

GENERAL NOTES

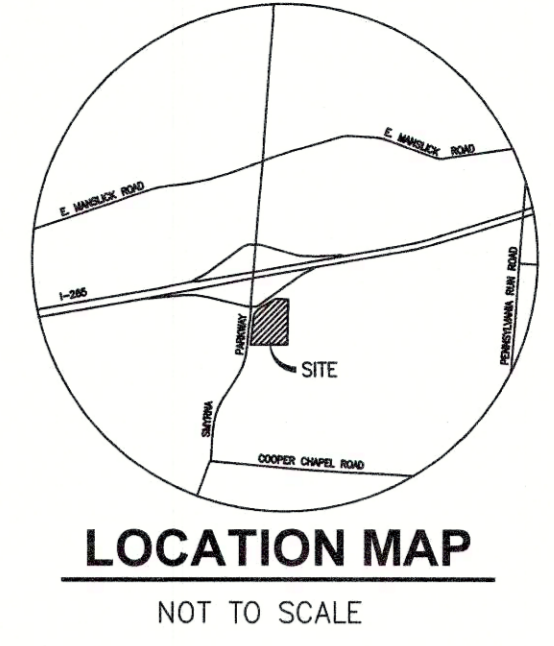
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN 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 APPROPRIATE 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.
- 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 X EXISTING FENCE
- OHU EX. OVERHEAD UTILITIES
- GAS EX. GAS LINE
- S EX. SANITARY SEWER
- FW EX. WATER LINE
- U EX. UTILITY POLE
- TM EX. TELEPHONE MANHOLE
- EM EX. ELECTRIC MANHOLE
- SM EX. SAN. SEWER MANHOLE
- FH FIRE HYDRANT
- WV WATER VALVE
- GV GAS VALVE
- GW GUY WIRE
- TP TELEPHONE PEDESTAL
- BM BENCH MARK
- CL EXISTING CONTOUR LINE
- EX EX. STORM LINE
- CL CENTERLINE
- DF DRAINAGE FLOW
- P8F PROP. 8" SOLID PRIVACY FENCE
- P8S PROP. 8" SECURITY WALL
- P8L PROP. STORM LINE
- ET EXISTING TREELINE
- PT PROP. 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	R-4
EXISTING FORM DISTRICT	NFD
EXISTING USE	OR-3
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	200 SPACES
MINIMUM PARKING REQUIRED (1 SP/300 SF)	233 SPACES
MAXIMUM PARKING ALLOWED (1 SP/200 SF)	350 SPACES
PARKING PROVIDED (INC. 7 ACCESSIBLE SPACES)	200 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:

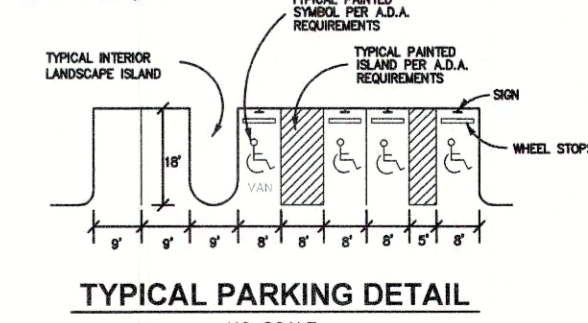
- VARIANCE FROM CHAPTER 5.3.1.C.5, TABLE 5.3.2 OF THE LAND DEVELOPMENT CODE TO ALLOW PARKING TO ENCRoACH INTO THE REQUIRED 30' NON-RESIDENTIAL TO RESIDENTIAL BUILDING SETBACK ALONG THE NORTH PROPERTY LINE.
- VARIANCE FROM CHAPTER 5.3.1.C.5, TABLE 5.3.2 OF THE LAND DEVELOPMENT CODE TO ALLOW BUILDING TO 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:
 15676 SQ.FT. x 2.5' DEPTH (STONE VOIDS + CHAMBERS) = 19,339 C.F.

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.B. 0329, PG. 77B
 19109 LANTANA DR., LOT 257
 D.B. 0336, PG. 90
 19115 SMYRNA PARKWAY, LOT 137
 D.B. 0336, PG. 82

OWNER / DEVELOPER:
 L&N FEDERAL CREDIT UNION
 9292 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