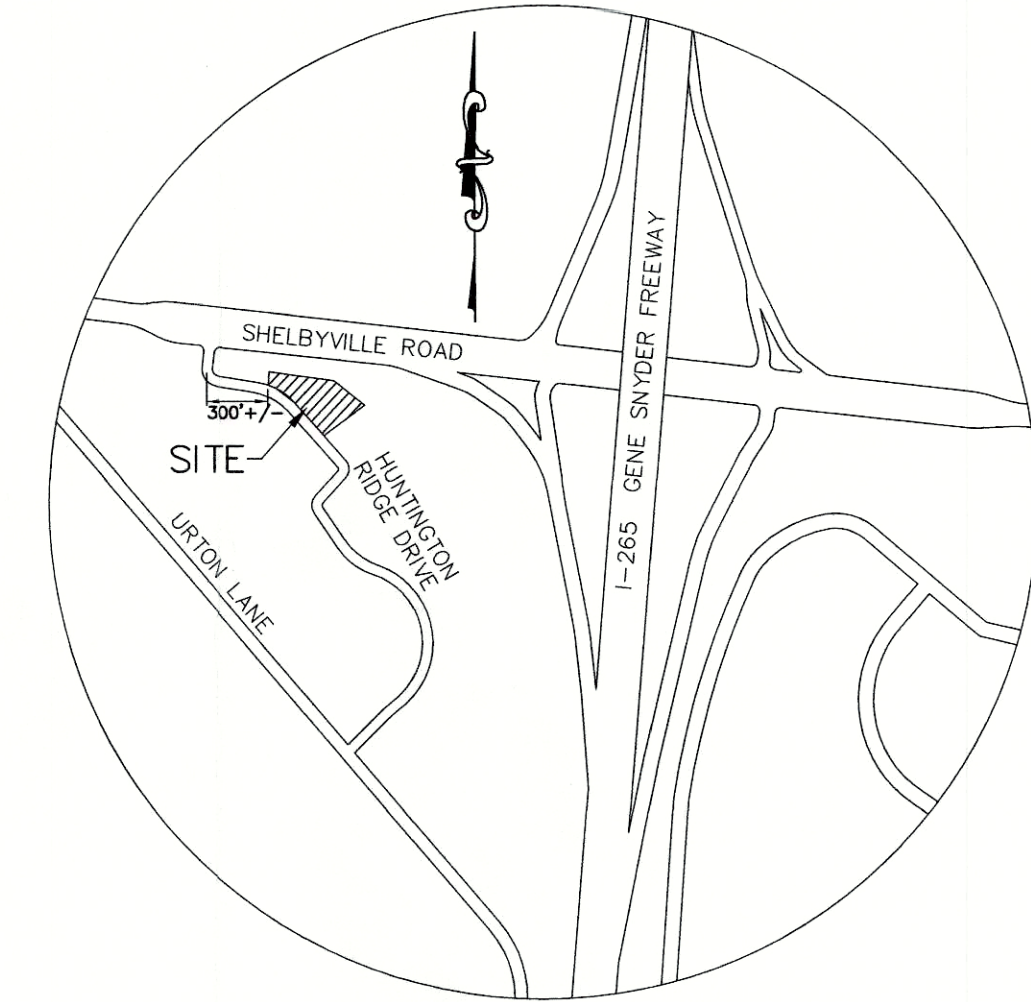


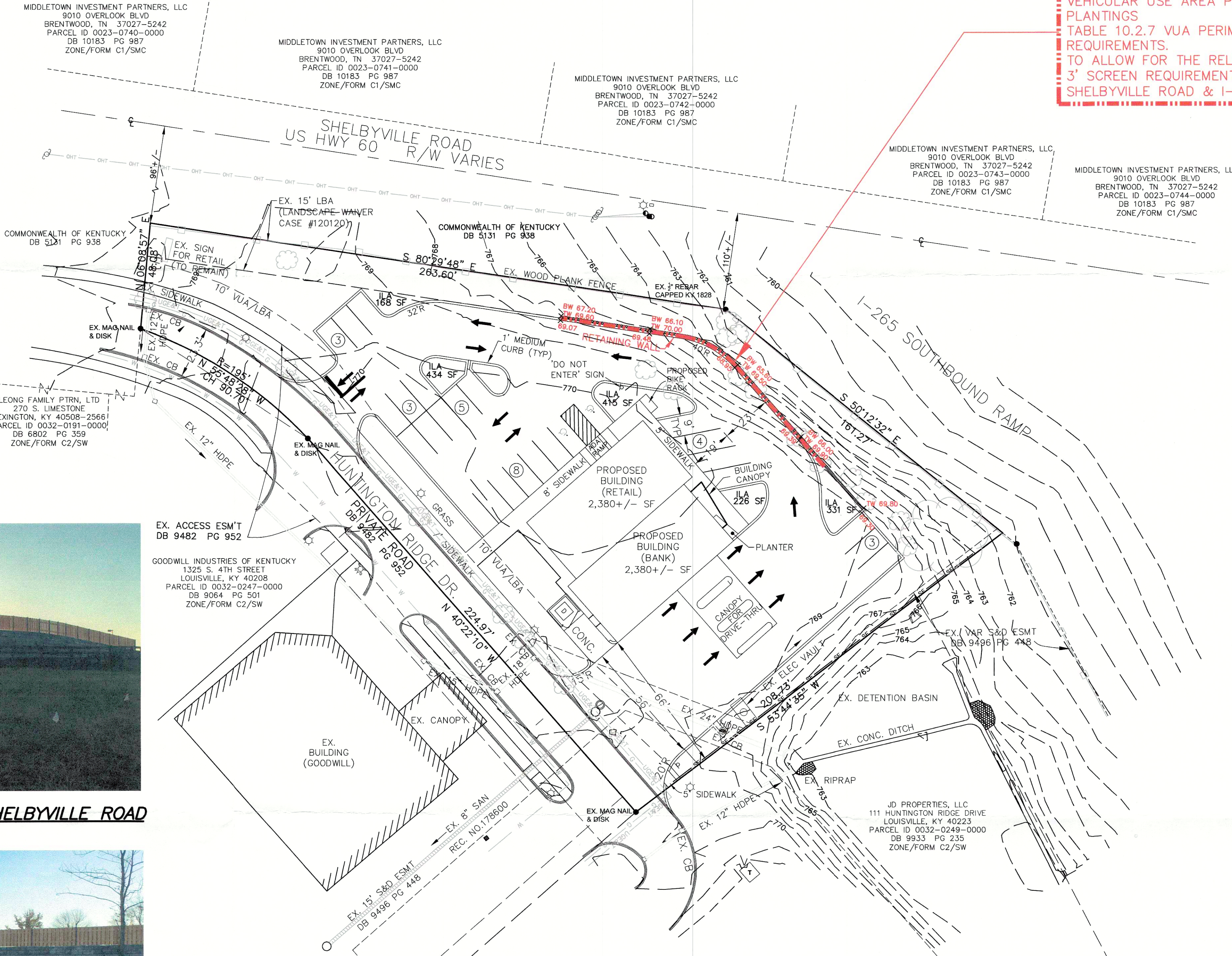
OWNER
 CITIZENS UNION BANK
 P.O. BOX 189
 SHELBYVILLE, KY 40066-0189
 DEED BOOK 9509 PAGE 994

DEVELOPER
 arc
 1517 FABRICON BLVD
 JEFFERSONVILLE, IN 47130
 PHONE# (812) 285-1940



LOCATION MAP
 NOT TO SCALE

WAIVER REQUEST
 CHAPTER 10, PART 2, SECTION 11
 VEHICULAR USE AREA PERIMETER
 PLANTINGS
 TABLE 10.2.7 VUA PERIMETER SCREEN
 REQUIREMENTS.
 TO ALLOW FOR THE RELIEF OF THE
 3' SCREEN REQUIREMENTS ALONG
 SHELBYVILLE ROAD & I-265.



EXISTING SITE DATA:

LAND AREA:	1.14 ACRES (49,573 S.F.)
EXISTING ZONING:	C-2
EXISTING FORM DISTRICT:	SWFD
EXISTING USE:	VACANT
PROPOSED USE:	BANK & RETAIL SHELL
PROPOSED BUILDING (BANK):	2,380+/- S.F.
PROPOSED BUILDING (RETAIL):	2,380+/- S.F.
BUILDING FAR MAX:	5.00
TOTAL BUILDING FLOOR AREA RATIO:	0.096
BUILDING HEIGHT MAX:	45'
BUILDING HEIGHT PROPOSED:	25 FEET

EXISTING PARKING SUMMARY:

