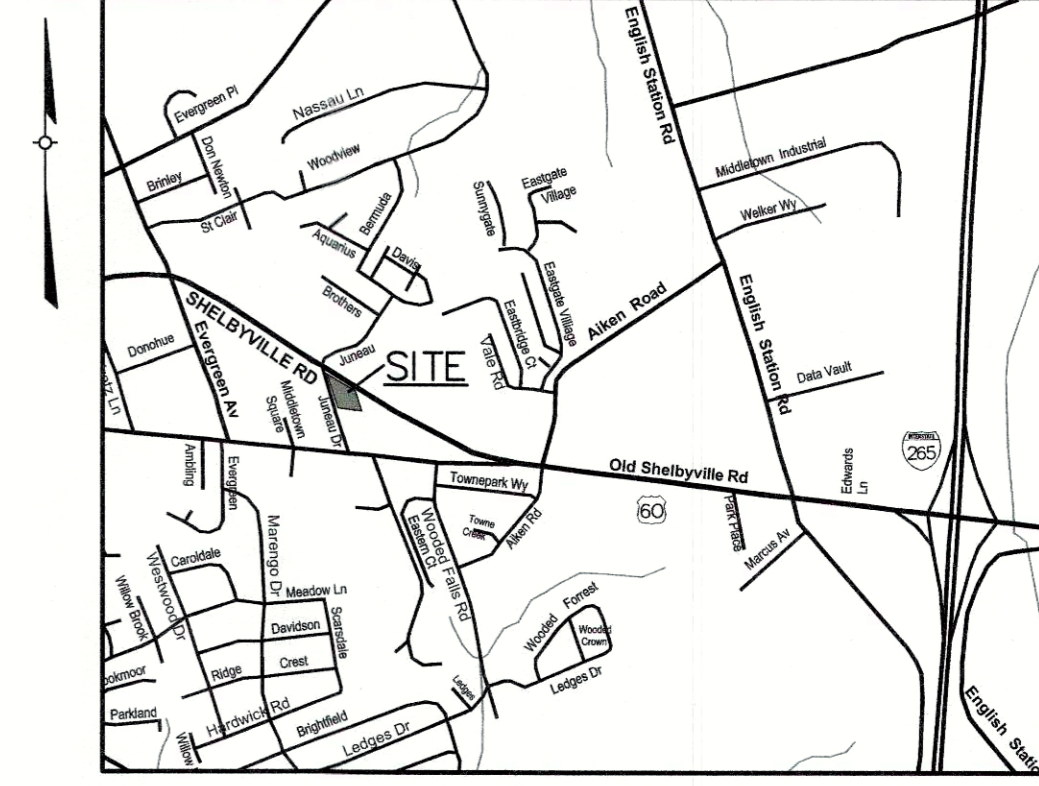
C-1/S/MC
Gleason Inc.
P.O. Box 7449
Louisville, KY 40257
D.B. 5860 PG. 0248

R-5/S/MC
Larry K. Watson
P.O. Box 43090
Louisville, KY 40253
D.B. 8479 PG. 0279

R-5/S/MC
Karin S. Geister
109 Juneau Drive
Louisville, KY 40243
D.B. 8150 PG. 0143

C-1/S/MC
Gleason Inc.
P.O. Box 7449
Louisville, KY 40257
D.B. 5704 PG. 0580

C-2/S/MC
Marshall Realty Co.
P.O. Box 7066
Louisville, KY 40257
D.B. 4324 PG. 0177



LOCATION MAP
NOT TO SCALE

PROJECT DATA

GROSS SITE AREA	= 1.40± ACRES (61,191± S.F.)
RIGHT OF WAY DEDICATION	= 0.14± ACRES (3,888± S.F.)
NET SITE AREA	= 1.27± ACRES (55,293± S.F.)
EXISTING ZONING	= R-5
PROPOSED ZONING	= C-1
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= RESIDENTIAL
PROPOSED USE	= BANK
PROPOSED BUILDING AREA	= 4,500 S.F.
PROPOSED BUILDING HEIGHT	= 1 STORY (60' MAXIMUM ALLOWED)
F.A.R.	MAX. 15 SP
PARKING REQUIRED	4500 SF/300 SF MINIMUM 15 SP
	4500 SF/200 SF MAXIMUM 23 SP
TOTAL PARKING PROVIDED	= 23 SPACES (2 ACCESSIBLE SPACES PROVIDED)
TOTAL PROPOSED VEHICULAR USE AREA	= 20817 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1561 SF (7.5% OF VUA)
INTERIOR LANDSCAPE AREA PROVIDED	= 1631 SF

TREE CANOPY CALCULATIONS: CLASS C

SITE AREA	= 52,708± S.F.
EXISTING TREE CANOPY COVERAGE	= 15,644± S.F. (30%)
TOTAL TREE CANOPY PRESERVED	= 0 S.F. (0%)
TOTAL TREE CANOPY REQUIRED	= 20% (10,542 S.F.)
TREE CANOPY TO BE PLANTED	= 10,800 S.F.
TOTAL TREE CANOPY PROVIDED	= 10,800 S.F.

