

**GENERAL NOTES**

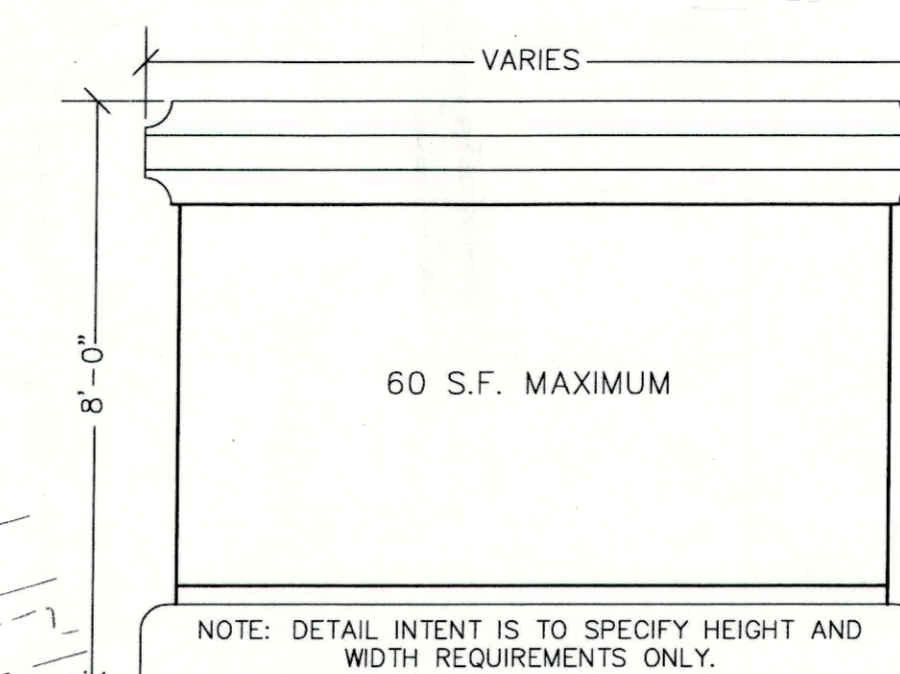
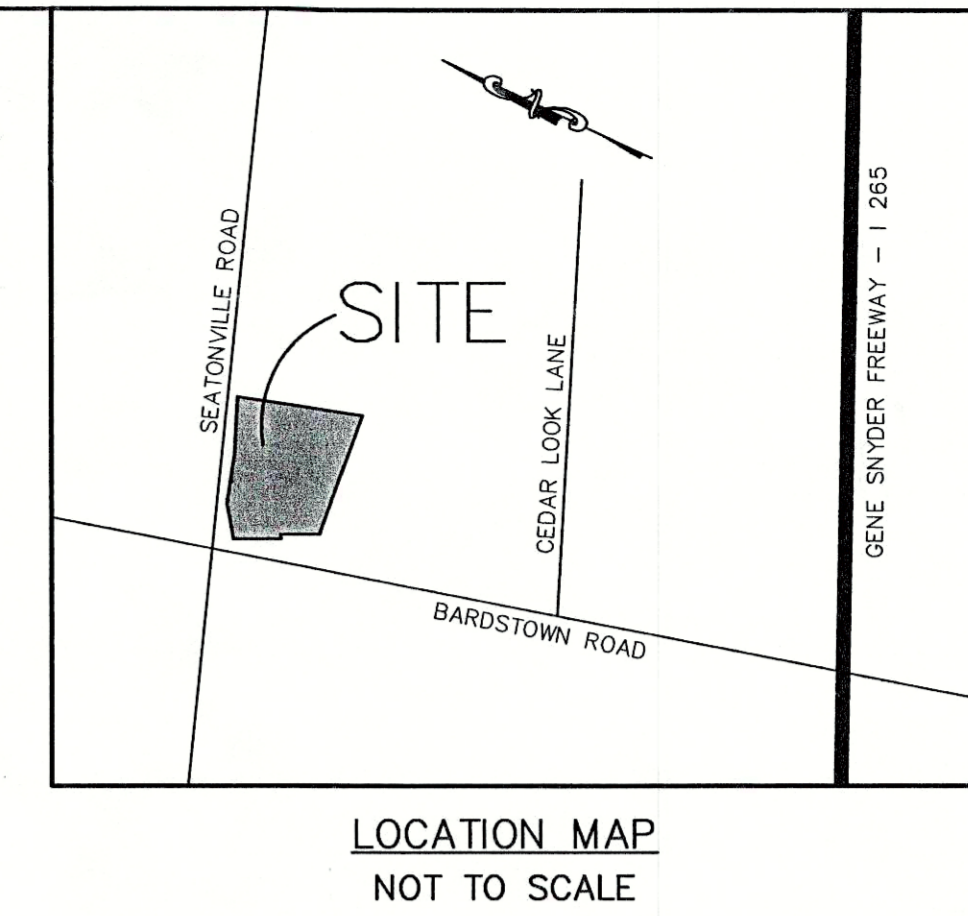
- Parking areas and drive lanes to be a hard and durable surface.
- The site is within the 100 year flood plain per FIRM Map No. 21111 C 0190 D dated February 2, 1994.
- Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- 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.
- A Tree Preservation Plan will be submitted to the Planning Commission for approval prior to beginning construction.
- All dumpsters and service structures are to be screened per Chapter 10.
- The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
- Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff and height of the light standard shall be set so that no light source is visible off-site.
- Division of Water approval required prior to construction approval.
- Sanitary Sewer service provided by connection and subject to applicable fee.
- Any filling in of the floodplain must be compensated at 1.5:1.
- Any increase in runoff volume to be compensated at 1.5:1.
- MSD Floodplain Permit required.
- Right-of-way dedication by minor plat or deed must be recorded prior to construction approval by Metro Public Works.
- To improve sight distance, some clearing of existing trees and vegetation will be required by KDOT to the east of proposed Seatonville Road entrance. This will require a Frontage Rights sign off, prior to Construction Plan approval.
- 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.
- Sight lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded, or turned off.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- There should be no increase in drainage runoff to the right-of-way. Calculations will be required for any runoff to the state right-of-way.

