

R-4/N
CHALMERS, MADGE H TR & ETAL
9630 RAVENSCROFT LN NW
CONCORD, NC 28027-3539
D.B. 6514, Pg. 0213

PROP. 24' DRIVE LANE AND PROPOSED
CROSS ACCESS AGREEMENT/EASEMENT
SHALL BE PROVIDED IN CONJUNCTION
WITH THE DEVELOPMENT OF TRACT 1.
SEE GENERAL NOTE 10.

RIGHT TURN LANE TO BE PROVIDED
100' TAPER AND 175' FULL WIDTH.

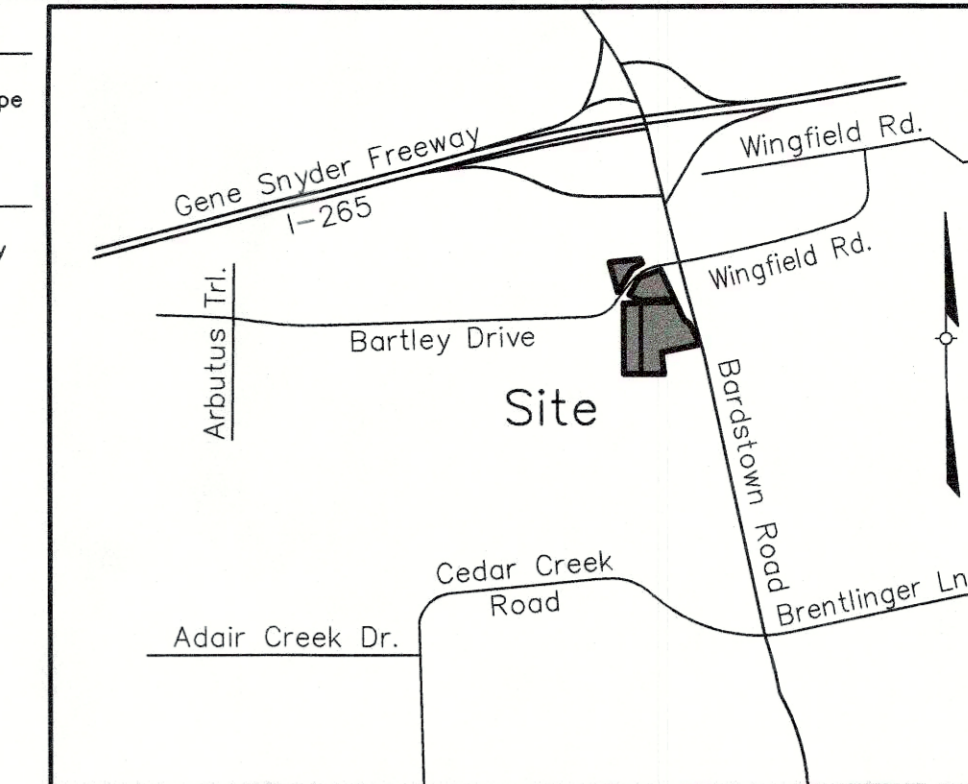
EXISTING BARTLEY DRIVE TO BE
CLOSED & PAVEMENT TO BE
REMOVED & CONSTRUCTED AS A
COMMERCIAL CURB CUT TO KYTC
STANDARD SPECIFICATIONS

WAIVER REQUESTED: (TRACT 1)

1. A Waiver is requested from Section 10.2.10 of The Louisville Metro Land Development Code to waive the encroachment of the proposed drive lane into the proposed Bartley Drive 15' Landscape Buffer Area.

VARIANCE REQUESTED: (TRACT 1)

1. A Variance is requested from Section 5.3.1.5 Table 5.3.2 of The Louisville Metro Land Development Code to vary the Bardstown Road 95 ft maximum building setback and the Bartley Drive 80 ft maximum building setback.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

