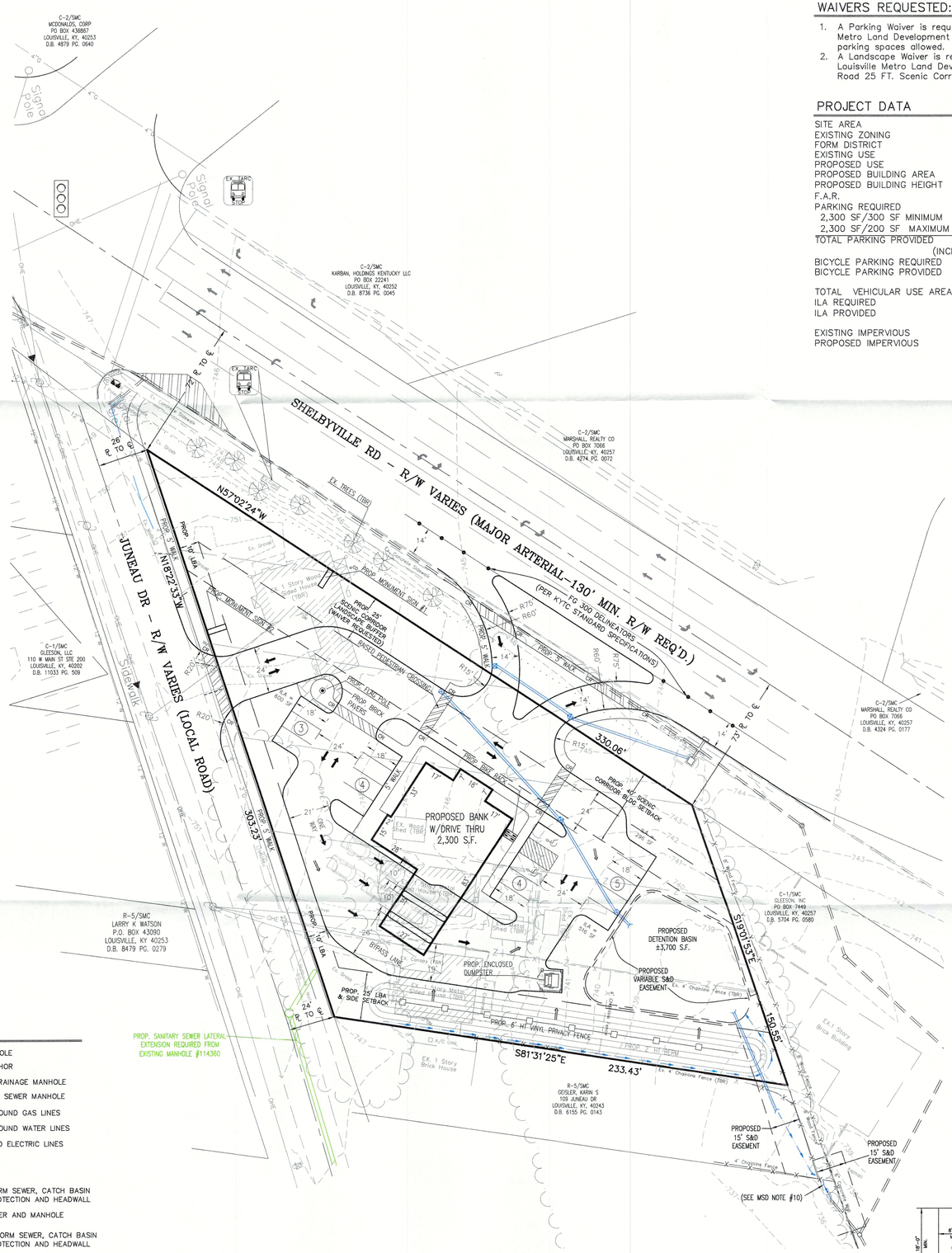
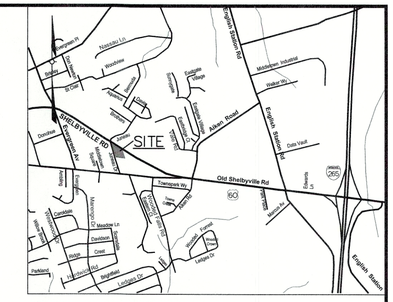


WAIVERS REQUESTED:

1. A Parking Waiver is requested from Section 9.1.2 of the Louisville Metro Land Development Code to exceed the number of maximum parking spaces allowed.
2. A Landscape Waiver is requested from Section 10.3.6 of The Louisville Metro Land Development Code to waive the Shelbyville Road 25 FT. Scenic Corridor Buffer Width to 20 FT.

PROJECT DATA

SITE AREA	= 1.08± Ac. (46,899 SF)
EXISTING ZONING	= C–1
FORM DISTRICT	= SMC
EXISTING USE	= RESIDENTIAL
PROPOSED USE	= BANK WITH DRIVE–THRU
PROPOSED BUILDING AREA	= 2,300 S.F.
PROPOSED BUILDING HEIGHT	= 1 STORY (60' MAX. ALLOWED)
F.A.R.	= 0.05 (1.0 MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.
2,300 SF/300 SF MINIMUM	= 8 SP
2,300 SF/200 SF MAXIMUM	= 12 SP
TOTAL PARKING PROVIDED	= 16 SPACES (WAIVER REQUESTED) (INCLUDE 2 ACCESSIBLE SPACES)
BICYCLE PARKING REQUIRED	= 2 SHORT TERM & 2 LONG TERM
BICYCLE PARKING PROVIDED	= 2 SHORT TERM, 2 LONG TERM PROVIDED INDOORS
TOTAL VEHICULAR USE AREA	= 18,102 SF
ILA REQUIRED	= 1,358 SF (7.5% OF VUA)
ILA PROVIDED	= 1,412 SF
EXISTING IMPERVIOUS	= 7,268
PROPOSED IMPERVIOUS	= 21,536 SF (196% INCREASE)



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right–of–way.
3. State Highway encroachment permit will be required for the entrance.
4. No increase in drainage run off to state roadways.
5. There shall be no commercial signs in the Right of Way.
6. There shall be no landscaping in the Right of Way without an encroachment permit.
7. Site lighting shall not shine in the eyes of drivers. If it does it shall be re–aimed, shielded, or turned off.
8. 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.
9. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
10. KTC permit will be required prior to construction plan approval.
11. 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.
12. No karst features were observed through site research and site visit by Sarah Beth Sammons, PLA, 2/1/2017.
13. 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.
14. City of Middletown approval required.
15. 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.
16. Lot consolidation required.
17. All signage shall comply with Middletown LDC Chapter 8 requirements and all proper permits shall be obtained.
18. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
19. Concrete wheel stops or curbing at least six (6) inches high and six (6) inches wide shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public rights–of–way, to protect landscaped areas and to protect adjacent properties. Such wheel stops or curbing shall be located at least three (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.

MSD NOTES:

1. Sanitary sewer service will be by lateral extension.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0088 E dated December 5, 2006.
3. 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.
4. If the site has thru drainage an easement plat will be required prior to MSD granting construction