**WAIVER**

- A Waiver is requested from Section 5.9.2.C.4 to allow the parking & maneuvering to be located in front of the building.
- A Waiver is requested from Section 4.8.6.M.1 to allow the removal of trees in the 100' Streambank Buffer Zone as follows: all trees 4" caliper & smaller and all trees in specific areas as indicated on this plan.

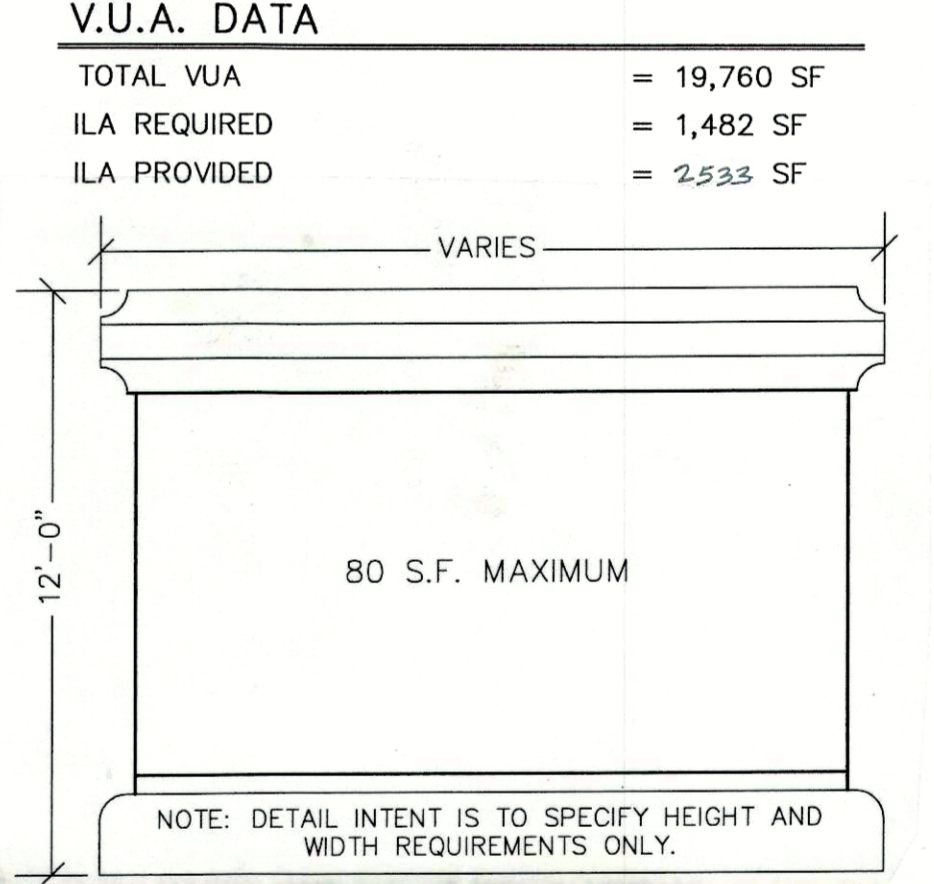
**VARIANCE**

- A Variance is requested from Section 5.5.1.A.2 to allow the building to not be located at the street corner.



**PROJECT DATA**

TOTAL SITE AREA	= 2.9± Ac.
EXISTING ZONING	= C-1
FORM DISTRICT	= TOWN CENTER
BUILDING HEIGHT	= 34'
EXISTING USE	= VACANT
PROPOSED USE	= BANK
FIRST FLOOR	= 4,000 SF
BASEMENT - 1/2 OFFICE, BREAKROOM, MEETING ROOM	= 4,000 SF
F.A.R. (1.0 MAX.)	= .06
PARKING REQUIRED	MIN. MAX.
FIRST FLOOR	4,000 SF / 300 SF (MIN) = 13 SP. 4,000 SF / 200 SF (MAX) = 20 SP.
BASEMENT - 1/2 OFFICE, BREAKROOM, MEETING ROOM	2,000 SF / 300 SF (MIN) = 7 SP. 2,000 SF / 200 SF (MAX) = 10 SP.
TOTAL PARKING REQUIRED	= 20 SP 30 SP
PARKING PROVIDED	= 20 SPACES (INCLUDES 2 HC SPACE)



**BARDSTOWN ROAD MONUMENT SIGN DETAIL NOT TO SCALE**

PRELIMINARY DEVELOPMENT PLAN APPROVAL

CATEGORY: 2 3 4

CONDITIONS:

BY: T. Collier  
DATE: 4/27/10

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 126,324 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 15% (18,949 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 63% (79,200 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 17% (21,600 S.F.)
30 TYPE "A" TREES @ 1 3/4 CAL. (720 SF CREDIT EACH)	= 21,600 S.F.
TOTAL TREE CANOPY TO BE PLANTED	= 17% (21,600 S.F.)
TOTAL TREE CANOPY PROVIDED	= 80% (100,800 S.F.)