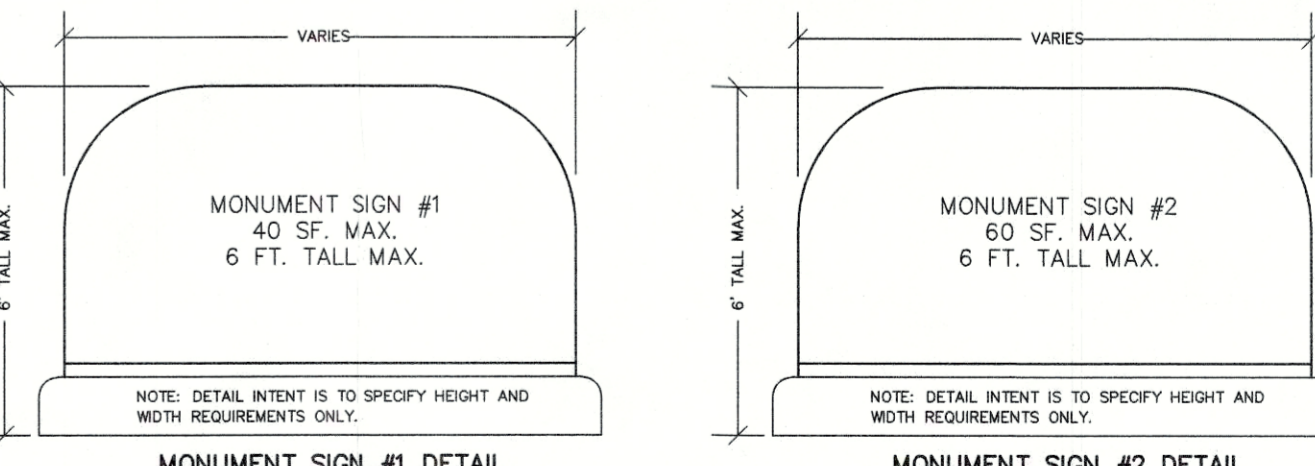
TOTAL SITE AREA	= 4.7± AC. (205,107 SF)
BARDSTOWN RD R/W DEDICATION	= 0.1± AC. (2,988 SF)
PROP. BARTLEY DR R/W DEDICATION	= 0.5± AC. (22,701 SF)
NET SITE AREA	= 4.1± AC. (178,418 SF)
TRACT 1 SITE AREA	= 1.8± AC. (79,123 SF)
TRACT 2 SITE AREA	= 2.4± AC. (100,184 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= CREDIT UNION
PROPOSED BUILDING AREA	= 5,735 SF
PROPOSED BUILDING HEIGHT	= 27' (30' ALLOWED)
F.A.R.	= 0.03 (1.0 ALLOWED)
PARKING REQUIRED	
5,735/300 SF MIN; 5,735/200 MAX.	MIN. MAX.
	= 19 SPACES = 29 SPACES
TOTAL PARKING PROVIDED	= 29 (2 ADA SP INCLUDED)
BICYCLE PARKING REQUIRED/PROVIDED	
	= 2 SHORT TERM & 2 LONG TERM (PRVD INSIDE)
TOTAL VEHICULAR USE AREA	
INTERIOR LANDSCAPE AREA PROVIDED (75%)	= 2,063 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 3,141 SF
EXISTING IMPERVIOUS AREA	
PROPOSED IMPERVIOUS AREA	= 22,908 SF = 37,176 SF (62% INCREASE)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- Prior to Metro Public Works (MPW) construction plan approval a MPW encroachment permit will be required for any work done in the Bartley Drive right-of-way and a State Highway encroachment permit will be required for any work done in the Bardstown Road right-of-way. Construction plans, bond, MPW and KYTC permits are required by MPW prior to construction plan approval.
- All roadway and entrance intersections shall meet the requirements for landing areas as set by MPW and KYTC as applicable.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- The minimum grade of proposed Bartley Drive shall be 1% and the maximum grade shall be 10%.
- Curbs and gutters shall be provided for the proposed Bartley Drive.
- All street names and pavement markings shall conform with the requirements of the manual on uniform traffic control devices (MUTCD) and be installed prior to construction of the first building on the street and shall be in place at the time of the bond release prior to receiving a certificate of occupancy.
- A reciprocal cross access and crossover easement/agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Services; transmission of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument. The developer of Tract 1 agrees to construct the easement/agreement area(s) up to the common property lines in conjunction with the development of Tract 1. The developer of Tract 2 will be responsible to construct the easement/agreement area up to the common property line in conjunction with the Tract 2 development plan. The cross access easement/agreement shall be recorded prior to construction plan approval by MPW.
- The cross access easement must conform to Ordinance 187, Series 2003 as amended.
- The Bardstown Road right-of-way dedication by deed or minor plat shall be recorded prior to construction plan approval by MPW or shall be recorded as part of the required Record Plat for the proposed Bartley Drive. This will be determined by MPW at the time of construction plan approval.
- The property owner shall dedicate the proposed Bartley Drive extension to public use by Record Plat before existing Bartley Drive is closed.
- 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 drip-line 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.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing will be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- KYTC will determine the left turn lane length during the construction plan review, prior to their issuance of an encroachment permit.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by Lateral Extension and subject to applicable fees. A Downstream Facilities Capacity request has been approved by MSD by letter dated March 2, 2020.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0097 E dated December 5, 2006.
- Drainage patterns depicted by arrows (---) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- MSD drainage bond required prior to construction plan approval.
- KYTC approval required prior to MSD construction plan approval.