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
 ΔC = 0.85-0.35=0.50
 A = 1.21 ACRES
 R = 2.8 INCHES
 X = (0.50)(1.21)(2.8)/12 = 0.141 AC.-FT.
 REQUIRED X = 6,150 CU.FT.
 PROVIDED BASIN = 3,767 SQ.FT.
 TOTAL = 3,767 SQ.FT. @ APPROX. 2 FT. AVG. DEPTH
 = 7,534 CU.FT. > 6,150 CU.FT.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- 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 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 seeded 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 seeded, 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.
- 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 calendar days after the activity has ceased.
- Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

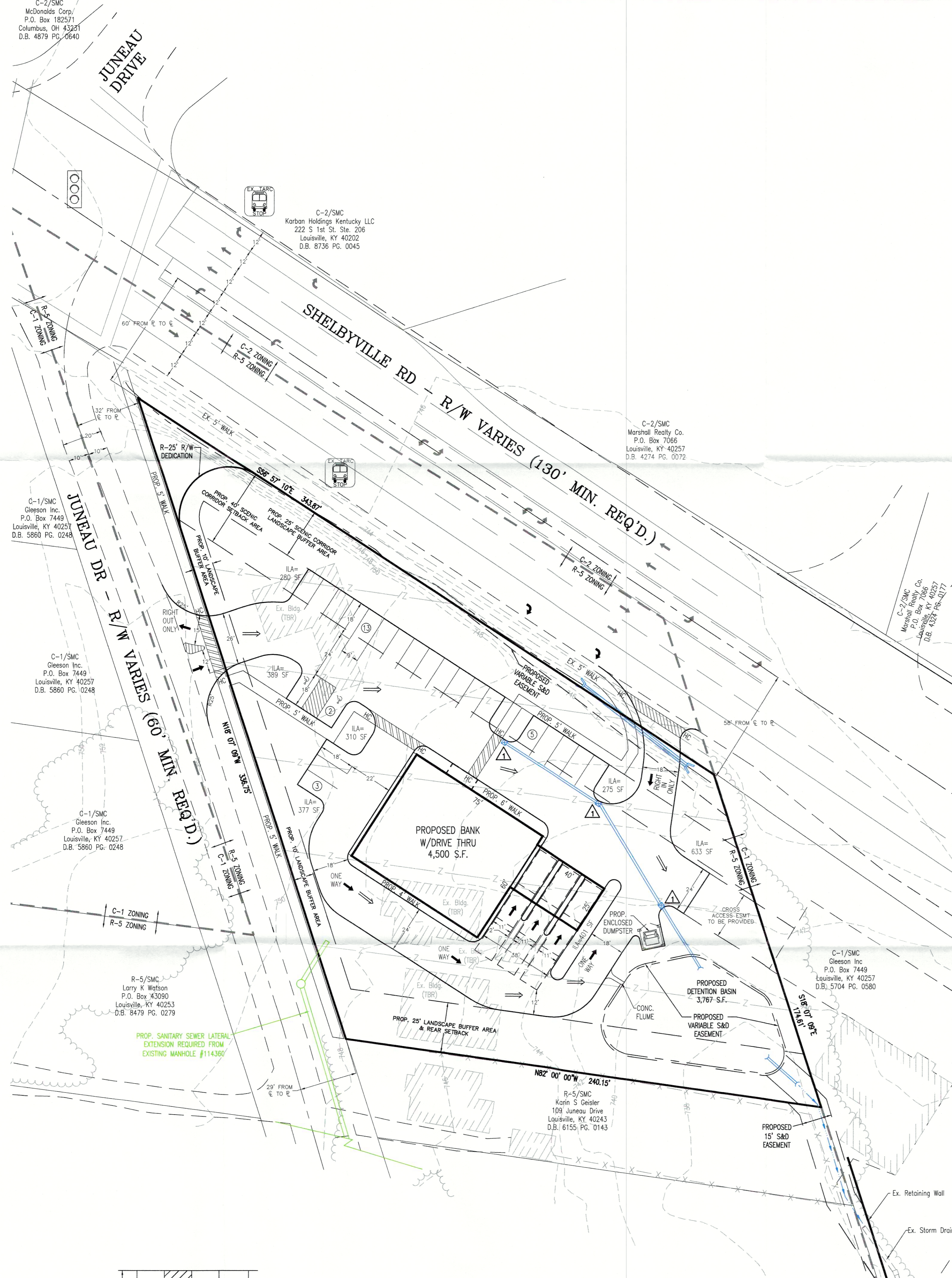
GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- State Highway encroachment permit will be required for the entrance.
- No increase in drainage run off to state roadways.
- 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.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- KTC permit will be required prior to construction plan approval.
- Property boundary is derived from Property Deed and Plat (D.B.: 8910, Pg. 0192 & PB 5, Pg. 56) as well as a nearby property Minor Plat (D.B.: 9103, Pg. 797) and LOJIC and does not constitute a survey.
- No karst features were observed through site research and site visit by Sarah Beth Sammons, PLA, 2/1/2017.
- Off-street loading and refuse collection areas shall be located and screened so as not to be visible from adjacent public streets and residential uses.
- All free-standing signage shall be monumental or columnar style. City of Middletown approval required.
- Upon development or re-development of adjacent properties, 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. A cross access agreement to run with the land and in a form acceptable to the Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.