OWNER:  
JAMES E. VOGT  
P.O. BOX 24012  
LOUISVILLE, KY 40224

SITE ADDRESS:  
9420 SEATONVILLE ROAD  
TAX BLOCK 0051, LOT 77  
D.B. 5523, PG. 0531

RECEIVED  
MAY 02 2006  
PLANNING & DESIGN SERVICES

W.M. # 421

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	5/15/06	staff comments	AK

PROJECT DATA

FILE NAME: 09915-000P  
DATE: 5-4-06  
SCALE: 1:30  
CHECKED BY: AER  
DRAWN BY: BRH

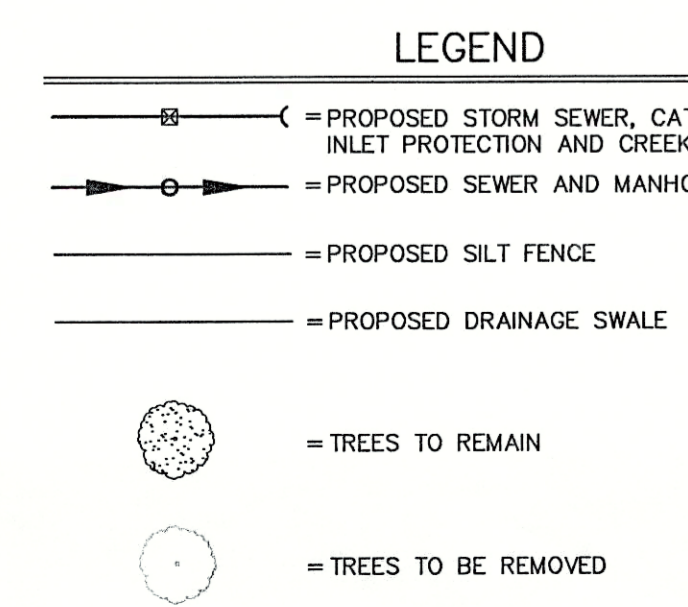
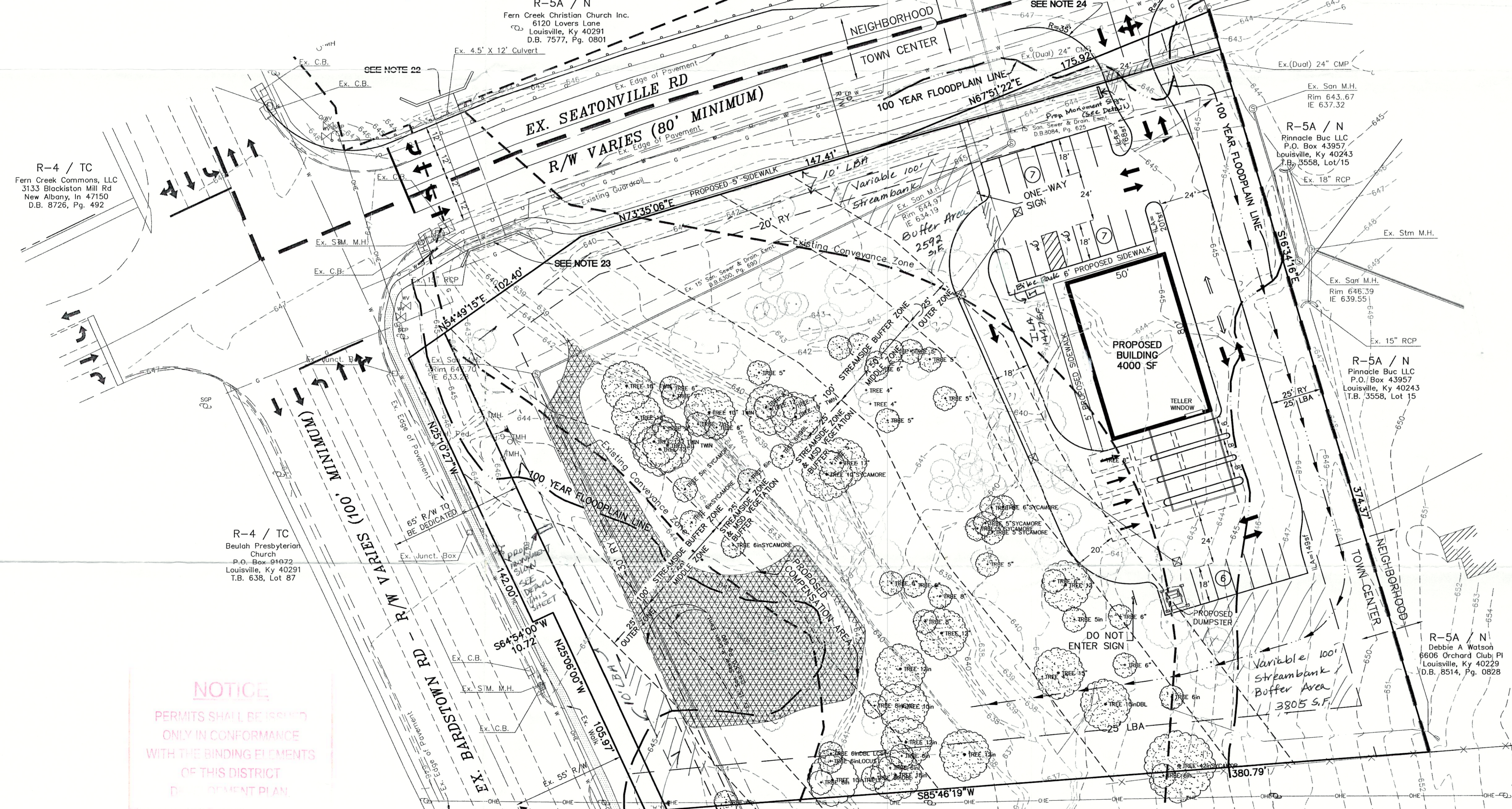
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**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTURE  
501 W. MARKET ST., SUITE 200  
LOUISVILLE, KY 40202  
PHONE: (502) 444-9974  
FAX: (502) 444-9975

REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
**FIRST FEDERAL 9420 SEATONVILLE ROAD**  
DEVELOPER  
FIRST FEDERAL SAVINGS BANK  
2323 RING ROAD  
P.O. BOX 5006  
ELIZABETHTOWN, KY 42702-5006  
(270) 765-2131

JOB NO. 09915  
SHEET 1 OF 1



**LOUISVILLE METRO PLANNING**

APPROVED DISTRICT DEVELOPMENT PLAN

DOCKET NO. 9-75-97

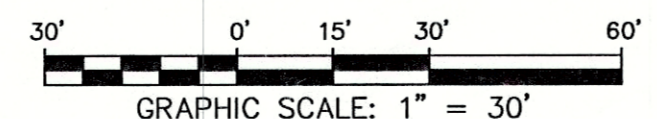
APPROVAL DATE: 5/25/10

EXPIRATION DATE: 5/25/18

SIGNATURE: [Signature]

COMMISSION

5/25/10 extension under case # 10964

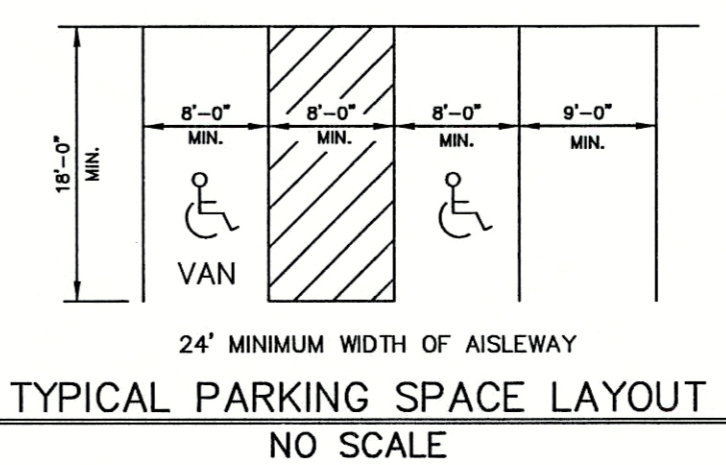


**PRELIMINARY APPROVAL**

Condition of Approval:

James Deary 4-27-06 Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



9-75-97