BANK:	
1 SPACE PER 300 S.F. (MIN.):	8 SPACES
1 SPACE PER 200 S.F. (MAX.):	12 SPACES
RETAIL:	
1 SPACE PER 250 S.F. (MIN.):	10 SPACES
1 SPACE PER 150 S.F. (MAX.):	16 SPACES
TOTAL SPACE (MIN.):	18 SPACES
TOTAL SPACES (MAX.):	28 SPACES
PARKING SPACES PROVIDED:	26 (INCLUDES 2 HANDICAP SPACES)
BICYCLE	
BICYCLE PARKING REQ'D	SHORT LONG
2, OR 1 SPACE PER 50,000 SF BLDG.	2 2
BICYCLE PARKING PROVIDED	2 2

LONG TERM PARKING SHALL BE PROVIDED INSIDE THE BLDG

LEGEND:

- 464 EXISTING CONTOUR
- EXISTING BOUNDARY MONUMENT
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING STORM DRAINAGE AND STRUCTURE
- EXISTING SANITARY SEWERS
- DRAINAGE FLOW ARROWS
- PROPOSED DUMPSTER
- ☁ EXISTING TREE
- ☁ EXISTING TREE MASS
- ⊙ EXISTING 6" SAN PSC
- ☆ EXISTING LIGHT POLE
- ⊗ EXISTING FIRE HYDRANT
- OHT EXISTING OVERHEAD TELEPHONE
- UEG&T EXISTING UNDERGROUND ELECTRIC & TELEPHONE
- W EXISTING WATERLINE
- G EXISTING GASLINE
- ⊕ EXISTING TRANSFORMER
- TRAFFIC FLOW ARROW
- PROPOSED STORM SEWER
- PROPOSED HANDICAP SPACE
- PROPOSED ONE WAY/DO NOT ENTER SIGN
- PROPOSED NUMBER OF PARKING SPACES

PREVIOUS CASES:

RDDDP	16DEVPLAN1102
LANDSCAPE PLAN	16LSCLP1081
LANDSCAPE WAIVER	12012
MINOR PLAT	12953
PLAN CERTAIN	09-050-99
MSD WM#	9335

EXISTING VEHICULAR USAGE AREA:

V.U.A.	20,656 S.F.
I.L.A. REQUIRED (7.5%)	1,549 S.F.
I.L.A. PROPOSED	1,574 S.F.

EXISTING SITE DESCRIPTION:

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL SURVEY, THE SITE CONSISTS OF URBAN LAND (U₀) AND URBAN LAND-ALLOTIC UDARENTS-CRIDER COMPLEX (U₀mc).

EXISTING LANDSCAPE WAIVER 12012:

A LANDSCAPE WAIVER WAS GRANTED PER CASE 12012 ON MARCH 4TH, 2009 FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO PROVIDE A 15' LANDSCAPE BUFFER ALONG THE SHELBYVILLE ROAD FRONTAGE.



SITE PICTURE FROM SHELBYVILLE ROAD



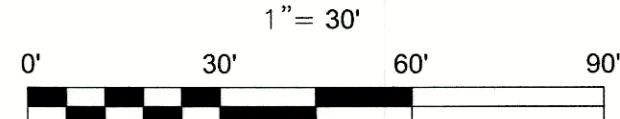
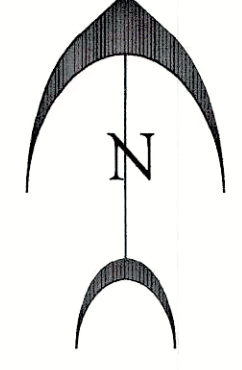
SITE PICTURE FROM I-265 RAMP

BEFORE YOU DIG:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811, WWW.KENTUCKY811.COM) FORTY-EIGHT 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, ELECTRIC WIRES, GAS AND WATERLINES. WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED M.S.D., SEWER AND DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS, IN THE TECHNICAL SPECIFICATIONS, AND SPECIAL PROVISIONS.



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 PLANNING &
 DESIGN SERVICES



WM#9335
 CASE#

WAIVER REQUEST PLAN
CUB BANK / SHELL RETAIL
 101 HUNTINGTON RIDGE DRIVE
 LOUISVILLE / MIDDLETOWN, KY 40223
 TAX BLOCK 32 LOT 248

SHEET 1 OF 1	REVISIONS		
	DATE:	11.9.16	
	JOB NUMBER:	1606	
	VERTICAL SCALE:	N/A	
	HORIZONTAL SCALE:	1"=30'	

WP01