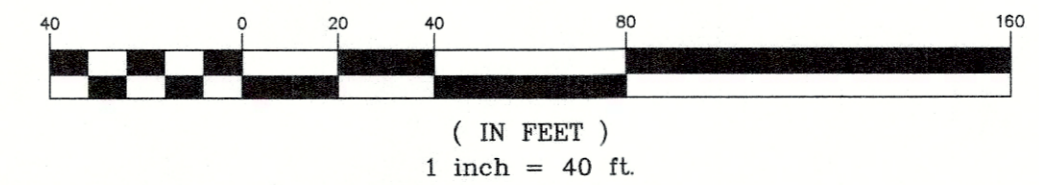
DETENTION BASIN CALCULATIONS (TRACT 1 ONLY)

$X = \Delta \text{CRA} / 12$
 $\Delta C = 0.85 - 0.15 = 0.60$
 $A = 1.8 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.60)(1.8)(2.8) / 12 = 0.25 \text{ AC.-FT.}$
 REQUIRED X = 10,890 CU.FT
 PROVIDED BASIN = 12,327 CU.FT.

RECEIVED

JUL 31 2020
PLANNING & DESIGN SERVICES

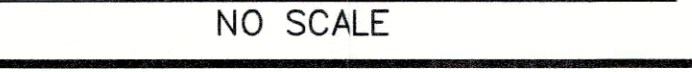
GRAPHIC SCALE



TREE CANOPY CALCULATIONS (TRACT 1 ONLY)

TOTAL SITE AREA (CLASS C SITE)	= 80,978 SF
EXISTING TREE CANOPY AREA	= 100% COVERAGE
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
TOTAL TREE CANOPY AREA REQUIRED	= 30% (24,293 SF)
TOTAL TREE CANOPY TO BE PLANTED	= 30% (24,480 SF)

TYPICAL PARKING SPACE LAYOUT



LEGEND

- EX. UTILITY POLE
- EX. GUY ANCHOR
- EX. LIGHT POLE
- EX. WATER METER
- EX. WATER VALVE
- EX. GAS METER
- EX. GAS VALVE
- EX. UNDERGROUND GAS LINES
- EX. UNDERGROUND WATER LINES
- EX. OVERHEAD ELECTRIC LINES
- EX. FENCE
- EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- EXISTING SEWER AND MANHOLE
- PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- PROPOSED SEWER AND MANHOLE
- EX. TREE LINE
- DRAINAGE FLOW DIRECTION
- EX. CONTOUR
- PROPOSED DITCH/SWALE

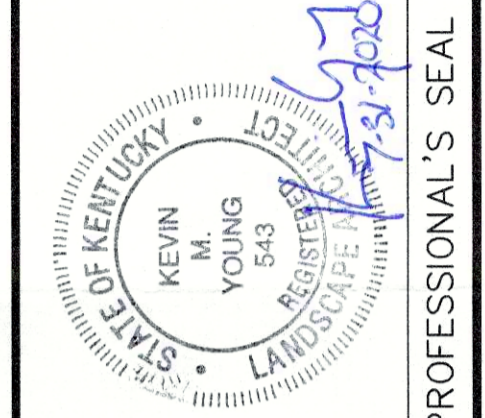
PRELIMINARY APPROVAL
 Condition of Approval:
 Med. Gen. Pk. 8-6-20
 Louisville & Jefferson County
 METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:

DATE: 08/19/2020
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

REVISIONS

NO.	DATE	DESCRIPTION
1	5-04-20	AGENCIES COMMENTS
2	5-18-20	REVISED PER AGENCY COMMENT
3	6-03-20	ADD VARIANCE REQUEST
4	7-06-20	ADD LEFT TURN LANE & REISED DRIVE ROAD
4	7-31-20	REMOVED ACCESS ON TRACT 2 AND ADDED TURN LANE ON BARDSTOWN RD.



PROJECT DATA
 FILE NAME: 20020-000P-FILED-4-13-2020
 SCALE: AS SHOWN
 DATE: 4-13-20
 CHECKED BY: AER
 DRAWN BY: AER

LD&D
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 FAYETTEVILLE, KY 40424
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LIBERTY FINANCIAL
 DEVELOPER
 EVANSVILLE TEACHERS' FEDERAL CREDIT UNION
 44001 THEATER DRIVE
 PO BOX 5129
 EVANSVILLE, IN 47716

JOB NO. 20020
 SHEET 1 OF 1

COUNCIL DISTRICT - 22
FIRE PROTECTION DISTRICT - FERN CREEK
MSD WM#: 12122