MSD NOTES:

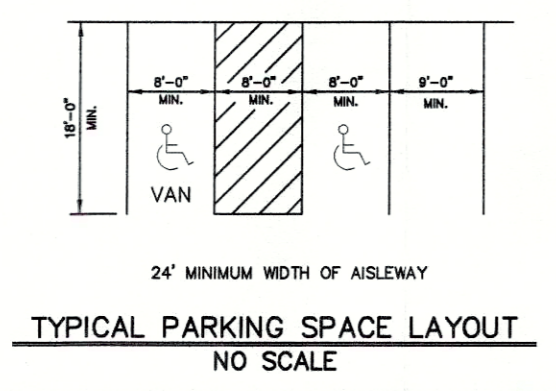
- Sanitary sewer service will be by lateral extension.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0088 E dated December 5, 2006.
- Drainage pattern depicted by arrows (⇒) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
- Post developed peak flows will be limited to pre-developed peak flows for 2,10 and 100 year storms or to the capacity of the downstream system, which ever is more restrictive.
- A Downstream Facilities Capacity Request will be submitted to MSD, prior to Development Plan approval.
- 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.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- MSD drainage bond required prior to construction plan approval.

MSD STANDARD EROSION CONTROLS	
	STONE BAG INLET PROTECTION

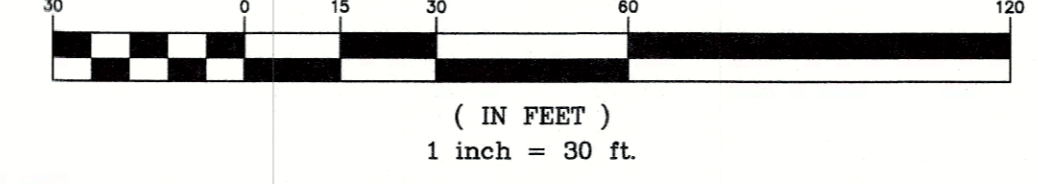


LEGEND

- = QUEUE VEHICLE
- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE



GRAPHIC SCALE



SITE ADDRESS:
 111, 113, 155 JUNEAU DRIVE
 TAX BLOCK 0297 LOT 0006 SUBLOT 0017
 TAX BLOCK 0297 LOT 0017 SUBLOT 0018
 TAX BLOCK 0297 LOT 0018 SUBLOT 0019
 TAX BLOCK 0297 LOT 0007 SUBLOT 0020
 TAX BLOCK 0297 LOT 0031
 TAX BLOCK 0297 LOT 0032
 D.B. 10543, PG. 0836

OWNER INFORMATION:
 REAL PROPERTIES KKT, LLC.
 3227 TRAIL RIDGE ROAD
 LOUISVILLE, KY 40241-6405

COUNCIL DISTRICT - 19
 FIRE PROTECTION DISTRICT - MIDDLETOWN

CASE: 17ZONE1002
 RELATED CASES: N/A
 WM# 3094

NO.	DATE	DESCRIPTION	BY

REVISIONS

DATE

DESCRIPTION

BY

PROJECT DATA

FILE NAME: 15164-D00P

DATE: 05-17

SCALE: AS SHOWN

CHECKED BY: BAW

DRAWN BY: JH/SBS

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
 607 WASHINGTON AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40202
 TEL: 502-261-5252 FAX: 502-261-5254
 WEB SITE: WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN

**JUNEAU DRIVE
 BANK/RETAIL DEVELOPMENT**

DEVELOPER
KENNETH K. TOWERY TRUST
 3227 TRAIL RIDGE ROAD
 LOUISVILLE, KY 40241

JOB NO. 15164

SHEET 1 OF 1

RECEIVED
 MAY 08 2017
 PLANNING &
 DESIGN SERVICES